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1                   A bill to be entitled  
2     An act relating to community development; amending s.  
3     163.08, F.S.; declaring that there is a compelling  
4     state interest in enabling property owners to  
5     voluntarily finance certain improvements to property  
6     damaged by sinkhole activity with local government  
7     assistance; expanding the definition of the term  
8     "qualifying improvement" to include stabilization or  
9     other repairs to property damaged by sinkhole  
10    activity; providing that stabilization or other  
11    repairs to property damaged by sinkhole activity are  
12    qualifying improvements considered affixed to a  
13    building or facility; revising the form of a specified  
14    written disclosure statement to include an assessment  
15    for a qualifying improvement relating to stabilization  
16    or repair of property damaged by sinkhole activity;  
17    amending s. 163.3175, F.S.; deleting obsolete  
18    provisions; amending s. 163.3184, F.S.; requiring plan  
19    amendments proposing a development that qualifies as a  
20    development of regional impact to be subject to the  
21    state coordinated review process; amending s.  
22    163.3245, F.S.; providing that other requirements of  
23    this chapter inconsistent with or superseded by  
24    certain planning standards relating to a long-term  
25    master plan do not apply; providing that other  
26    requirements of this chapter inconsistent with or  
27    superseded by certain planning standards relating to  
28    detailed specific area plans do not apply; providing  
29    that conservation easements may be based on digital

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30 orthophotography prepared by licensed surveyor and  
31 mapper and may include a right of adjustment subject  
32 to certain requirements; providing that substitution  
33 is accomplished by recording an amendment to a  
34 conservation easement as accepted by and with the  
35 consent of the grantee; requiring the applicant for a  
36 detailed specific area plan to transmit copies of the  
37 application to specified reviewing agencies for review  
38 and comment; requiring such agency comments to be  
39 submitted to the local government having jurisdiction  
40 and to the state land planning agency, subject to  
41 certain requirements; authorizing the Department of  
42 Environmental Protection, the Fish and Wildlife  
43 Conservation Commission, or the water management  
44 district to accept compensatory mitigation under  
45 certain circumstances, pursuant to a specified section  
46 or chapter; providing that the adoption of a long-term  
47 master plan or a detailed specific area plan pursuant  
48 to this section does not limit the right to establish  
49 new agricultural or silvicultural uses under certain  
50 circumstances; allowing an applicant with an approved  
51 master development order to request that the  
52 applicable water management district issue a specified  
53 consumptive use permit for the same period of time as  
54 the approved master development order; providing  
55 applicability; providing that a local government is  
56 not precluded from requiring data and analysis beyond  
57 the minimum criteria established in this section;  
58 amending s. 163.3246, F.S.; removing restrictions on

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59 certain exemptions; providing legislative intent;  
60 designating Pasco County as a pilot community;  
61 requiring the state land planning agency to provide a  
62 written certification to Pasco County within a certain  
63 timeframe; providing requirements for certain plan  
64 amendments; requiring the Office of Program Policy  
65 Analysis and Government Accountability to submit a  
66 report and recommendations to the Governor and the  
67 Legislature by a certain date; providing requirements  
68 for the report; amending s. 163.3248, F.S.; removing  
69 the requirement that regional planning councils  
70 provide assistance in developing a plan for a rural  
71 land stewardship area; amending s. 163.340, F.S.;  
72 expanding the definition of the term "blighted area"  
73 to include a substantial number or percentage of  
74 properties damaged by sinkhole activity which are not  
75 adequately repaired or stabilized; conforming a cross-  
76 reference; amending s. 163.524, F.S.; conforming a  
77 cross-reference; repealing s. 186.0201, F.S., relating  
78 to electric substation planning; amending s. 186.505,  
79 F.S.; removing the power of regional planning councils  
80 to establish and conduct cross-acceptance negotiation  
81 processes; creating s. 186.512, F.S.; subdividing the  
82 state into specified geographic regions for the  
83 purpose of regional comprehensive planning;  
84 authorizing the Governor to review and update the  
85 district boundaries of the regional planning councils;  
86 providing requirements to aid in the transition of  
87 regional planning councils; amending s. 186.513, F.S.;

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88 deleting the requirement that regional planning  
89 councils make joint reports and recommendations;  
90 amending s. 190.005, F.S.; requiring community  
91 development districts up to a certain size located  
92 within a connected-city corridor to be established  
93 pursuant to an ordinance; amending s. 253.7828, F.S.;  
94 conforming provisions to changes made by the act;  
95 repealing s. 260.018, F.S., relating to agency  
96 recognition of certain publicly owned lands and  
97 waters; amending s. 339.155, F.S.; removing certain  
98 duties of regional planning councils; amending s.  
99 373.236, F.S.; authorizing a water management district  
100 to issue a permit to an applicant for the same period  
101 of time as the applicant's approved master development  
102 order, subject to certain requirements and  
103 restrictions; amending s. 380.06, F.S.; removing the  
104 requirement that certain developers submit biennial  
105 reports to regional planning agencies; providing that  
106 new proposed developments are subject to the state-  
107 coordinated review process and not the development of  
108 regional impact review process; amending s. 403.50663,  
109 F.S.; removing requirements relating to certain  
110 informational public meetings; amending s. 403.507,  
111 F.S.; removing the requirement that regional planning  
112 councils prepare reports addressing the impact of  
113 proposed electrical power plants; amending s. 403.508,  
114 F.S.; removing the requirement that regional planning  
115 councils participate in certain proceedings; amending  
116 s. 403.5115, F.S.; conforming provisions to changes

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117 made by the act; amending s. 403.526, F.S.; removing  
118 the requirement that regional planning councils  
119 prepare reports addressing the impact of proposed  
120 transmission lines or corridors; amending s. 403.527,  
121 F.S.; removing the requirement that regional planning  
122 councils parties participate in certain proceedings;  
123 amending s. 403.5272, F.S.; conforming provisions to  
124 changes made by the act; amending s. 403.7264, F.S.;  
125 removing the requirement that regional planning  
126 councils assist with amnesty days for purging small  
127 quantities of hazardous wastes; amending s. 403.941,  
128 F.S.; removing the requirement that regional planning  
129 councils prepare reports addressing the impact of  
130 proposed natural gas transmission lines or corridors;  
131 amending s. 403.9411, F.S.; removing the requirement  
132 that regional planning councils participate in certain  
133 proceedings; amending ss. 419.001 and 985.682, F.S.;  
134 removing provisions relating to the use of a certain  
135 dispute resolution process; providing an effective  
136 date.

137  
138 Be It Enacted by the Legislature of the State of Florida:

139  
140 Section 1. Present paragraph (c) of subsection (1) of  
141 section 163.08, Florida Statutes, is redesignated as paragraph  
142 (d), a new paragraph (c) is added to that subsection, and  
143 paragraph (b) of subsection (2) and subsections (10) and (14) of  
144 that section are amended, to read:

145 163.08 Supplemental authority for improvements to real

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146 property.—

147 (1)

148 (c) The Legislature finds that properties damaged by  
149 sinkhole activity which are not adequately repaired may  
150 negatively affect the market valuation of surrounding  
151 properties, resulting in the loss of property tax revenues to  
152 local communities. The Legislature finds that there is a  
153 compelling state interest in providing local government  
154 assistance to enable property owners to voluntarily finance  
155 qualified improvements to property damaged by sinkhole activity.

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

157 (b) "Qualifying improvement" includes any:

158 1. Energy conservation and efficiency improvement, which is  
159 a measure to reduce consumption through conservation or a more  
160 efficient use of electricity, natural gas, propane, or other  
161 forms of energy on the property, including, but not limited to,  
162 air sealing; installation of insulation; installation of energy-  
163 efficient heating, cooling, or ventilation systems; building  
164 modifications to increase the use of daylight; replacement of  
165 windows; installation of energy controls or energy recovery  
166 systems; installation of electric vehicle charging equipment;  
167 and installation of efficient lighting equipment.

