

Amendment No. 1

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	<u>    </u>	(Y/N)
ADOPTED AS AMENDED	<u>    </u>	(Y/N)
ADOPTED W/O OBJECTION	<u>    </u>	(Y/N)
FAILED TO ADOPT	<u>    </u>	(Y/N)
WITHDRAWN	<u>    </u>	(Y/N)
OTHER	<u>    </u>	

1 Committee/Subcommittee hearing bill: Economic Affairs Committee  
 2 Representative La Rosa offered the following:

**Amendment (with title amendment)**

5 Remove everything after the enacting clause and insert:

6 Section 1. Paragraph (c) of subsection (2) of section  
 7 163.3184, Florida Statutes, is amended to read:

8 163.3184 Process for adoption of comprehensive plan or  
 9 plan amendment.—

10 (2) COMPREHENSIVE PLANS AND PLAN AMENDMENTS.—

11 (c) Plan amendments that are in an area of critical state  
 12 concern designated pursuant to s. 380.05; propose a rural land  
 13 stewardship area pursuant to s. 163.3248; propose a sector plan  
 14 pursuant to s. 163.3245; update a comprehensive plan based on an  
 15 evaluation and appraisal pursuant to s. 163.3191; propose a  
 16 development that qualifies as a development of regional impact  
 17 pursuant to s. 380.06 ~~380.06(24) (\*)~~; or are new plans for newly

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18 incorporated municipalities adopted pursuant to s. 163.3167  
19 shall follow the state coordinated review process in subsection  
20 (4).

21 Section 2. Subsection (30) is added to section 380.06,  
22 Florida Statutes, to read:

23 380.06 Developments of regional impact.—

24 (30) NEW PROPOSED DEVELOPMENTS.—A new proposed development  
25 otherwise subject to the review requirements of this section  
26 shall be approved by a local government pursuant to s.  
27 163.3184(4) in lieu of proceeding in accordance with this  
28 section.

29 Section 3. Subsection (9) of section 163.3175, Florida  
30 Statutes, is amended to read:

31 163.3175 Legislative findings on compatibility of  
32 development with military installations; exchange of information  
33 between local governments and military installations.—

34 ~~(9) If a local government, as required under s.~~  
35 ~~163.3177(6)(a), does not adopt criteria and address~~  
36 ~~compatibility of lands adjacent to or closely proximate to~~  
37 ~~existing military installations in its future land use plan~~  
38 ~~element by June 30, 2012, the local government, the military~~  
39 ~~installation, the state land planning agency, and other parties~~  
40 ~~as identified by the regional planning council, including, but~~  
41 ~~not limited to, private landowner representatives, shall enter~~  
42 ~~into mediation conducted pursuant to s. 186.509. If the local~~  
43 ~~government comprehensive plan does not contain criteria~~

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~~addressing compatibility by December 31, 2013, the agency may notify the Administration Commission. The Administration Commission may impose sanctions pursuant to s. 163.3184(8). Any local government that amended its comprehensive plan to address military installation compatibility requirements after 2004 and was found to be in compliance is deemed to be in compliance with this subsection until the local government conducts its evaluation and appraisal review pursuant to s. 163.3191 and determines that amendments are necessary to meet updated general law requirements.~~

Section 4. Subsections (3) and (9) of section 163.3245, Florida Statutes, are amended, subsection (13) is renumbered as subsection (14), and new subsections (13) and (15) are added to that section, to read:

163.3245 Sector plans.—

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

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

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70 1. A framework map that, at a minimum, generally depicts  
71 areas of urban, agricultural, rural, and conservation land use;  
72 identifies allowed uses in various parts of the planning area;  
73 specifies maximum and minimum densities and intensities of use;  
74 and provides the general framework for the development pattern  
75 in developed areas with graphic illustrations based on a  
76 hierarchy of places and functional place-making components.

