The Florida Senate

BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Community Affairs Committee

BILL:	CS/SB 1180
INTRODUCER:	Community Affairs Committee and Senator Bennett
SUBJECT:	Developments of Regional Impact
DATE:	February 6, 2012 REVISED:

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Anderson	Yeatman	CA	**Fav/CS**
2.			BC	
3.				
4.				
5.				
6.				

Please see Section VIII. for Additional Information:

A. COMMITTEE SUBSTITUTE.....	X	Statement of Substantial Changes
B. AMENDMENTS.....		Technical amendments were recommended
		Amendments were recommended
		Significant amendments were recommended

I. Summary:

The committee substitute (bill) makes a number of changes to the Development of Regional Impact (DRI) program. A DRI is any development that has a substantial effect upon the health, safety, or welfare of citizens of more than one county.

Specifically, this bill requires that comprehensive plan amendments proposing certain developments follow the state coordinated review process. The bill limits the scope of certain recommendations and comments by reviewing agencies regarding proposed developments. Also, it revises certain review criteria for reports and recommendations on the regional impact of proposed developments. The bill requires regional planning agency reports to contain recommendations consistent with the standards of state permitting agencies and water management districts. Additionally, the bill provides that specified changes to a development order are not substantial deviations and provides an exemption from development of-regional-impact review for proposed developments that meet specified criteria and are located in certain jurisdictions. The bill revises conditions under which a local government is required to rescind a development-of-regional-impact development order.

The bill creates a section of law which provides for application and approval of an amendment to the local comprehensive plan by the owner of land that meets certain criteria as an agricultural enclave. Also, the bill extends an application deadline for a 2 year permit extension.

This bill creates s. 163.3165, F.S, and substantially amends the following sections of the Florida Statutes: 163.3184, 380.06, and 380.115. The bill also creates an undesignated section of law.

II. Present Situation:

Development of Regional Impact Background

A development of regional impact (DRI) is defined in s. 380.06, F.S., as "any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county." Section 380.06, F.S., provides for both state and regional review of local land use decisions involving DRIs. Regional Planning Councils (RPCs) coordinate the review process with local, regional, state and federal agencies and recommend conditions of approval or denial to local governments. DRIs are also reviewed by the Department of Economic Opportunity (DEO) for compliance with state law and to identify the regional and state impacts of large-scale developments. Local DRI development orders may be appealed by the owner, the developer, or the state land planning agency to the Governor and Cabinet, sitting as the Florida Land and Water Adjudicatory Commission.[1] Section 380.06(24), F.S., exempts numerous types of projects from review as a DRI.

The DRI program was initially created in 1972. Since that time, the state has required all local governments to adopt local comprehensive plans. The Environmental Land Management Study Committee (ELMS III) in 1992 recommended that the DRI program be eliminated in the largest local governments and relegated to an enhanced version of the intergovernmental coordination element (ICE) in their local plans.[2] After much controversy, this recommendation never fully came to fruition and the DRI program continued. The Legislature has made changes to the DRI program in the past for various reasons.

DRI Review

All developments that meet the DRI thresholds and standards provided by statute[3] and rules adopted by the Administration Commission[4] are required to undergo DRI review, unless the Legislature has provided an exemption, the development is located within a dense urban land area (DULA), or is located in a planning area receiving a legislative exemption such as a sector plan or rural land stewardship area.[5] The types of developments required to undergo DRI review upon meeting the specified thresholds and standards include certain airports, attraction and recreation facilities, office development, retail and service development, multiuse development, residential development, schools, and recreational vehicle development.[6] The state land planning agency, a RPC, or the local government may request the Administration Commission to increase

[1] S. 380.07(2), F.S.
[2] *See* Richard G. Rubino and Earl M. Starnes, *Lessons Learned? The History of Planning in Florida*. Tallahassee, FL: Sentry Press, 2008. ISBN 978-1-889574-31-8.
[3] S. 380.0651, F.S.
[4] Rule 28-24, F.A.C.
[5] *See* the section "DRI Exemptions."
[6] S. 380.0651, F.S.

or decrease the thresholds for part of the local government's jurisdiction or for the entire jurisdiction.[7] Over the years, the Legislature also has increased the thresholds that determine which projects are subject to DRI review.