168 2. Renewable energy improvement, which is the installation  
169 of any system in which the electrical, mechanical, or thermal  
170 energy is produced from a method that uses one or more of the  
171 following fuels or energy sources: hydrogen, solar energy,  
172 geothermal energy, bioenergy, and wind energy.

173 3. Wind resistance improvement, which includes, but is not  
174 limited to:

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- 175 a. Improving the strength of the roof deck attachment;  
176 b. Creating a secondary water barrier to prevent water  
177 intrusion;  
178 c. Installing wind-resistant shingles;  
179 d. Installing gable-end bracing;  
180 e. Reinforcing roof-to-wall connections;  
181 f. Installing storm shutters; or  
182 g. Installing opening protections.

183 4. Stabilization or other repairs to property damaged by  
184 sinkhole activity.

185 (10) A qualifying improvement shall be affixed to a  
186 building or facility that is part of the property and shall  
187 constitute an improvement to the building or facility or a  
188 fixture attached to the building or facility. For the purposes  
189 of stabilization or other repairs to property damaged by  
190 sinkhole activity, a qualifying improvement is deemed affixed to  
191 a building or facility. An agreement between a local government  
192 and a qualifying property owner may not cover wind-resistance  
193 improvements in buildings or facilities under new construction  
194 or construction for which a certificate of occupancy or similar  
195 evidence of substantial completion of new construction or  
196 improvement has not been issued.

197 (14) At or before the time a purchaser executes a contract  
198 for the sale and purchase of any property for which a non-ad  
199 valorem assessment has been levied under this section and has an  
200 unpaid balance due, the seller shall give the prospective  
201 purchaser a written disclosure statement in the following form,  
202 which shall be set forth in the contract or in a separate  
203 writing:

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204  
205 QUALIFYING IMPROVEMENTS FOR ENERGY EFFICIENCY,  
206 RENEWABLE ENERGY, ~~OR~~ WIND RESISTANCE, OR SINKHOLE  
207 STABILIZATION OR REPAIR.—The property being purchased  
208 is located within the jurisdiction of a local  
209 government that has placed an assessment on the  
210 property pursuant to s. 163.08, Florida Statutes. The  
211 assessment is for a qualifying improvement to the  
212 property relating to energy efficiency, renewable  
213 energy, ~~or~~ wind resistance, or stabilization or repair  
214 of property damaged by sinkhole activity, and is not  
215 based on the value of property. You are encouraged to  
216 contact the county property appraiser's office to  
217 learn more about this and other assessments that may  
218 be provided by law.

219 Section 2. Subsection (9) of section 163.3175, Florida  
220 Statutes, is amended to read:

221 163.3175 Legislative findings on compatibility of  
222 development with military installations; exchange of information  
223 between local governments and military installations.—

224 ~~(9) If a local government, as required under s.~~  
225 ~~163.3177(6)(a), does not adopt criteria and address~~  
226 ~~compatibility of lands adjacent to or closely proximate to~~  
227 ~~existing military installations in its future land use plan~~  
228 ~~element by June 30, 2012, the local government, the military~~  
229 ~~installation, the state land planning agency, and other parties~~  
230 ~~as identified by the regional planning council, including, but~~  
231 ~~not limited to, private landowner representatives, shall enter~~  
232 ~~into mediation conducted pursuant to s. 186.509. If the local~~

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233 ~~government comprehensive plan does not contain criteria~~  
234 ~~addressing compatibility by December 31, 2013, the agency may~~  
235 ~~notify the Administration Commission. The Administration~~  
236 ~~Commission may impose sanctions pursuant to s. 163.3184(8). Any~~  
237 ~~local government that amended its comprehensive plan to address~~  
238 ~~military installation compatibility requirements after 2004 and~~  
239 ~~was found to be in compliance is deemed to be in compliance with~~  
240 ~~this subsection until the local government conducts its~~  
241 ~~evaluation and appraisal review pursuant to s. 163.3191 and~~  
242 ~~determines that amendments are necessary to meet updated general~~  
243 ~~law requirements.~~

244 Section 3. Paragraph (c) of subsection (2) of section  
245 163.3184, Florida Statutes, is amended to read:

246 163.3184 Process for adoption of comprehensive plan or plan  
247 amendment.—

248 (2) COMPREHENSIVE PLANS AND PLAN AMENDMENTS.—

249 (c) Plan amendments that are in an area of critical state  
250 concern designated pursuant to s. 380.05; propose a rural land  
251 stewardship area pursuant to s. 163.3248; propose a sector plan  
252 pursuant to s. 163.3245; update a comprehensive plan based on an  
253 evaluation and appraisal pursuant to s. 163.3191; propose a  
254 development that qualifies as a development of regional impact  
255 pursuant to s. 380.06 ~~s. 380.06(24)(x)~~; or are new plans for  
256 newly incorporated municipalities adopted pursuant to s.  
257 163.3167 shall follow the state coordinated review process in  
258 subsection (4).

259 Section 4. Present subsection (13) of section 163.3245,  
260 Florida Statutes, is redesignated as subsection (14),  
261 subsections (3) and (9) of that section are amended, and a new

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262 subsection (13) and subsection (15) are added to that section,  
263 to read:

264 163.3245 Sector plans.—

265 (3) Sector planning encompasses two levels: adoption  
266 pursuant to s. 163.3184 of a long-term master plan for the  
267 entire planning area as part of the comprehensive plan, and  
268 adoption by local development order of two or more detailed  
269 specific area plans that implement the long-term master plan and  
270 within which s. 380.06 is waived.

271 (a) In addition to the other requirements of this chapter,  
272 except for those that are inconsistent with or superseded by the  
273 planning standards of this paragraph, a long-term master plan  
274 pursuant to this section must include maps, illustrations, and  
275 text supported by data and analysis to address the following:

276 1. A framework map that, at a minimum, generally depicts  
277 areas of urban, agricultural, rural, and conservation land use;  
278 identifies allowed uses in various parts of the planning area;  
279 specifies maximum and minimum densities and intensities of use;  
280 and provides the general framework for the development pattern  
281 in developed areas with graphic illustrations based on a  
282 hierarchy of places and functional place-making components.

283 2. A general identification of the water supplies needed  
284 and available sources of water, including water resource  
285 development and water supply development projects, and water  
286 conservation measures needed to meet the projected demand of the  
287 future land uses in the long-term master plan.

288 3. A general identification of the transportation  
289 facilities to serve the future land uses in the long-term master  
290 plan, including guidelines to be used to establish each modal

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291 component intended to optimize mobility.

292 4. A general identification of other regionally significant  
293 public facilities necessary to support the future land uses,  
294 which may include central utilities provided onsite within the  
295 planning area, and policies setting forth the procedures to be  
296 used to mitigate the impacts of future land uses on public  
297 facilities.

298 5. A general identification of regionally significant  
299 natural resources within the planning area based on the best  
300 available data and policies setting forth the procedures for  
301 protection or conservation of specific resources consistent with  
302 the overall conservation and development strategy for the  
303 planning area.

304 6. General principles and guidelines addressing the urban  
305 form and the interrelationships of future land uses; the  
306 protection and, as appropriate, restoration and management of  
307 lands identified for permanent preservation through recordation  
308 of conservation easements consistent with s. 704.06, which shall  
309 be phased or staged in coordination with detailed specific area  
310 plans to reflect phased or staged development within the  
311 planning area; achieving a more clean, healthy environment;  
312 limiting urban sprawl; providing a range of housing types;  
313 protecting wildlife and natural areas; advancing the efficient  
314 use of land and other resources; creating quality communities of  
315 a design that promotes travel by multiple transportation modes;  
316 and enhancing the prospects for the creation of jobs.

317 7. Identification of general procedures and policies to  
318 facilitate intergovernmental coordination to address  
319 extrajurisdictional impacts from the future land uses.