77 2. A general identification of the water supplies needed  
78 and available sources of water, including water resource  
79 development and water supply development projects, and water  
80 conservation measures needed to meet the projected demand of the  
81 future land uses in the long-term master plan.

82 3. A general identification of the transportation  
83 facilities to serve the future land uses in the long-term master  
84 plan, including guidelines to be used to establish each modal  
85 component intended to optimize mobility.

86 4. A general identification of other regionally  
87 significant public facilities necessary to support the future  
88 land uses, which may include central utilities provided onsite  
89 within the planning area, and policies setting forth the  
90 procedures to be used to mitigate the impacts of future land  
91 uses on public facilities.

92 5. A general identification of regionally significant  
93 natural resources within the planning area based on the best  
94 available data and policies setting forth the procedures for  
95 protection or conservation of specific resources consistent with

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96 the overall conservation and development strategy for the  
97 planning area.

98 6. General principles and guidelines addressing the urban  
99 form and the interrelationships of future land uses; the  
100 protection and, as appropriate, restoration and management of  
101 lands identified for permanent preservation through recordation  
102 of conservation easements consistent with s. 704.06, which shall  
103 be phased or staged in coordination with detailed specific area  
104 plans to reflect phased or staged development within the  
105 planning area; achieving a more clean, healthy environment;  
106 limiting urban sprawl; providing a range of housing types;  
107 protecting wildlife and natural areas; advancing the efficient  
108 use of land and other resources; creating quality communities of  
109 a design that promotes travel by multiple transportation modes;  
110 and enhancing the prospects for the creation of jobs.

111 7. Identification of general procedures and policies to  
112 facilitate intergovernmental coordination to address  
113 extrajurisdictional impacts from the future land uses.

114  
115 A long-term master plan adopted pursuant to this section may be  
116 based upon a planning period longer than the generally  
117 applicable planning period of the local comprehensive plan,  
118 shall specify the projected population within the planning area  
119 during the chosen planning period, and may include a phasing or  
120 staging schedule that allocates a portion of the local  
121 government's future growth to the planning area through the

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122 | planning period. A long-term master plan adopted pursuant to  
123 | this section is not required to demonstrate need based upon  
124 | projected population growth or on any other basis.

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

130 |       1. Development or conservation of an area of at least  
131 | 1,000 acres consistent with the long-term master plan. The local  
132 | government may approve detailed specific area plans of less than  
133 | 1,000 acres based on local circumstances if it is determined  
134 | that the detailed specific area plan furthers the purposes of  
135 | this part and part I of chapter 380.

136 |       2. Detailed identification and analysis of the maximum and  
137 | minimum densities and intensities of use and the distribution,  
138 | extent, and location of future land uses.

139 |       3. Detailed identification of water resource development  
140 | and water supply development projects and related infrastructure  
141 | and water conservation measures to address water needs of  
142 | development in the detailed specific area plan.

143 |       4. Detailed identification of the transportation  
144 | facilities to serve the future land uses in the detailed  
145 | specific area plan.

146 |       5. Detailed identification of other regionally significant  
147 | public facilities, including public facilities outside the

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148 jurisdiction of the host local government, impacts of future  
149 land uses on those facilities, and required improvements  
150 consistent with the long-term master plan.

151 6. Public facilities necessary to serve development in the  
152 detailed specific area plan, including developer contributions  
153 in a 5-year capital improvement schedule of the affected local  
154 government.