Florida's 11 RPCs coordinate the multi-agency review of proposed DRIs. RPCs are recognized as Florida's only multipurpose regional entity that plans for and coordinates intergovernmental solutions to growth-related problems on greater-than-local issues, provides technical assistance to local governments, and meets other needs of the communities in each region.[8] A DRI review begins by the developer contacting the RPC with jurisdiction over the proposed development to arrange a preapplication conference.[9] A developer or the RPC may also request other affected state and regional agencies to participate in the conference and to help identify the types of permits issued by the agencies, the level of information required, and the permit issuance procedures. At the preapplication conference, the RPC is to provide the developer with information about the DRI process and use the preapplication conference to identify issues, coordinate appropriate state and local agency requirements, and otherwise efficiently review the proposed development.

An agreement may also be reached between the RPC and the developer regarding assumptions and methodology to be used in the application for development approval, and if an agreement is reached, the reviewing agencies may not later object to the agreed upon assumptions and methodologies unless the project changes or subsequent information makes the assumptions or methodologies no longer relevant. In an effort to reduce paperwork, discourage unnecessary gathering of data, and to coordinate federal, state, and local environmental reviews with the DRI review process, s. 380.06(7)(b), F.S., provides that the developer may enter into a binding written agreement with the RPC to eliminate certain questions from the application for development approval when those questions are found to be unnecessary for DRI review.

The RPC also assists with technical planning aspects of the project, which can be beneficial to rural local governments that often have smaller planning staffs. Upon completion of the preapplication conference with all parties, the developer then files an application for development approval with the local government, RPC, and the state land planning agency. The RPC reviews the application for sufficiency and may request additional information (no more than twice) if the application is deemed insufficient.[10]

Once the RPC determines the application is sufficient or the developer declines to provide additional information, the local government must hold a public hearing on the application for development within 90 days, and must publish notice at least 60 days in advance of the hearing.[11] Within 50 days after receiving notice of the public hearing, the RPC, is required to prepare and submit to the local government a report and recommendations on the regional impact of the proposed development.[12] The RPC is required to identify regional issues[13] specifically examining the extent to which:

[7] S. 380.06(3), F.S.
[8] S. 186.502, F.S.
[9] S. 380.06(7), F.S.
[10] S. 380.06(10), F.S.
[11] S. 380.06(11), F.S.
[12] S. 380.06(12), F.S.

1. the development will have a favorable or unfavorable impact on state or regional resources or facilities identified in the applicable state (state comprehensive plan) or regional (strategic regional policy plan) plans;
2. the development will significantly impact adjacent jurisdictions;
3. in reviewing the first two issues, whether the development will favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment.[14]

Other appropriate agencies may also review the proposed development and prepare reports and recommendations on issues within their jurisdiction. These reports become part of the RPC's report, but the RPC may attach dissenting views.[15] When water management district and Department of Environmental Protection permits have been issued pursuant to ch. 373, F.S., or ch. 403, F.S., the RPC may comment on the regional implications of the permits but may not offer conflicting recommendations.[16]

The state land planning agency also reviews DRIs for compliance with state laws and to identify regional and state impacts and to make recommendations to local governments for approving, not approving, or suggesting mitigation conditions.[17] Rule 9J-2, F.A.C., provides the rules of procedure and practice pertaining to DRIs. These rules provide detailed guidelines for how the state land planning agency evaluates the development's impact on:

- hurricane preparedness;[18]
- conservation of listed plan and wildlife resources;[19]
- treatment of archaeological and historical resources;[20]
- hazardous material usage, potable water, wastewater, and solid waste facilities;[21]
- transportation;[22]
- air quality;[23] and
- adequate housing.[24]

At the local public hearing on the proposed DRI, concurrent comprehensive plan amendments associated with the proposed DRI must be heard as well. When considering whether the