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320  
321 A long-term master plan adopted pursuant to this section may be  
322 based upon a planning period longer than the generally  
323 applicable planning period of the local comprehensive plan,  
324 shall specify the projected population within the planning area  
325 during the chosen planning period, and may include a phasing or  
326 staging schedule that allocates a portion of the local  
327 government's future growth to the planning area through the  
328 planning period. A long-term master plan adopted pursuant to  
329 this section is not required to demonstrate need based upon  
330 projected population growth or on any other basis.

331 (b) In addition to the other requirements of this chapter,  
332 except for those that are inconsistent with or superseded by the  
333 planning standards of this paragraph, the detailed specific area  
334 plans shall be consistent with the long-term master plan and  
335 must include conditions and commitments that provide for:

336 1. Development or conservation of an area of at least 1,000  
337 acres consistent with the long-term master plan. The local  
338 government may approve detailed specific area plans of less than  
339 1,000 acres based on local circumstances if it is determined  
340 that the detailed specific area plan furthers the purposes of  
341 this part and part I of chapter 380.

342 2. Detailed identification and analysis of the maximum and  
343 minimum densities and intensities of use and the distribution,  
344 extent, and location of future land uses.

345 3. Detailed identification of water resource development  
346 and water supply development projects and related infrastructure  
347 and water conservation measures to address water needs of  
348 development in the detailed specific area plan.

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349 4. Detailed identification of the transportation facilities  
350 to serve the future land uses in the detailed specific area  
351 plan.

352 5. Detailed identification of other regionally significant  
353 public facilities, including public facilities outside the  
354 jurisdiction of the host local government, impacts of future  
355 land uses on those facilities, and required improvements  
356 consistent with the long-term master plan.

357 6. Public facilities necessary to serve development in the  
358 detailed specific area plan, including developer contributions  
359 in a 5-year capital improvement schedule of the affected local  
360 government.

361 7. Detailed analysis and identification of specific  
362 measures to ensure the protection and, as appropriate,  
363 restoration and management of lands within the boundary of the  
364 detailed specific area plan identified for permanent  
365 preservation through recordation of conservation easements  
366 consistent with s. 704.06, which easements shall be effective  
367 before or concurrent with the effective date of the detailed  
368 specific area plan and other important resources both within and  
369 outside the host jurisdiction. Any such conservation easement  
370 may be based on digital orthophotography prepared by a surveyor  
371 and mapper licensed under chapter 472 and may include a right of  
372 adjustment authorizing the grantor to modify portions of the  
373 area protected by a conservation easement and substitute other  
374 lands in their place if the lands to be substituted contain no  
375 less gross acreage than the lands to be removed; have equivalent  
376 values in the proportion and quality of wetlands, uplands, and  
377 wildlife habitat; and are contiguous to other lands protected by

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378 the conservation easement. Substitution is accomplished by  
379 recording an amendment to the conservation easement as accepted  
380 by and with the consent of the grantee, and which consent may  
381 not be unreasonably withheld.

382 8. Detailed principles and guidelines addressing the urban  
383 form and the interrelationships of future land uses; achieving a  
384 more clean, healthy environment; limiting urban sprawl;  
385 providing a range of housing types; protecting wildlife and  
386 natural areas; advancing the efficient use of land and other  
387 resources; creating quality communities of a design that  
388 promotes travel by multiple transportation modes; and enhancing  
389 the prospects for the creation of jobs.

390 9. Identification of specific procedures to facilitate  
391 intergovernmental coordination to address extrajurisdictional  
392 impacts from the detailed specific area plan.

393  
394 A detailed specific area plan adopted by local development order  
395 pursuant to this section may be based upon a planning period  
396 longer than the generally applicable planning period of the  
397 local comprehensive plan and shall specify the projected  
398 population within the specific planning area during the chosen  
399 planning period. A detailed specific area plan adopted pursuant  
400 to this section is not required to demonstrate need based upon  
401 projected population growth or on any other basis. All lands  
402 identified in the long-term master plan for permanent  
403 preservation shall be subject to a recorded conservation  
404 easement consistent with s. 704.06 before or concurrent with the  
405 effective date of the final detailed specific area plan to be  
406 approved within the planning area. Any such conservation

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407 easement may be based on digital orthophotography prepared by a  
408 surveyor and mapper licensed under chapter 472 and may include a  
409 right of adjustment authorizing the grantor to modify portions  
410 of the area protected by a conservation easement and substitute  
411 other lands in their place if the lands to be substituted  
412 contain no less gross acreage than the lands to be removed; have  
413 equivalent values in the proportion and quality of wetlands,  
414 uplands, and wildlife habitat; and are contiguous to other lands  
415 protected by the conservation easement. Substitution is  
416 accomplished by recording an amendment to the conservation  
417 easement as accepted by and with the consent of the grantee, and  
418 which consent may not be unreasonably withheld.

419 (c) In its review of a long-term master plan, the state  
420 land planning agency shall consult with the Department of  
421 Agriculture and Consumer Services, the Department of  
422 Environmental Protection, the Fish and Wildlife Conservation  
423 Commission, and the applicable water management district  
424 regarding the design of areas for protection and conservation of  
425 regionally significant natural resources and for the protection  
426 and, as appropriate, restoration and management of lands  
427 identified for permanent preservation.

428 (d) In its review of a long-term master plan, the state  
429 land planning agency shall consult with the Department of  
430 Transportation, the applicable metropolitan planning  
431 organization, and any urban transit agency regarding the  
432 location, capacity, design, and phasing or staging of major  
433 transportation facilities in the planning area.

434 (e) Whenever a local government issues a development order  
435 approving a detailed specific area plan, a copy of such order

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436 shall be rendered to the state land planning agency and the  
437 owner or developer of the property affected by such order, as  
438 prescribed by rules of the state land planning agency for a  
439 development order for a development of regional impact. Within  
440 45 days after the order is rendered, the owner, the developer,  
441 or the state land planning agency may appeal the order to the  
442 Florida Land and Water Adjudicatory Commission by filing a  
443 petition alleging that the detailed specific area plan is not  
444 consistent with the comprehensive plan or with the long-term  
445 master plan adopted pursuant to this section. The appellant  
446 shall furnish a copy of the petition to the opposing party, as  
447 the case may be, and to the local government that issued the  
448 order. The filing of the petition stays the effectiveness of the  
449 order until after completion of the appeal process. However, if  
450 a development order approving a detailed specific area plan has  
451 been challenged by an aggrieved or adversely affected party in a  
452 judicial proceeding pursuant to s. 163.3215, and a party to such  
453 proceeding serves notice to the state land planning agency, the  
454 state land planning agency shall dismiss its appeal to the  
455 commission and shall have the right to intervene in the pending  
456 judicial proceeding pursuant to s. 163.3215. Proceedings for  
457 administrative review of an order approving a detailed specific  
458 area plan shall be conducted consistent with s. 380.07(6). The  
459 commission shall issue a decision granting or denying permission  
460 to develop pursuant to the long-term master plan and the  
461 standards of this part and may attach conditions or restrictions  
462 to its decisions.

463 (f) The applicant for a detailed specific area plan shall  
464 transmit copies of the application to the reviewing agencies

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465 specified in s. 163.3184(1)(c), or their successor agencies, for  
466 review and comment as to whether the detailed specific area plan  
467 is consistent with the comprehensive plan and the long-term  
468 master plan. Any comments from the reviewing agencies shall be  
469 submitted in writing to the local government with jurisdiction  
470 and to the state land planning agency within 30 days after the  
471 applicant's transmittal of the application.

472 (g) ~~(f)~~ This subsection does not prevent preparation and  
473 approval of the sector plan and detailed specific area plan  
474 concurrently or in the same submission.

475 (h) If an applicant seeks to use wetland or upland  
476 preservation achieved by granting conservation easements  
477 required under this section as compensatory mitigation for  
478 permitting purposes under chapter 373 or chapter 379, the  
479 Department of Environmental Protection, the Fish and Wildlife  
480 Conservation Commission, or the water management district may  
481 accept such mitigation under the criteria established in the  
482 uniform assessment method required by s. 373.414, or pursuant to  
483 chapter 379, as applicable, without considering the fact that a  
484 conservation easement encumbering the same real property was  
485 previously recorded pursuant to paragraph (b).