155 7. Detailed analysis and identification of specific  
156 measures to ensure the protection and, as appropriate,  
157 restoration and management of lands within the boundary of the  
158 detailed specific area plan identified for permanent  
159 preservation through recordation of conservation easements  
160 consistent with s. 704.06, which easements shall be effective  
161 before or concurrent with the effective date of the detailed  
162 specific area plan and other important resources both within and  
163 outside the host jurisdiction. Any such conservation easement  
164 may be based on digital orthophotography prepared by a surveyor  
165 and mapper licensed under chapter 472 and may include a right of  
166 adjustment authorizing the grantor to modify portions of the  
167 area protected by a conservation easement and substitute other  
168 lands in their place if the lands to be substituted contain no  
169 less gross acreage than the lands to be removed; have equivalent  
170 values in the proportion and quality of wetlands, uplands, and  
171 wildlife habitat; and are contiguous to other lands protected by  
172 the conservation easement. Substitution shall be accomplished  
173 by recording an amendment to the conservation easement as

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174 accepted by and with the consent of the grantee which consent  
175 shall not be unreasonably withheld.

176 8. Detailed principles and guidelines addressing the urban  
177 form and the interrelationships of future land uses; achieving a  
178 more clean, healthy environment; limiting urban sprawl;  
179 providing a range of housing types; protecting wildlife and  
180 natural areas; advancing the efficient use of land and other  
181 resources; creating quality communities of a design that  
182 promotes travel by multiple transportation modes; and enhancing  
183 the prospects for the creation of jobs.

184 9. Identification of specific procedures to facilitate  
185 intergovernmental coordination to address extrajurisdictional  
186 impacts from the detailed specific area plan.

187

188 A detailed specific area plan adopted by local development order  
189 pursuant to this section may be based upon a planning period  
190 longer than the generally applicable planning period of the  
191 local comprehensive plan and shall specify the projected  
192 population within the specific planning area during the chosen  
193 planning period. A detailed specific area plan adopted pursuant  
194 to this section is not required to demonstrate need based upon  
195 projected population growth or on any other basis. All lands  
196 identified in the long-term master plan for permanent  
197 preservation shall be subject to a recorded conservation  
198 easement consistent with s. 704.06 before or concurrent with the  
199 effective date of the final detailed specific area plan to be



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200 approved within the planning area. Any such conservation  
201 easement may be based on digital orthophotography prepared by a  
202 surveyor and mapper licensed under chapter 472 and may include a  
203 right of adjustment authorizing the grantor to modify portions  
204 of the area protected by a conservation easement and substitute  
205 other lands in their place if the lands to be substituted  
206 contain no less gross acreage than the lands to be removed; have  
207 equivalent values in the proportion and quality of wetlands,  
208 uplands, and wildlife habitat; and are contiguous to other lands  
209 protected by the conservation easement. Substitution shall be  
210 accomplished by recording an amendment to the conservation  
211 easement as accepted by and with the consent of the grantee  
212 which consent shall not be unreasonably withheld.

213 (c) In its review of a long-term master plan, the state  
214 land planning agency shall consult with the Department of  
215 Agriculture and Consumer Services, the Department of  
216 Environmental Protection, the Fish and Wildlife Conservation  
217 Commission, and the applicable water management district  
218 regarding the design of areas for protection and conservation of  
219 regionally significant natural resources and for the protection  
220 and, as appropriate, restoration and management of lands  
221 identified for permanent preservation.

222 (d) In its review of a long-term master plan, the state  
223 land planning agency shall consult with the Department of  
224 Transportation, the applicable metropolitan planning  
225 organization, and any urban transit agency regarding the

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226 location, capacity, design, and phasing or staging of major  
227 transportation facilities in the planning area.

228 (e) Whenever a local government issues a development order  
229 approving a detailed specific area plan, a copy of such order  
230 shall be rendered to the state land planning agency and the  
231 owner or developer of the property affected by such order, as  
232 prescribed by rules of the state land planning agency for a  
233 development order for a development of regional impact. Within  
234 45 days after the order is rendered, the owner, the developer,  
235 or the state land planning agency may appeal the order to the  
236 Florida Land and Water Adjudicatory Commission by filing a  
237 petition alleging that the detailed specific area plan is not  
238 consistent with the comprehensive plan or with the long-term  
239 master plan adopted pursuant to this section. The appellant  
240 shall furnish a copy of the petition to the opposing party, as  
241 the case may be, and to the local government that issued the  
242 order. The filing of the petition stays the effectiveness of the  
243 order until after completion of the appeal process. However, if  
244 a development order approving a detailed specific area plan has  
245 been challenged by an aggrieved or adversely affected party in a  
246 judicial proceeding pursuant to s. 163.3215, and a party to such  
247 proceeding serves notice to the state land planning agency, the  
248 state land planning agency shall dismiss its appeal to the  
249 commission and shall have the right to intervene in the pending  
250 judicial proceeding pursuant to s. 163.3215. Proceedings for  
251 administrative review of an order approving a detailed specific