[13] Rule 9J-2.024, F.A.C., states in part: "In preparing the regional report, the regional planning agency shall identify and make recommendations on regional issues. Regional issues to be used in reviewing DRI applications are included in the applicable local government comprehensive plans, the Development of Regional Impact Uniform Standards Rule, the State Comprehensive Plan, and Sections 380.06(12)(a)1., 2., and 3., Florida Statutes. In addition, Strategic Regional Policy Plans adopted by regional planning councils pursuant to Sections 186.507 and .508, Florida Statutes, are a long-range policy guide for the development of the region and shall be used as the basis for regional review of DRIs. The regional planning agency may also identify and make recommendations on other local issues. However, local issues shall not be grounds for or be included as issues in a regional planning agency recommendation for appeal of a local government development order."
[14] S. 380.06(12)(a), F.S.
[15] S. 380.06(12)(b), F.S.
[16] *Id*.
[17] *See* Senate Interim Report 2012-114, *The Development of Regional Impact Process*, Sep. 2011.
[18] Rule 9J-2.0256, F.A.C.
[19] Rule 9J-2.041, F.A.C.
[20] Rule 9J-2.043, F.A.C.
[21] Rule 9J-2.044, F.A.C.
[22] Rule 9J-2.045, F.A.C.
[23] Rule 9J-2.046, F.A.C.
[24] Rule 9J-2.048, F.A.C.

development must be approved, denied, or approved subject to conditions, restrictions, or limitations, the local government considers the extent to which:

1. the development is consistent with its comprehensive plan and land development regulations;
2. the development is consistent with the report and recommendations of the RPC;
3. the development is consistent with the state comprehensive plan.[25]

Local governments are required by s. 163.3177(6)(f), F.S., to adopt a housing element in the local comprehensive plan that expresses principles, guidelines, standards, and strategies related to affordable housing for all current and anticipated future residents.

Within 30 days of the public hearing on the application for development, the local government must render a decision on the application. Within 45 days after a development order is rendered, the owner or developer of the property or the state land planning agency may appeal the order to the Governor and Cabinet, sitting as the Florida Land and Water Adjudicatory Commission.[26] An "aggrieved or adversely affected party" may appeal and challenge the consistency of a development order with the local comprehensive plan.[27]

Substantial Deviations

DRIs are designed to be built out over many years, which increases the likelihood of necessary changes to the development due to changing market conditions or other reasons. When a developer proposes a change to a previously approved development that creates a reasonable likelihood of additional regional impact, or creates a reasonable likelihood of a regional impact not previously reviewed by the RPC, a substantial deviation exists and the proposed change is required to be subject to further DRI review. If a change qualifies as a substantial deviation and there is no exemption, a notice of proposed change must be made to the RPC and the state land planning agency.[28] The notice must include a description of previous individual changes made to the development, including changes previously approved by the local government, and must include appropriate amendments to the development order.[29]

Section 380.06(19), F.S., provides the specific criteria that constitutes a substantial deviation and causes a development to be subject to additional review.[30] The numerical standards are also automatically increased if a project is a job-creating one or is located wholly within an urban infill and redevelopment area. During the 2011 Session, the Legislature increased the substantial deviation standards by approximately 50 percent for attraction or recreational facilities, office

[25] S. 380.06(14), F.S. DRIs located in areas of critical state concern (ACSC) must also comply with the land development regulations in s. 380.05, F.S.
[26] S. 380.07(2), F.S.
[27] S. 163.3215, F.S.
[28] S. 380.06(19)(e)1., F.S.
[29] *Id*.
[30] Among the changes that constitute a substantial deviation include a decrease in the area set aside for open space of 5 percent or 20 acres, whichever is less (s. 380.06(19)(b)8., F.S.); a 15-percent increase in the number of external vehicle trips generated by the development above that which was projected during the original DRI review (s. 380.06(19)(b)10., F.S.); and any change which would result in development of any area which was specifically set aside in the application for development approval or in the development order for preservation or special protection of endangered or threatened plants or animals designated as endangered, threatened, or species of special concern and their habitat, any species protected by 16 U.S.C. ss. 668a-668d, primary dunes, or archaeological and historical sites designated as significant by the Division of Historical Resources of the Department of State (s. 380.06(19)(b)11., F.S.).

development, and commercial development.[31] Section 380.06(19), F.S., also specifies changes that individually or cumulatively with any previous changes, are not substantial deviations.