486 (9) The adoption of a long-term master plan or a detailed  
487 specific area plan pursuant to this section does not limit the  
488 right to continue existing agricultural or silvicultural uses or  
489 other natural resource-based operations or to establish similar  
490 new agricultural or silvicultural uses that are consistent with  
491 the plans approved pursuant to this section.

492 (13) An applicant with an approved master development order  
493 may request that the applicable water management district issue

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494 a consumptive use permit as set forth in s. 373.236(8) for the  
495 same period of time as the approved master development order.

496 (15) The more specific provisions of this section shall  
497 supersede the generally applicable provisions of this chapter  
498 which otherwise would apply. This section does not preclude a  
499 local government from requiring data and analysis beyond the  
500 minimum criteria established in this section.

501 Section 5. Subsection (11) of section 163.3246, Florida  
502 Statutes, is amended, and subsection (14) is added to that  
503 section to read:

504 163.3246 Local government comprehensive planning  
505 certification program.—

506 (11) If the local government of an area described in  
507 subsection (10) does not request that the state land planning  
508 agency review the developments of regional impact that are  
509 proposed within the certified area, an application for approval  
510 of a development order within the certified area shall be exempt  
511 from review under s. 380.06, ~~subject to the following:~~

512 ~~(a) Concurrent with filing an application for development~~  
513 ~~approval with the local government, a developer proposing a~~  
514 ~~project that would have been subject to review pursuant to s.~~  
515 ~~380.06 shall notify in writing the regional planning council~~  
516 ~~with jurisdiction.~~

517 ~~(b) The regional planning council shall coordinate with the~~  
518 ~~developer and the local government to ensure that all~~  
519 ~~concurrency requirements as well as federal, state, and local~~  
520 ~~environmental permit requirements are met.~~

521 (14) It is the intent of the Legislature to encourage the  
522 creation of connected-city corridors that facilitate the growth

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523 of high-technology industry and innovation through partnerships  
524 that support research, marketing, workforce, and  
525 entrepreneurship. It is the intent of the Legislature to provide  
526 for a locally controlled, comprehensive plan amendment process  
527 for such projects that are designed to achieve a cleaner,  
528 healthier environment; limit urban sprawl by promoting diverse  
529 but interconnected communities; provide a range of  
530 intergenerational housing types; protect wildlife and natural  
531 areas; assure the efficient use of land and other resources;  
532 create quality communities of a design that promotes alternative  
533 transportation networks and travel by multiple transportation  
534 modes; and enhance the prospects for the creation of jobs. The  
535 Legislature finds and declares that this state's connected-city  
536 corridors require a reduced level of state and regional  
537 oversight because of their high degree of urbanization and the  
538 planning capabilities and resources of the local government.

539 (a) Notwithstanding subsections (2), (4), (5), (6), and  
540 (7), Pasco County is named a pilot community and shall be  
541 considered certified for a period of 10 years for connected-city  
542 corridor plan amendments. The state land planning agency shall  
543 provide a written notice of certification to Pasco County by  
544 July 15, 2015, which shall be considered a final agency action  
545 subject to challenge under s. 120.569. The notice of  
546 certification must include:

547 1. The boundary of the connected-city corridor  
548 certification area; and

549 2. A requirement that Pasco County submit an annual or  
550 biennial monitoring report to the state land planning agency  
551 according to the schedule provided in the written notice. The

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552 monitoring report must, at a minimum, include the number of  
553 amendments to the comprehensive plan adopted by Pasco County,  
554 the number of plan amendments challenged by an affected person,  
555 and the disposition of such challenges.

556 (b) A plan amendment adopted under this subsection may be  
557 based upon a planning period longer than the generally  
558 applicable planning period of the Pasco County local  
559 comprehensive plan, must specify the projected population within  
560 the planning area during the chosen planning period, may include  
561 a phasing or staging schedule that allocates a portion of Pasco  
562 County's future growth to the planning area through the planning  
563 period, and may designate a priority zone or subarea within the  
564 connected-city corridor for initial implementation of the plan.  
565 A plan amendment adopted under this subsection is not required  
566 to demonstrate need based upon projected population growth or on  
567 any other basis.

568 (c) If Pasco County adopts a long-term transportation  
569 network plan and financial feasibility plan, and subject to  
570 compliance with the requirements of such a plan, the projects  
571 within the connected-city corridor are deemed to have satisfied  
572 all concurrency and other state agency or local government  
573 transportation mitigation requirements except for site-specific  
574 access management requirements.

575 (d) If Pasco County does not request that the state land  
576 planning agency review the developments of regional impact that  
577 are proposed within the certified area, an application for  
578 approval of a development order within the certified area is  
579 exempt from review under s. 380.06.

580 (e) The Office of Program Policy Analysis and Government

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581 Accountability (OPPAGA) shall submit to the Governor, the  
582 President of the Senate, and the Speaker of the House of  
583 Representatives by December 1, 2024, a report and  
584 recommendations for implementing a statewide program that  
585 addresses the legislative findings in this subsection. In  
586 consultation with the state land planning agency, OPPAGA shall  
587 develop the report and recommendations with input from other  
588 state and regional agencies, local governments, and interest  
589 groups. OPPAGA shall also solicit citizen input in the  
590 potentially affected areas and consult with the affected local  
591 government and stakeholder groups. Additionally, OPPAGA shall  
592 review local and state actions and correspondence relating to  
593 the pilot program to identify issues of process and substance in  
594 recommending changes to the pilot program. At a minimum, the  
595 report and recommendations must include:

- 596 1. Identification of local governments other than the local  
597 government participating in the pilot program which should be  
598 certified. The report may also recommend that a local government  
599 is no longer appropriate for certification; and  
600 2. Changes to the certification pilot program.

601 Section 6. Subsection (4) of section 163.3248, Florida  
602 Statutes, is amended to read:

603 163.3248 Rural land stewardship areas.—

604 (4) A local government or one or more property owners may  
605 request assistance and participation in the development of a  
606 plan for the rural land stewardship area from the state land  
607 planning agency, the Department of Agriculture and Consumer  
608 Services, the Fish and Wildlife Conservation Commission, the  
609 Department of Environmental Protection, the appropriate water

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610 management district, the Department of Transportation, ~~the~~  
611 ~~regional planning council,~~ private land owners, and  
612 stakeholders.

613 Section 7. Subsection (8) of section 163.340, Florida  
614 Statutes, is amended to read:

615 163.340 Definitions.—The following terms, wherever used or  
616 referred to in this part, have the following meanings:

617 (8) "Blighted area" means an area in which there are a  
618 substantial number of deteriorated~~,~~ or deteriorating  
619 structures;; in which conditions, as indicated by government-  
620 maintained statistics or other studies, endanger life or  
621 property or are leading to economic distress; ~~or endanger life~~  
622 ~~or property,~~ and in which two or more of the following factors  
623 are present:

624 (a) Predominance of defective or inadequate street layout,  
625 parking facilities, roadways, bridges, or public transportation  
626 facilities.†

627 (b) Aggregate assessed values of real property in the area  
628 for ad valorem tax purposes have failed to show any appreciable  
629 increase over the 5 years prior to the finding of such  
630 conditions.†

631 (c) Faulty lot layout in relation to size, adequacy,  
632 accessibility, or usefulness.†

633 (d) Unsanitary or unsafe conditions.†

634 (e) Deterioration of site or other improvements.†

635 (f) Inadequate and outdated building density patterns.†

636 (g) Falling lease rates per square foot of office,  
637 commercial, or industrial space compared to the remainder of the  
638 county or municipality.†

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639 (h) Tax or special assessment delinquency exceeding the  
640 fair value of the land.~~†~~

641 (i) Residential and commercial vacancy rates higher in the  
642 area than in the remainder of the county or municipality.~~†~~

643 (j) Incidence of crime in the area higher than in the  
644 remainder of the county or municipality.~~†~~

645 (k) Fire and emergency medical service calls to the area  
646 proportionately higher than in the remainder of the county or  
647 municipality.~~†~~

648 (l) A greater number of violations of the Florida Building  
649 Code in the area than the number of violations recorded in the  
650 remainder of the county or municipality.~~†~~

651 (m) Diversity of ownership or defective or unusual  
652 conditions of title which prevent the free alienability of land  
653 within the deteriorated or hazardous area.~~†~~~~or~~

654 (n) Governmentally owned property with adverse  
655 environmental conditions caused by a public or private entity.