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252 area plan shall be conducted consistent with s. 380.07(6). The  
253 commission shall issue a decision granting or denying permission  
254 to develop pursuant to the long-term master plan and the  
255 standards of this part and may attach conditions or restrictions  
256 to its decisions.

257 (f) The applicant for a detailed specific area plan shall  
258 transmit copies of the application to the reviewing agencies  
259 specified in s. 163.3184(1)(c), or their successor agencies, for  
260 review and comment as to whether the detailed specific area plan  
261 is consistent with the comprehensive plan and the long-term  
262 master plan. Any comments from the reviewing agencies shall be  
263 submitted in writing to the local government with jurisdiction  
264 and to the state land planning agency within 30 days after the  
265 applicant's transmittal of the application.

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

269 (h) If an applicant seeks to use wetland or upland  
270 preservation achieved by granting conservation easements  
271 required under this section as compensatory mitigation for  
272 permitting purposes under chapter 373 or chapter 379, the  
273 Department of Environmental Protection, the Fish and Wildlife  
274 Conservation Commission, or the water management district may  
275 accept such mitigation using the criteria established in the  
276 uniform assessment method required by s. 373.414, or pursuant to  
277 chapter 379, as applicable, without considering the fact that a

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278 conservation easement encumbering the same real property was  
279 previously recorded pursuant to paragraph (b).

280 (9) The adoption of a long-term master plan or a detailed  
281 specific area plan pursuant to this section does not limit the  
282 right to continue existing agricultural or silvicultural uses or  
283 other natural resource-based operations or to establish similar  
284 new agricultural or silvicultural uses that are consistent with  
285 the plans approved pursuant to this section.

286 (13) An applicant with an approved master development  
287 order may request that the applicable water management district  
288 issue a consumptive use permit as set forth in s. 373.236(8) for  
289 the same period of time as the approved master development  
290 order.

291 (15) The more specific provisions of this section shall  
292 supersede the generally applicable provisions of this chapter  
293 that otherwise would apply. This section does not preclude a  
294 local government from requiring data and analysis beyond the  
295 minimum criteria established in this section.

296 Section 5. Subsection (8) is added to section 373.236,  
297 Florida Statutes, to read:

298 373.236 Duration of permits; compliance reports.—

299 (8) A water management district may issue to an applicant,  
300 as set forth in s. 163.3245(13), a permit for the same period of  
301 time as the applicant's approved master development order if the  
302 master development order was issued under s. 380.06(21) by a  
303 county which, at the time the order issued, was designated as a

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304 rural area of opportunity under s. 288.0656, was not located in  
305 an area encompassed by a regional water supply plan as set forth  
306 in s. 373.709(1), and was not located within the basin  
307 management action plan of a first magnitude spring. In  
308 reviewing the permit application and determining the permit  
309 duration, the water management district shall apply s.  
310 163.3245(4)(b).