DRI Exemptions

The Legislature has exempted many types of development from DRI review.[32] The Legislature has also exempted projects from DRI review within certain counties and municipalities that qualify as a "dense urban land area" (DULA).[33] There are currently 8 counties and 242 cities that meet, or have met, the population and density criteria necessary to qualify as a dense urban land area.[34] The exemption for projects within a DULA reflects state policy to encourage development within urban areas and the increased sophistication of local staffs and the progress, since the DRI program was instituted in 1972, which larger, urban counties and municipalities have made in the area of large-scale land use planning. Additionally, the Legislature has also provided two alternative large-scale planning tools known as the sector plan[35] and rural land stewardship program.[36] Large scale projects within a sector plan or rural land stewardship area are exempt from DRI review.

State Coordinated Review Process for Comprehensive Plan Amendments

The "state coordinated review process" is designed for new comprehensive plans and for amendments that require a more comprehensive review. Amendments that: are in an area of critical state concern designated pursuant to s. 380.05, F.S., propose a rural land stewardship area pursuant to s. 163.3248, F.S., propose a sector plan pursuant to s. 163.3245, F.S., update a comprehensive plan based on an evaluation and appraisal review pursuant to s. 163.3191, F.S., and new plans for newly incorporated municipalities adopted pursuant to s. 163.3167, F.S., are required to follow the state coordinated review process.

The state coordinated review process requires two public hearings and a proposed plan or plan amendment to be transmitted to the reviewing agencies[37] within 10 days after the initial public hearing. Under the state coordinated review process, reviewing agency comments are sent to the state land planning agency that may elect to issue an objections, recommendations, and comments (ORC) report to the local government within 60 days after receiving the proposed plan or plan amendment. The state land planning agency's ORC report details whether the proposed plan or plan amendment is in compliance and whether the proposed plan or plan amendment will

[31] Ch. 2011-139, L.O.F.; HB 7207 (2011).
[32] *See* 380.06(24), F.S.; ch. 2011-139, L.O.F., exempted from DRI review- movie theaters; industrial plants, industrial parks, and distribution, warehousing or wholesaling facilities; and hotel or motel development.
[33] S. 380.06(29), F.S.
[34] For a complete list of counties and municipalities qualifying as a DULA see http://www.floridajobs.org/community-planning-and-development/programs/developments-of-regional-impact-and-florida-quality-developments/list-of-local-governments-qualifying-as-dense-urban-land-areas (last accessed January 31, 2012).
[35] S. 163.3245, F.S.
[36] S. 163.3248, F.S.
[37] S. 163.3184(c), F.S., defines "reviewing agencies" as: the state land planning agency; the appropriate regional planning council; the appropriate water management district; the Department of Environmental Protection; the Department of State; the Department of Transportation; in the case of plan amendments relating to public schools, the Department of Education; in the case of plans or plan amendments that affect a military installation listed in s. 163.3175, the commanding officer of the affected military installation; in the case of county plans and plan amendments, the Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services; and in the case of municipal plans and plan amendments, the county in which the municipality is located.

adversely impact important state resources and facilities. Once a local government receives the ORC report, it has 180 days to hold a second public hearing on whether to adopt the plan or plan amendment. After a plan or amendment is adopted, the local government must transmit the plan or plan amendment to the state land planning agency within 10 days of the second public hearing, and the state land planning agency must notify the local government of any deficiencies within 5 working days. The state land planning agency then has 45 days to determine if the adopted plan or plan amendment is in compliance or not in compliance. The state land planning agency must issue a notice of intent (NOI) to find that the plan or plan amendment is in compliance or not in compliance and must post a copy of the NOI on its website. If a NOI is issued to find the plan or plan amendment not in compliance, the NOI is forwarded to the Division of Administrative Hearings (DOAH) for a compliance hearing.

In addition to challenges brought by the state land planning agency, under the state coordinated review process any "affected person," as defined by s. 163.3184(1)(a), F.S., may challenge an adopted plan or plan amendment by filing a petition with the Division of Administrative Hearings (DOAH) within 30 days after the local government adopts the plan or plan amendment.