656 (o) A substantial number or percentage of properties  
657 damaged by sinkhole activity which have not been adequately  
658 repaired or stabilized.

659  
660 However, the term "blighted area" also means any area in which  
661 at least one of the factors identified in paragraphs (a) through  
662 (o) is ~~(n) are~~ present and all taxing authorities subject to s.  
663 163.387(2) (a) agree, either by interlocal agreement ~~or~~  
664 ~~agreements~~ with the agency or by resolution, that the area is  
665 blighted. Such agreement or resolution must be limited to a  
666 determination ~~shall only determine~~ that the area is blighted.  
667 For purposes of qualifying for the tax credits authorized in

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668 chapter 220, "blighted area" means an area as defined in this  
669 subsection.

670 Section 8. Subsection (3) of section 163.524, Florida  
671 Statutes, is amended to read:

672 163.524 Neighborhood Preservation and Enhancement Program;  
673 participation; creation of Neighborhood Preservation and  
674 Enhancement Districts; creation of Neighborhood Councils and  
675 Neighborhood Enhancement Plans.—

676 (3) After the boundaries and size of the Neighborhood  
677 Preservation and Enhancement District have been defined, the  
678 local government shall pass an ordinance authorizing the  
679 creation of the Neighborhood Preservation and Enhancement  
680 District. The ordinance shall contain a finding that the  
681 boundaries of the Neighborhood Preservation and Enhancement  
682 District comply with ~~meet the provisions of~~ s. 163.340(7) or s.  
683 (8) (a) - (o) ~~(8) (a) - (n)~~ or do not contain properties that are  
684 protected by deed restrictions. Such ordinance may be amended or  
685 repealed in the same manner as other local ordinances.

686 Section 9. Section 186.0201, Florida Statutes, is repealed.

687 Section 10. Subsection (22) of section 186.505, Florida  
688 Statutes, is amended to read:

689 186.505 Regional planning councils; powers and duties.—Any  
690 regional planning council created hereunder shall have the  
691 following powers:

692 ~~(22) To establish and conduct a cross-acceptance~~  
693 ~~negotiation process with local governments intended to resolve~~  
694 ~~inconsistencies between applicable local and regional plans,~~  
695 ~~with participation by local governments being voluntary.~~

696 Section 11. Section 186.512, Florida Statutes, is created

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697 to read:

698 186.512 Designation of regional planning councils.—

699 (1) The territorial area of the state is subdivided into  
700 the following districts for the purpose of regional  
701 comprehensive planning. The name and geographic area of each  
702 respective district must accord with the following:

703 (a) West Florida Regional Planning Council: Bay, Escambia,  
704 Holmes, Okaloosa, Santa Rosa, Walton, and Washington Counties.

705 (b) Apalachee Regional Planning Council: Calhoun, Franklin,  
706 Gadsden, Gulf, Jackson, Jefferson, Leon, Liberty, and Wakulla  
707 Counties.

708 (c) North Central Florida Regional Planning Council:  
709 Alachua, Bradford, Columbia, Dixie, Gilchrist, Hamilton,  
710 Lafayette, Levy, Madison, Marion, Suwannee, Taylor, and Union  
711 Counties.

712 (d) Northeast Florida Regional Planning Council: Baker,  
713 Clay, Duval, Flagler, Nassau, Putnam, and St. Johns Counties.

714 (e) East Central Florida Regional Planning Council:  
715 Brevard, Lake, Orange, Osceola, Seminole, Sumter, and Volusia  
716 Counties.

717 (f) Central Florida Regional Planning Council: DeSoto,  
718 Hardee, Highlands, Okeechobee, and Polk Counties.

719 (g) Tampa Bay Regional Planning Council: Citrus, Hernando,  
720 Hillsborough, Manatee, Pasco, and Pinellas Counties.

721 (h) Southwest Florida Regional Planning Council: Charlotte,  
722 Collier, Glades, Hendry, Lee, and Sarasota Counties.

723 (i) Treasure Coast Regional Planning Council: Indian River,  
724 Martin, Palm Beach, and St. Lucie Counties.

725 (j) South Florida Regional Planning Council: Broward,

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726 Miami-Dade, and Monroe Counties.

727 (2) Beginning January 1, 2016, and thereafter, the Governor  
728 may review and update the district boundaries of the regional  
729 planning councils pursuant to his authority under s. 186.506(4).

730 (3) For the purposes of transition from one regional  
731 planning council to another, the successor regional planning  
732 council shall apply the prior strategic regional policy plan to  
733 a local government until such time as the successor regional  
734 planning council amends its plan pursuant to this chapter to  
735 include the affected local government within the new region.

736 Section 12. Section 186.513, Florida Statutes, is amended  
737 to read:

738 186.513 Reports.—Each regional planning council shall  
739 prepare and furnish an annual report on its activities to the  
740 state land planning agency as defined in s. 163.3164 and the  
741 local general-purpose governments within its boundaries and,  
742 upon payment as may be established by the council, to any  
743 interested person. ~~The regional planning councils shall make a~~  
744 ~~joint report and recommendations to appropriate legislative~~  
745 ~~committees.~~

746 Section 13. Subsection (2) of section 190.005, Florida  
747 Statutes, is amended to read:

748 190.005 Establishment of district.—

749 (2) The exclusive and uniform method for the establishment  
750 of a community development district of less than 1,000 acres in  
751 size or a community development district of up to 7,000 acres in  
752 size located within a connected-city corridor established  
753 pursuant to s. 163.3246(14) shall be pursuant to an ordinance  
754 adopted by the county commission of the county having

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755 jurisdiction over the majority of land in the area in which the  
756 district is to be located granting a petition for the  
757 establishment of a community development district as follows:

758 (a) A petition for the establishment of a community  
759 development district shall be filed by the petitioner with the  
760 county commission. The petition shall contain the same  
761 information as required in paragraph (1) (a).

762 (b) A public hearing on the petition shall be conducted by  
763 the county commission in accordance with the requirements and  
764 procedures of paragraph (1) (d).

765 (c) The county commission shall consider the record of the  
766 public hearing and the factors set forth in paragraph (1) (e) in  
767 making its determination to grant or deny a petition for the  
768 establishment of a community development district.

769 (d) The county commission shall not adopt any ordinance  
770 which would expand, modify, or delete any provision of the  
771 uniform community development district charter as set forth in  
772 ss. 190.006-190.041. An ordinance establishing a community  
773 development district shall only include the matters provided for  
774 in paragraph (1) (f) unless the commission consents to any of the  
775 optional powers under s. 190.012(2) at the request of the  
776 petitioner.

777 (e) If all of the land in the area for the proposed  
778 district is within the territorial jurisdiction of a municipal  
779 corporation, then the petition requesting establishment of a  
780 community development district under this act shall be filed by  
781 the petitioner with that particular municipal corporation. In  
782 such event, the duties of the county, hereinabove described, in  
783 action upon the petition shall be the duties of the municipal

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784 corporation. If any of the land area of a proposed district is  
785 within the land area of a municipality, the county commission  
786 may not create the district without municipal approval. If all  
787 of the land in the area for the proposed district, even if less  
788 than 1,000 acres, is within the territorial jurisdiction of two  
789 or more municipalities, except for proposed districts within a  
790 connected-city corridor established pursuant to s. 163.3246(14),  
791 the petition shall be filed with the Florida Land and Water  
792 Adjudicatory Commission and proceed in accordance with  
793 subsection (1).