311 Section 6. Subsection (11) of section 163.3246, Florida  
312 Statutes, is amended to read:

313 163.3246 Local government comprehensive planning  
314 certification program.—

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

321 ~~(a) Concurrent with filing an application for development~~  
322 ~~approval with the local government, a developer proposing a~~  
323 ~~project that would have been subject to review pursuant to s.~~  
324 ~~380.06 shall notify in writing the regional planning council~~  
325 ~~with jurisdiction.~~

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

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330 Section 7. Subsection (4) of section 163.3248, Florida  
331 Statutes, is amended to read:

332 163.3248 Rural land stewardship areas.—

333 (4) A local government or one or more property owners may  
334 request assistance and participation in the development of a  
335 plan for the rural land stewardship area from the state land  
336 planning agency, the Department of Agriculture and Consumer  
337 Services, the Fish and Wildlife Conservation Commission, the  
338 Department of Environmental Protection, the appropriate water  
339 management district, the Department of Transportation, ~~the~~  
340 ~~regional planning council~~, private land owners, and  
341 stakeholders.

342 Section 8. Section 186.504, Florida Statutes, is amended  
343 to read:

344 186.504 Regional planning councils; ~~creation~~; membership.—

345 ~~(1) A regional planning council shall be created in each~~  
346 ~~of the several comprehensive planning districts of the state.~~  
347 ~~Only one agency shall exercise the responsibilities granted~~  
348 ~~herein within the geographic boundaries of any one comprehensive~~  
349 ~~planning district.~~

350 (1)(2) Membership on a ~~the~~ regional planning council shall  
351 be consistent with s. 186.512 and be as follows:

352 (a) Representatives appointed by each of the member  
353 counties in the geographic area covered by the regional planning  
354 council.

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355 (b) Representatives from other member local general-  
356 purpose governments in the geographic area covered by the  
357 regional planning council.

358 (c) Representatives appointed by the Governor from the  
359 geographic area covered by the regional planning council,  
360 including an elected school board member from the geographic  
361 area covered by the regional planning council, to be nominated  
362 by the Florida School Board Association.

363 ~~(2)(3)~~ Not less than two-thirds of the representatives  
364 serving as voting members on the governing bodies of such  
365 regional planning councils shall be elected officials of local  
366 general-purpose governments chosen by the cities and counties of  
367 the applicable regional planning council ~~region~~, provided each  
368 county shall have at least one vote. The remaining one-third of  
369 the voting members on the governing board shall be appointed by  
370 the Governor, to include one elected school board member,  
371 subject to confirmation by the Senate, and shall reside within  
372 the applicable regional planning council ~~in the region~~. No two  
373 appointees of the Governor shall have their places of residence  
374 in the same county until each county within the regional  
375 planning council ~~region~~ is represented by a Governor's appointee  
376 to the governing board. ~~Nothing contained in~~ This section does  
377 not shall deny to local governing bodies or the Governor the  
378 option of appointing either locally elected officials or lay  
379 citizens provided at least two-thirds of the governing body of

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380 the regional planning council is composed of locally elected  
381 officials.

382 ~~(4) In addition to voting members appointed pursuant to~~  
383 ~~paragraph (2) (c), the Governor shall appoint the following ex~~  
384 ~~officio nonvoting members to each regional planning council:~~

385 ~~(a) A representative of the Department of Transportation.~~

386 ~~(b) A representative of the Department of Environmental~~  
387 ~~Protection.~~

388 ~~(c) A representative nominated by the Department of~~  
389 ~~Economic Opportunity.~~

390 ~~(d) A representative of the appropriate water management~~  
391 ~~district or districts.~~

392

393 ~~The Governor may also appoint ex officio nonvoting members~~  
394 ~~representing appropriate metropolitan planning organizations and~~  
395 ~~regional water supply authorities.~~

396 ~~(3)-(5) Nothing contained in This act does not shall be~~  
397 ~~construed to mandate municipal government membership or~~  
398 ~~participation in a regional planning council. However, each~~  
399 ~~county shall be a member of the regional planning council~~  
400 ~~created within the comprehensive planning district encompassing~~  
401 ~~the county.~~

402 ~~(6) The existing regional planning council in each of the~~  
403 ~~several comprehensive planning districts shall be designated as~~  
404 ~~the regional planning council specified under subsections (1)-~~  
405 ~~(5), provided the council agrees to meet the membership criteria~~