Vested Rights & Rescission

One of the greatest benefits of a DRI is the vested rights that attach to the development. Since DRIs are large-scale, high-cost, and long-term projects that occur in multiple phases, it is important that the rights and duties or obligations specified in the development order are vested and not changed due to a change in DRI guidelines or standards. This predictability is important so that a developer has the assurance that a future change in standards will not prohibit or delay the full build-out of the project as planned. Section 380.115, F.S., provides the procedures for developments that received a DRI development order but now are no longer required to undergo DRI review because of a change in the guidelines and standards, or a reduction in the project's size, or a development that is located in a DULA.

A development that was once subject to DRI review but now is exempt may continue to be governed by the DRI development order. [38] Alternatively, the developer or landowner may request the development order to be rescinded upon a showing that all required mitigation has been completed related to the amount of development that existed on the date of rescission.[39]

Background on Florida's economic development incentive efforts

Chapter 288, F.S., includes at least a dozen economic development incentive programs to recruit, expand, or retain businesses to Florida. Each program is different, but can be accessed in various combinations by businesses, depending on their location, job creation, and other factors. Typically, these incentives are coupled with state tax exemptions or tax refunds provided in other chapters of law, and with local incentives, to broaden Florida's economic base.

The Division of Strategic Business Development provides support for attracting out-of-state businesses to Florida, promoting the creation and expansion of Florida businesses and facilitating Florida's economic development partnerships. This office manages Florida's economic

[38] Section 380.115(a), F.S.
[39] Section 380.115(b), F.S.

development initiatives[40], with assistance from Enterprise Florida, Inc. (EFI),[41] a public-private entity.

Agricultural Land and Practices Act

Current law allows the owner of a parcel of land defined as an agricultural enclave to apply with a local government unit for an amendment to the local government's comprehensive plan.[42] Application for amendment as an agricultural enclave requires consistency with 163.3164, F.S., which sets out the statutory definition for "agricultural enclave." By statute an agricultural enclave is defined as an unincorporated, undeveloped parcel that is owned by a single person or entity and has been in continuous use for bona fide agricultural purposes, for a period of 5 years prior to the date of any comprehensive plan amendment application. The parcel is surrounded on at least 75 percent of its perimeter by either property that has existing industrial, commercial, or residential development, or property that the local government has designated, in the local government's comprehensive plan, zoning map, and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, and at least 75 percent of such property is existing industrial, commercial, or residential development. The parcel has public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternative provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180, F.S. Additionally, the parcel may not exceed 1,280 acres; however, if the property is surrounded by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, then the area shall be determined to be urban and the parcel may not exceed 4,480 acres.[43]

Land uses and land use intensities considered compatible with designation as an agricultural enclave include industrial, commercial, and residential parcels that surround the agricultural enclave. The law states that local government amendments under the act "must be transmitted to the state land planning agency for review" after good faith negotiations have been concluded "regardless of whether the local government and owner reach consensus on the land uses and intensities of use."[44] Additionally, the law requires that each application for a comprehensive plan amendment under this subsection for a parcel larger than 640 acres must include appropriate new urbanism concepts such as clustering, mixed-use development, the creation of rural village and city centers, and the transfer of development rights in order to discourage urban sprawl while protecting landowner rights. Nothing within s. 163.3162, F.S., relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of either the Wekiva Study Area, as described in 369.316, F.S., or Everglades Protection Area, as defined in 373.4592(2), F.S.[45]

[40] Section 288.061, F.S.
[41] Sections 288.901-288.923, F.S. (Part VII of ch. 288, F.S.)
[42] Section 163.3162, F.S.
[43] Section 163.3164(4), F.S.
[44] Section 163.3162, F.S.
[45] Section 163.3162(4)(d), F.S.