794 (f) Notwithstanding any other provision of this subsection,  
795 within 90 days after a petition for the establishment of a  
796 community development district has been filed pursuant to this  
797 subsection, the governing body of the county or municipal  
798 corporation may transfer the petition to the Florida Land and  
799 Water Adjudicatory Commission, which shall make the  
800 determination to grant or deny the petition as provided in  
801 subsection (1). A county or municipal corporation shall have no  
802 right or power to grant or deny a petition that has been  
803 transferred to the Florida Land and Water Adjudicatory  
804 Commission.

805 Section 14. Section 253.7828, Florida Statutes, is amended  
806 to read:

807 253.7828 Impairment of use or conservation by agencies  
808 prohibited.—All agencies of the state, ~~regional planning~~  
809 ~~councils,~~ water management districts, and local governments  
810 shall recognize the special character of the lands and waters  
811 designated by the state as the Cross Florida Greenways State  
812 Recreation and Conservation Area and shall not take any action

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813 which will impair its use and conservation.

814 Section 15. Section 260.018, Florida Statutes, is repealed.

815 Section 16. Paragraph (b) of subsection (4) of section  
816 339.155, Florida Statutes, is amended to read:

817 339.155 Transportation planning.—

818 (4) ADDITIONAL TRANSPORTATION PLANS.—

819 (b) Each regional planning council, as provided for in s.  
820 186.504, or any successor agency thereto, shall develop, as an  
821 element of its strategic regional policy plan, transportation  
822 goals and policies. The transportation goals and policies must  
823 be prioritized to comply with the prevailing principles provided  
824 in subsection (1) and s. 334.046(1). The transportation goals  
825 and policies shall be consistent, to the maximum extent  
826 feasible, with the goals and policies of the metropolitan  
827 planning organization and the Florida Transportation Plan. The  
828 transportation goals and policies of the regional planning  
829 council will be advisory only and shall be submitted to the  
830 department and any affected metropolitan planning organization  
831 for their consideration and comments. Metropolitan planning  
832 organization plans and other local transportation plans shall be  
833 developed consistent, to the maximum extent feasible, with the  
834 regional transportation goals and policies. ~~The regional  
835 planning council shall review urbanized area transportation  
836 plans and any other planning products stipulated in s. 339.175  
837 and provide the department and respective metropolitan planning  
838 organizations with written recommendations, which the department  
839 and the metropolitan planning organizations shall take under  
840 advisement. Further, the regional planning councils shall  
841 directly assist local governments that are not part of a~~

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842 ~~metropolitan area transportation planning process in the~~  
843 ~~development of the transportation element of their comprehensive~~  
844 ~~plans as required by s. 163.3177.~~

845 Section 17. Subsection (8) is added to section 373.236,  
846 Florida Statutes, to read:

847 373.236 Duration of permits; compliance reports.—

848 (8) A water management district may issue a permit to an  
849 applicant, as set forth in s. 163.3245(13), for the same period  
850 of time as the applicant's approved master development order if  
851 the master development order was issued under s. 380.06(21) by a  
852 county which, at the time the order issued, was designated as a  
853 rural area of opportunity under s. 288.0656, was not located in  
854 an area encompassed by a regional water supply plan as set forth  
855 in s. 373.709(1), and was not located within the basin  
856 management action plan of a first magnitude spring. In reviewing  
857 the permit application and determining the permit duration, the  
858 water management district shall apply s. 163.3245(4) (b).

859 Section 18. Subsection (18) of section 380.06, Florida  
860 Statutes, is amended and subsection (30) is added to that  
861 section, to read:

862 380.06 Developments of regional impact.—

863 (18) BIENNIAL REPORTS.—The developer shall submit a  
864 biennial report on the development of regional impact to the  
865 local government, the regional planning agency, the state land  
866 planning agency, and all affected permit agencies in alternate  
867 years on the date specified in the development order, unless the  
868 development order by its terms requires more frequent  
869 monitoring. If the report is not received, ~~the regional planning~~  
870 ~~agency or~~ the state land planning agency shall notify the local

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871 government. If the local government does not receive the report  
872 or receives notification that ~~the regional planning agency or~~  
873 the state land planning agency has not received the report, the  
874 local government shall request in writing that the developer  
875 submit the report within 30 days. The failure to submit the  
876 report after 30 days shall result in the temporary suspension of  
877 the development order by the local government. If no additional  
878 development pursuant to the development order has occurred since  
879 the submission of the previous report, then a letter from the  
880 developer stating that no development has occurred shall satisfy  
881 the requirement for a report. Development orders that require  
882 annual reports may be amended to require biennial reports at the  
883 option of the local government.

884 (30) NEW PROPOSED DEVELOPMENTS.—A new proposed development  
885 otherwise subject to the review requirements of this section  
886 shall be approved by a local government pursuant to s.  
887 163.3184(4) in lieu of proceeding in accordance with this  
888 section.

889 Section 19. Subsections (2) and (3) of section 403.50663,  
890 Florida Statutes, are amended to read:

891 403.50663 Informational public meetings.—

892 (2) Informational public meetings shall be held solely at  
893 the option of each local government ~~or regional planning council~~  
894 ~~if a public meeting is not held by the local government.~~ It is  
895 the legislative intent that local governments ~~or regional~~  
896 ~~planning councils~~ attempt to hold such public meetings. Parties  
897 to the proceedings under this act shall be encouraged to attend;  
898 however, no party other than the applicant and the department  
899 shall be required to attend such informational public meetings.

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900 (3) A local government ~~or regional planning council~~ that  
901 intends to conduct an informational public meeting must provide  
902 notice of the meeting to all parties not less than 5 days prior  
903 to the meeting and to the general public in accordance with s.  
904 403.5115(5). The expense for such notice is eligible for  
905 reimbursement under s. 403.518(2)(c)1.

906 Section 20. Paragraph (a) of subsection (2) of section  
907 403.507, Florida Statutes, is amended to read:

908 403.507 Preliminary statements of issues, reports, project  
909 analyses, and studies.—

910 (2) (a) No later than 100 days after the certification  
911 application has been determined complete, the following agencies  
912 shall prepare reports as provided below and shall submit them to  
913 the department and the applicant, unless a final order denying  
914 the determination of need has been issued under s. 403.519:

915 1. The Department of Economic Opportunity shall prepare a  
916 report containing recommendations which address the impact upon  
917 the public of the proposed electrical power plant, based on the  
918 degree to which the electrical power plant is consistent with  
919 the applicable portions of the state comprehensive plan,  
920 emergency management, and other such matters within its  
921 jurisdiction. The Department of Economic Opportunity may also  
922 comment on the consistency of the proposed electrical power  
923 plant with applicable strategic regional policy plans or local  
924 comprehensive plans and land development regulations.

925 2. The water management district shall prepare a report as  
926 to matters within its jurisdiction, including but not limited  
927 to, the impact of the proposed electrical power plant on water  
928 resources, regional water supply planning, and district-owned

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929 lands and works.

930 3. Each local government in whose jurisdiction the proposed  
931 electrical power plant is to be located shall prepare a report  
932 as to the consistency of the proposed electrical power plant  
933 with all applicable local ordinances, regulations, standards, or  
934 criteria that apply to the proposed electrical power plant,  
935 including any applicable local environmental regulations adopted  
936 pursuant to s. 403.182 or by other means.

937 4. The Fish and Wildlife Conservation Commission shall  
938 prepare a report as to matters within its jurisdiction.

939 ~~5. Each regional planning council shall prepare a report~~  
940 ~~containing recommendations that address the impact upon the~~  
941 ~~public of the proposed electrical power plant, based on the~~  
942 ~~degree to which the electrical power plant is consistent with~~  
943 ~~the applicable provisions of the strategic regional policy plan~~  
944 ~~adopted pursuant to chapter 186 and other matters within its~~  
945 ~~jurisdiction.~~

946 5.6. The Department of Transportation shall address the  
947 impact of the proposed electrical power plant on matters within  
948 its jurisdiction.