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406 ~~specified therein and is a regional planning council organized~~  
407 ~~under either s. 163.01 or s. 163.02 or ss. 186.501-186.515.~~

408 Section 9. Subsection (22) of section 186.505, Florida  
409 Statutes, is amended to read:

410 186.505 Regional planning councils; powers and duties.—Any  
411 regional planning council created hereunder shall have the  
412 following powers:

413 ~~(22) To establish and conduct a cross-acceptance~~  
414 ~~negotiation process with local governments intended to resolve~~  
415 ~~inconsistencies between applicable local and regional plans,~~  
416 ~~with participation by local governments being voluntary.~~

417 Section 10. Section 186.512, Florida Statutes, is created  
418 to read:

419 186.512 Regional planning council identification.—

420 (1) The territorial area of the state is subdivided into  
421 the following districts for the purpose of regional  
422 comprehensive planning. The name and geographic area of each  
423 respective district shall accord with the following:

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

426 (b) Apalachee Regional Planning Council: Calhoun,  
427 Franklin, Gadsden, Gulf, Jackson, Jefferson, Leon, Liberty, and  
428 Wakulla Counties.

429 (c) North Central Florida Regional Planning Council:  
430 Alachua, Bradford, Columbia, Dixie, Gilchrist, Hamilton,

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431 Lafayette, Levy, Madison, Marion, Suwannee, Taylor, and Union  
432 Counties.

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

435 (e) East Central Florida Regional Planning Council:  
436 Brevard, Lake, Orange, Osceola, Seminole, Sumter, and Volusia  
437 Counties.

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

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

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

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

446 (j) South Florida Regional Planning Council: Broward,  
447 Miami-Dade, and Monroe Counties.

448 (2) Beginning January 1, 2016, and thereafter, the  
449 Governor may review and update the district boundaries of the  
450 regional planning councils pursuant to his authority under  
451 186.506(4).

452 (3) For purposes of transition from one regional planning  
453 council to another, the successor regional planning council  
454 shall apply the prior strategic regional policy plan to a local  
455 government until such time as the successor regional planning

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456 council amends its plan pursuant to this chapter to include the  
457 affected local government within the new region.

458 Section 11. Section 186.513, Florida Statutes, is amended  
459 to read:

460 186.513 Reports.—Each regional planning council shall  
461 prepare and furnish an annual report on its activities to the  
462 state land planning agency as defined in s. 163.3164 and the  
463 local general-purpose governments within its boundaries and,  
464 upon payment as may be established by the council, to any  
465 interested person. ~~The regional planning councils shall make a~~  
466 ~~joint report and recommendations to appropriate legislative~~  
467 ~~committees.~~

468 Section 12. Paragraph (a) of subsection (1) of section  
469 120.52, Florida Statutes, is amended to read:

470 120.52 Definitions.—As used in this act:

471 (1) "Agency" means the following officers or governmental  
472 entities if acting pursuant to powers other than those derived  
473 from the constitution:

474 (a) The Governor; each state officer and state department,  
475 and each departmental unit described in s. 20.04; the Board of  
476 Governors of the State University System; the Commission on  
477 Ethics; the Fish and Wildlife Conservation Commission; a  
478 regional water supply authority; a regional planning agency; a  
479 multicounty special district, but only if a majority of its  
480 governing board is comprised of nonelected persons; educational

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481 units; and each entity described in chapters 163, 373, 380, and  
482 582 and s. 186.512 ~~186.504~~.

483

484 This definition does not include a municipality or legal entity  
485 created solely by a municipality; a legal entity or agency  
486 created in whole or in part pursuant to part II of chapter 361;  
487 a metropolitan planning organization created pursuant to s.  
488 339.175; a separate legal or administrative entity created  
489 pursuant to s. 339.175 of which a metropolitan planning  
490 organization is a member; an expressway authority pursuant to  
491 chapter 348 or any transportation authority or commission under  
492 chapter 343 or chapter 349; or a legal or administrative entity  
493 created by an interlocal agreement pursuant to s. 163.01(7),  
494 unless any party to such agreement is otherwise an agency as  
495 defined in this subsection.