Permit Extensions
A permit extension was provided by the 2011 Florida Legislature, "in recognition of 2011 real estate market conditions," extending "any building permit, and any permit issued by the Department of Environmental Protection or by a water management district pursuant to part IV of chapter 373, Florida Statutes, which has an expiration date from January 1, 2012, through January 1, 2014," and also "any local government-issued development order or building permit" (including certificates of levels of service), for a period of 2 years after its previously scheduled date of expiration.[46] This extension is in addition to any existing permit extension, but cannot exceed four years total.[47] To get this extension, the holder of such a permit or other authorization must have notified the authorizing agency in writing by December 31, 2011.[48]

III. Effect of Proposed Changes:

Section 1 amends s. 163.3184, F.S., requiring that plan amendments proposing a development that is exempt from review because a local government elects not to apply the development-of-regional-impact review process, follow the state coordinated review process. This applies as found in s. 380.06(24)(x), F.S. This exemption does not apply to areas within the boundary of any area of critical state concern designated pursuant to s. 380.05, F.S., within the boundary of the Wekiva Study Area as described in s. 369.316, F.S, or within 2 miles of the boundary of the Everglades Protection Area as defined in s. 373.4592(2), F.S.

Section 2 amends s. 380.06, F.S., to require that reviewing agencies make only recommendations and comments regarding a proposed development which are consistent with statutes, rules, or adopted local ordinances that are applicable to developments in the jurisdiction where the proposed development is located; revises provisions relating to regional reports prepared and submitted by a regional planning agency; requires that a regional planning agency make recommendations in its regional report which are consistent with the standards of state permitting agencies and the water management district; provides that changes to a development order which do not increase the number of external peak hour trips and do not reduce open space and conserved areas within a project are not substantial deviations; provides an exemption from development-of-regional-impact review in certain jurisdictions for any proposed development where the developer, local government, and Department of Economic Opportunity agrees in writing not to apply the review process and the development is approved as a comprehensive plan amendment adopted pursuant to the state coordinated review process and qualifies for an incentive program; provides exceptions.

Section 3 amends s. 380.115, F.S., allows a DRI to rescind a development order upon a showing that all required mitigation related to the amount of development that existed on the date of rescission will be completed under an existing permit or equivalent authorization issued by a governmental agency so long as such permit or authorization is subject to enforcement through administrative or judicial remedies.

Section 4 creates s. 163.3165, F.S., provides the owner of a parcel of land that qualifies under certain conditions may apply for an amendment to the local government comprehensive plan

[46] Section 79, 2011-39 L.O.F. (HB 7207).
[47] *Id.*
[48] *Id.*

pursuant to s. 163.3184. Provides that if the parcel of land that is the subject of an application for an comprehensive plan amendment is abutted by land having only one land use designation, the same land use designation shall be presumed by the County to be appropriate for the parcel and the county shall grant the parcel the same land use designation as the surrounding parcel which abuts the parcel. Provides the qualifications to be an agricultural enclave under this section of law.

Section 5 provides for an extension of any building permit, and any permit issued by the Department of Environmental Protection or by a water management district pursuant to part IV of chapter 373, Florida Statutes, which has an expiration date from January 1, 2012, through January 1, 2014, and also any local government-issued development order or building permit, for a period of 2 years after its previously scheduled date of expiration. Provides the applicant must notify the authorizing agency in writing by December 31, 2012. Extensions granted pursuant to this section shall not exceed 4 years in total.

Section 6 provides an effective date of July 1, 2012.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

Allowing developers, local governments, and DEO to elect to use the state coordinated review process for certain developments instead of the DRI review process may provide significant cost and time savings for private developers.

C. Government Sector Impact:

Indeterminate, but expected to be minimal. Staff of the Division of Community Planning do not anticipate that the bill will have any net impact on workload.[49]

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Additional Information:

A. Committee Substitute – Statement of Substantial Changes:
(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Community Affairs on February 6, 2012
The CS makes changes to the language of the Development of Regional Impact procedures and exemptions. The CS creates a section of law regarding agricultural lands surrounded by other land uses. The CS extends the deadline for those who qualify for 2 year permit extensions.

B. Amendments:

None.

[49] Staff Analysis of SB 1180, Department of Economic Opportunity (Dec. 22, 2011) (on file with the Senate Community Affairs Committee).