949 Section 21. Paragraph (a) of subsection (3) and paragraph  
950 (a) of subsection (4) of section 403.508, Florida Statutes, are  
951 amended to read:

952 403.508 Land use and certification hearings, parties,  
953 participants.—

954 (3) (a) Parties to the proceeding shall include:

955 1. The applicant.

956 2. The Public Service Commission.

957 3. The Department of Economic Opportunity.

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958 4. The Fish and Wildlife Conservation Commission.  
959 5. The water management district.  
960 6. The department.  
961 ~~7. The regional planning council.~~  
962 7.8. The local government.  
963 8.9. The Department of Transportation.

964 (4) (a) The order of presentation at the certification  
965 hearing, unless otherwise changed by the administrative law  
966 judge to ensure the orderly presentation of witnesses and  
967 evidence, shall be:

- 968 1. The applicant.
- 969 2. The department.
- 970 3. State agencies.
- 971 4. Regional agencies, including ~~regional planning councils~~  
972 ~~and~~ water management districts.
- 973 5. Local governments.
- 974 6. Other parties.

975 Section 22. Subsection (5) of section 403.5115, Florida  
976 Statutes, is amended to read:  
977 403.5115 Public notice.—  
978 (5) A local government ~~or regional planning council~~ that  
979 proposes to conduct an informational public meeting pursuant to  
980 s. 403.50663 must publish notice of the meeting in a newspaper  
981 of general circulation within the county or counties in which  
982 the proposed electrical power plant will be located no later  
983 than 7 days prior to the meeting. A newspaper of general  
984 circulation shall be the newspaper that has the largest daily  
985 circulation in that county and has its principal office in that  
986 county. If the newspaper with the largest daily circulation has

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987 its principal office outside the county, the notices shall  
988 appear in both the newspaper having the largest circulation in  
989 that county and in a newspaper authorized to publish legal  
990 notices in that county.

991 Section 23. Paragraph (a) of subsection (2) of section  
992 403.526, Florida Statutes, is amended to read:

993 403.526 Preliminary statements of issues, reports, and  
994 project analyses; studies.—

995 (2) (a) No later than 90 days after the filing of the  
996 application, the following agencies shall prepare reports as  
997 provided below, unless a final order denying the determination  
998 of need has been issued under s. 403.537:

999 1. The department shall prepare a report as to the impact  
1000 of each proposed transmission line or corridor as it relates to  
1001 matters within its jurisdiction.

1002 2. Each water management district in the jurisdiction of  
1003 which a proposed transmission line or corridor is to be located  
1004 shall prepare a report as to the impact on water resources and  
1005 other matters within its jurisdiction.

1006 3. The Department of Economic Opportunity shall prepare a  
1007 report containing recommendations which address the impact upon  
1008 the public of the proposed transmission line or corridor, based  
1009 on the degree to which the proposed transmission line or  
1010 corridor is consistent with the applicable portions of the state  
1011 comprehensive plan, emergency management, and other matters  
1012 within its jurisdiction. The Department of Economic Opportunity  
1013 may also comment on the consistency of the proposed transmission  
1014 line or corridor with applicable strategic regional policy plans  
1015 or local comprehensive plans and land development regulations.

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1016 4. The Fish and Wildlife Conservation Commission shall  
1017 prepare a report as to the impact of each proposed transmission  
1018 line or corridor on fish and wildlife resources and other  
1019 matters within its jurisdiction.

1020 5. Each local government shall prepare a report as to the  
1021 impact of each proposed transmission line or corridor on matters  
1022 within its jurisdiction, including the consistency of the  
1023 proposed transmission line or corridor with all applicable local  
1024 ordinances, regulations, standards, or criteria that apply to  
1025 the proposed transmission line or corridor, including local  
1026 comprehensive plans, zoning regulations, land development  
1027 regulations, and any applicable local environmental regulations  
1028 adopted pursuant to s. 403.182 or by other means. A change by  
1029 the responsible local government or local agency in local  
1030 comprehensive plans, zoning ordinances, or other regulations  
1031 made after the date required for the filing of the local  
1032 government's report required by this section is not applicable  
1033 to the certification of the proposed transmission line or  
1034 corridor unless the certification is denied or the application  
1035 is withdrawn.

1036 ~~6. Each regional planning council shall present a report~~  
1037 ~~containing recommendations that address the impact upon the~~  
1038 ~~public of the proposed transmission line or corridor based on~~  
1039 ~~the degree to which the transmission line or corridor is~~  
1040 ~~consistent with the applicable provisions of the strategic~~  
1041 ~~regional policy plan adopted under chapter 186 and other impacts~~  
1042 ~~of each proposed transmission line or corridor on matters within~~  
1043 ~~its jurisdiction.~~

1044 6.7. The Department of Transportation shall prepare a

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1045 report as to the impact of the proposed transmission line or  
1046 corridor on state roads, railroads, airports, aeronautics,  
1047 seaports, and other matters within its jurisdiction.

1048 ~~7.8.~~ The commission shall prepare a report containing its  
1049 determination under s. 403.537, and the report may include the  
1050 comments from the commission with respect to any other subject  
1051 within its jurisdiction.

1052 ~~8.9.~~ Any other agency, if requested by the department,  
1053 shall also perform studies or prepare reports as to subjects  
1054 within the jurisdiction of the agency which may potentially be  
1055 affected by the proposed transmission line.

1056 Section 24. Paragraph (a) of subsection (2) and paragraph  
1057 (a) of subsection (3) of section 403.527, Florida Statutes, are  
1058 amended to read:

1059 403.527 Certification hearing, parties, participants.-

1060 (2) (a) Parties to the proceeding shall be:

1061 1. The applicant.

1062 2. The department.

1063 3. The commission.

1064 4. The Department of Economic Opportunity.

1065 5. The Fish and Wildlife Conservation Commission.

1066 6. The Department of Transportation.

1067 7. Each water management district in the jurisdiction of  
1068 which the proposed transmission line or corridor is to be  
1069 located.

1070 8. The local government.

1071 ~~9. The regional planning council.~~

1072 (3) (a) The order of presentation at the certification  
1073 hearing, unless otherwise changed by the administrative law

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1074 judge to ensure the orderly presentation of witnesses and  
1075 evidence, shall be:

- 1076 1. The applicant.
- 1077 2. The department.
- 1078 3. State agencies.
- 1079 4. Regional agencies, including ~~regional planning councils~~  
1080 ~~and~~ water management districts.
- 1081 5. Local governments.
- 1082 6. Other parties.

1083 Section 25. Subsections (2) and (3) of section 403.5272,  
1084 Florida Statutes, are amended to read:

1085 403.5272 Informational public meetings.—

1086 (2) Informational public meetings shall be held solely at  
1087 the option of each local government ~~or regional planning~~  
1088 ~~council~~. It is the legislative intent that local governments ~~or~~  
1089 ~~regional planning councils~~ attempt to hold such public meetings.  
1090 Parties to the proceedings under this act shall be encouraged to  
1091 attend; however, a party other than the applicant and the  
1092 department is not required to attend the informational public  
1093 meetings.

1094 (3) A local government ~~or regional planning council~~ that  
1095 intends to conduct an informational public meeting must provide  
1096 notice of the meeting, with notice sent to all parties listed in  
1097 s. 403.527(2)(a), not less than 15 days before the meeting and  
1098 to the general public in accordance with s. 403.5363(4).