496 Section 13. Paragraph (c) of subsection (1) of section  
497 218.32, Florida Statutes, is amended to read:

498 218.32 Annual financial reports; local governmental  
499 entities.—

500 (1)

501 (c) Each regional planning council as set forth in s.  
502 186.512 ~~created under s. 186.504~~, each local government finance  
503 commission, board, or council, and each municipal power  
504 corporation created as a separate legal or administrative entity  
505 by interlocal agreement under s. 163.01(7) shall submit to the  
506 department a copy of its audit report and an annual financial

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507 report for the previous fiscal year in a format prescribed by  
508 the department.

509 Section 14. Section 253.7828, Florida Statutes, is amended  
510 to read:

511 253.7828 Impairment of use or conservation by agencies  
512 prohibited.—All agencies of the state, ~~regional planning~~  
513 ~~councils,~~ water management districts, and local governments  
514 shall recognize the special character of the lands and waters  
515 designated by the state as the Cross Florida Greenways State  
516 Recreation and Conservation Area and shall not take any action  
517 that ~~which~~ will impair its use and conservation.

518 Section 15. Paragraph (j) of subsection (4) of section  
519 339.135, Florida Statutes, is amended to read:

520 339.135 Work program; legislative budget request;  
521 definitions; preparation, adoption, execution, and amendment.—

522 (4) FUNDING AND DEVELOPING A TENTATIVE WORK PROGRAM.—

523 ~~(j) Notwithstanding paragraph (a) and for the 2014-2015~~  
524 ~~fiscal year only, the department may use up to \$15 million of~~  
525 ~~appropriated funds to pay the costs of strategic and regionally~~  
526 ~~significant transportation projects. Funds may be used to~~  
527 ~~provide up to 75 percent of project costs for production-ready~~  
528 ~~eligible projects. Preference shall be given to projects that~~  
529 ~~support the state's economic regions, or that have been~~  
530 ~~identified as regionally significant in accordance with s.~~  
531 ~~339.155(4)(c), (d), and (e), and that have an increased level of~~  
532 ~~nonstate match. This paragraph expires July 1, 2015.~~

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533 Section 16. Paragraph (b) of subsection (4) of section  
534 339.155, Florida Statutes, is amended to read:

535 339.155 Transportation planning.—

536 (4) ADDITIONAL TRANSPORTATION PLANS.—

537 (b) Each regional planning council, as provided for in s.  
538 186.512 ~~186.504~~, or any successor agency thereto, shall develop,  
539 as an element of its strategic regional policy plan,  
540 transportation goals and policies. The transportation goals and  
541 policies must be prioritized to comply with the prevailing  
542 principles provided in subsection (1) and s. 334.046(1). The  
543 transportation goals and policies shall be consistent, to the  
544 maximum extent feasible, with the goals and policies of the  
545 metropolitan planning organization and the Florida  
546 Transportation Plan. The transportation goals and policies of  
547 the regional planning council will be advisory only and shall be  
548 submitted to the department and any affected metropolitan  
549 planning organization for their consideration and comments.  
550 Metropolitan planning organization plans and other local  
551 transportation plans shall be developed consistent, to the  
552 maximum extent feasible, with the regional transportation goals  
553 and policies. ~~The regional planning council shall review~~  
554 ~~urbanized area transportation plans and any other planning~~  
555 ~~products stipulated in s. 339.175 and provide the department and~~  
556 ~~respective metropolitan planning organizations with written~~  
557 ~~recommendations, which the department and the metropolitan~~  
558 ~~planning organizations shall take under advisement. Further, the~~