1099 Section 26. Subsection (4) of section 403.7264, Florida  
1100 Statutes, is amended to read:

1101 403.7264 Amnesty days for purging small quantities of  
1102 hazardous wastes.—Amnesty days are authorized by the state for

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1103 the purpose of purging small quantities of hazardous waste, free  
1104 of charge, from the possession of homeowners, farmers, schools,  
1105 state agencies, and small businesses. These entities have no  
1106 appropriate economically feasible mechanism for disposing of  
1107 their hazardous wastes at the present time. In order to raise  
1108 public awareness on this issue, provide an educational process,  
1109 accommodate those entities which have a need to dispose of small  
1110 quantities of hazardous waste, and preserve the waters of the  
1111 state, amnesty days shall be carried out in the following  
1112 manner:

1113 ~~(4) Regional planning councils shall assist the department~~  
1114 ~~in site selection, public awareness, and program coordination.~~  
1115 ~~However, the department shall retain full responsibility for the~~  
1116 ~~state amnesty days program.~~

1117 Section 27. Paragraph (a) of subsection (2) of section  
1118 403.941, Florida Statutes, is amended to read:

1119 403.941 Preliminary statements of issues, reports, and  
1120 studies.—

1121 (2) (a) The affected agencies shall prepare reports as  
1122 provided in this paragraph and shall submit them to the  
1123 department and the applicant within 60 days after the  
1124 application is determined sufficient:

1125 1. The department shall prepare a report as to the impact  
1126 of each proposed natural gas transmission pipeline or corridor  
1127 as it relates to matters within its jurisdiction.

1128 2. Each water management district in the jurisdiction of  
1129 which a proposed natural gas transmission pipeline or corridor  
1130 is to be located shall prepare a report as to the impact on  
1131 water resources and other matters within its jurisdiction.

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1132           3. The Department of Economic Opportunity shall prepare a  
1133 report containing recommendations which address the impact upon  
1134 the public of the proposed natural gas transmission pipeline or  
1135 corridor, based on the degree to which the proposed natural gas  
1136 transmission pipeline or corridor is consistent with the  
1137 applicable portions of the state comprehensive plan and other  
1138 matters within its jurisdiction. The Department of Economic  
1139 Opportunity may also comment on the consistency of the proposed  
1140 natural gas transmission pipeline or corridor with applicable  
1141 strategic regional policy plans or local comprehensive plans and  
1142 land development regulations.

1143           4. The Fish and Wildlife Conservation Commission shall  
1144 prepare a report as to the impact of each proposed natural gas  
1145 transmission pipeline or corridor on fish and wildlife resources  
1146 and other matters within its jurisdiction.

1147           5. Each local government in which the natural gas  
1148 transmission pipeline or natural gas transmission pipeline  
1149 corridor will be located shall prepare a report as to the impact  
1150 of each proposed natural gas transmission pipeline or corridor  
1151 on matters within its jurisdiction, including the consistency of  
1152 the proposed natural gas transmission pipeline or corridor with  
1153 all applicable local ordinances, regulations, standards, or  
1154 criteria that apply to the proposed natural gas transmission  
1155 pipeline or corridor, including local comprehensive plans,  
1156 zoning regulations, land development regulations, and any  
1157 applicable local environmental regulations adopted pursuant to  
1158 s. 403.182 or by other means. No change by the responsible local  
1159 government or local agency in local comprehensive plans, zoning  
1160 ordinances, or other regulations made after the date required

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1161 for the filing of the local government's report required by this  
1162 section shall be applicable to the certification of the proposed  
1163 natural gas transmission pipeline or corridor unless the  
1164 certification is denied or the application is withdrawn.

1165 ~~6. Each regional planning council in which the natural gas~~  
1166 ~~transmission pipeline or natural gas transmission pipeline~~  
1167 ~~corridor will be located shall present a report containing~~  
1168 ~~recommendations that address the impact upon the public of the~~  
1169 ~~proposed natural gas transmission pipeline or corridor, based on~~  
1170 ~~the degree to which the natural gas transmission pipeline or~~  
1171 ~~corridor is consistent with the applicable provisions of the~~  
1172 ~~strategic regional policy plan adopted pursuant to chapter 186~~  
1173 ~~and other impacts of each proposed natural gas transmission~~  
1174 ~~pipeline or corridor on matters within its jurisdiction.~~

1175 6.7. The Department of Transportation shall prepare a  
1176 report on the effect of the natural gas transmission pipeline or  
1177 natural gas transmission pipeline corridor on matters within its  
1178 jurisdiction, including roadway crossings by the pipeline. The  
1179 report shall contain at a minimum:

1180 a. A report by the applicant to the department stating that  
1181 all requirements of the department's utilities accommodation  
1182 guide have been or will be met in regard to the proposed  
1183 pipeline or pipeline corridor; and

1184 b. A statement by the department as to the adequacy of the  
1185 report to the department by the applicant.

1186 ~~7.8.~~ The Department of State, Division of Historical  
1187 Resources, shall prepare a report on the impact of the natural  
1188 gas transmission pipeline or natural gas transmission pipeline  
1189 corridor on matters within its jurisdiction.

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1190       ~~8.9.~~ The commission shall prepare a report addressing  
1191 matters within its jurisdiction. The commission's report shall  
1192 include its determination of need issued pursuant to s.  
1193 403.9422.

1194       Section 28. Paragraph (a) of subsection (4) and subsection  
1195 (6) of section 403.9411, Florida Statutes, are amended to read:

1196       403.9411 Notice; proceedings; parties and participants.—

1197       (4) (a) Parties to the proceeding shall be:

1198       1. The applicant.

1199       2. The department.

1200       3. The commission.

1201       4. The Department of Economic Opportunity.

1202       5. The Fish and Wildlife Conservation Commission.

1203       6. Each water management district in the jurisdiction of  
1204 which the proposed natural gas transmission pipeline or corridor  
1205 is to be located.

1206       7. The local government.

1207       ~~8. The regional planning council.~~

1208       8.9. The Department of Transportation.

1209       ~~9.10.~~ The Department of State, Division of Historical  
1210 Resources.

1211       (6) The order of presentation at the certification hearing,  
1212 unless otherwise changed by the administrative law judge to  
1213 ensure the orderly presentation of witnesses and evidence, shall  
1214 be:

1215       (a) The applicant.

1216       (b) The department.

1217       (c) State agencies.

1218       (d) Regional agencies, including ~~regional planning councils~~

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1219 and water management districts.

1220 (e) Local governments.

1221 (f) Other parties.

1222 Section 29. Subsection (6) of section 419.001, Florida  
1223 Statutes, is amended to read:

1224 419.001 Site selection of community residential homes.—

1225 (6) If agreed to by both the local government and the  
1226 sponsoring agency, a conflict may be resolved through informal  
1227 mediation. The local government shall arrange for the services  
1228 of an independent mediator ~~or may utilize the dispute resolution~~  
1229 ~~process established by a regional planning council pursuant to~~  
1230 ~~s. 186.509~~. Mediation shall be concluded within 45 days of a  
1231 request therefor. The resolution of any issue through the  
1232 mediation process shall not alter any person's right to a  
1233 judicial determination of any issue if that person is entitled  
1234 to such a determination under statutory or common law.

1235 Section 30. Subsection (4) of section 985.682, Florida  
1236 Statutes, is amended to read:

1237 985.682 Siting of facilities; criteria.—

1238 (4) When the department requests such a modification and it  
1239 is denied by the local government, the local government or the  
1240 department shall initiate the dispute resolution process  
1241 ~~established under s. 186.509~~ to reconcile differences on the  
1242 siting of correctional facilities between the department, local  
1243 governments, and private citizens. ~~If the regional planning~~  
1244 ~~council has not established a dispute resolution process~~  
1245 ~~pursuant to s. 186.509~~, The department shall establish, by rule,  
1246 procedures for dispute resolution. The dispute resolution  
1247 process shall require the parties to commence meetings to

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1248 reconcile their differences. If the parties fail to resolve  
1249 their differences within 30 days after the denial, the parties  
1250 shall engage in voluntary mediation or similar process. If the  
1251 parties fail to resolve their differences by mediation within 60  
1252 days after the denial, or if no action is taken on the  
1253 department's request within 90 days after the request, the  
1254 department must appeal the decision of the local government on  
1255 the requested modification of local plans, ordinances, or  
1256 regulations to the Governor and Cabinet. Any dispute resolution  
1257 process initiated under this section must conform to the time  
1258 limitations set forth herein. However, upon agreement of all  
1259 parties, the time limits may be extended, but in no event may  
1260 the dispute resolution process extend over 180 days.

1261 Section 31. This act shall take effect upon becoming a law.