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559 ~~regional planning councils shall directly assist local~~  
560 ~~governments that are not part of a metropolitan area~~  
561 ~~transportation planning process in the development of the~~  
562 ~~transportation element of their comprehensive plans as required~~  
563 ~~by s. 163.3177.~~

564 Section 17. Subsection (18) of section 380.06, Florida  
565 Statutes, is amended to read:

566 380.06 Developments of regional impact.—

567 (18) BIENNIAL REPORTS.—The developer shall submit a  
568 biennial report on the development of regional impact to the  
569 local government, ~~the regional planning agency,~~ the state land  
570 planning agency, and all affected permit agencies in alternate  
571 years on the date specified in the development order, unless the  
572 development order by its terms requires more frequent  
573 monitoring. If the report is not received, ~~the regional planning~~  
574 ~~agency or~~ the state land planning agency shall notify the local  
575 government. If the local government does not receive the report  
576 or receives notification that ~~the regional planning agency or~~  
577 the state land planning agency has not received the report, the  
578 local government shall request in writing that the developer  
579 submit the report within 30 days. The failure to submit the  
580 report after 30 days shall result in the temporary suspension of  
581 the development order by the local government. If no additional  
582 development pursuant to the development order has occurred since  
583 the submission of the previous report, ~~then~~ a letter from the  
584 developer stating that no development has occurred shall satisfy

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585 the requirement for a report. Development orders that require  
586 annual reports may be amended to require biennial reports at the  
587 option of the local government.

588 Section 18. Subsections (2) and (3) of section 403.50663,  
589 Florida Statutes, are amended to read:

590 403.50663 Informational public meetings.—

591 (2) Informational public meetings shall be held solely at  
592 the option of each local government ~~or regional planning council~~  
593 ~~if a public meeting is not held by the local government~~. It is  
594 the legislative intent that local governments ~~or regional~~  
595 ~~planning councils~~ attempt to hold such public meetings. Parties  
596 to the proceedings under this act shall be encouraged to attend;  
597 however, no party other than the applicant and the department  
598 shall be required to attend such informational public meetings.

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

605 Section 19. Paragraph (a) of subsection (2) of section  
606 403.507, Florida Statutes, is amended to read:

607 403.507 Preliminary statements of issues, reports, project  
608 analyses, and studies.—

609 (2)(a) No later than 100 days after the certification  
610 application has been determined complete, the following agencies



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611 shall prepare reports as provided below and shall submit them to  
612 the department and the applicant, unless a final order denying  
613 the determination of need has been issued under s. 403.519:

614 1. The Department of Economic Opportunity shall prepare a  
615 report containing recommendations which address the impact upon  
616 the public of the proposed electrical power plant, based on the  
617 degree to which the electrical power plant is consistent with  
618 the applicable portions of the state comprehensive plan,  
619 emergency management, and other such matters within its  
620 jurisdiction. The Department of Economic Opportunity may also  
621 comment on the consistency of the proposed electrical power  
622 plant with applicable strategic regional policy plans or local  
623 comprehensive plans and land development regulations.

624 2. The water management district shall prepare a report as  
625 to matters within its jurisdiction, including but not limited  
626 to, the impact of the proposed electrical power plant on water  
627 resources, regional water supply planning, and district-owned  
628 lands and works.

629 3. Each local government in whose jurisdiction the  
630 proposed electrical power plant is to be located shall prepare a  
631 report as to the consistency of the proposed electrical power  
632 plant with all applicable local ordinances, regulations,  
633 standards, or criteria that apply to the proposed electrical  
634 power plant, including any applicable local environmental  
635 regulations adopted pursuant to s. 403.182 or by other means.

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

638 ~~5. Each regional planning council shall prepare a report~~  
639 ~~containing recommendations that address the impact upon the~~  
640 ~~public of the proposed electrical power plant, based on the~~  
641 ~~degree to which the electrical power plant is consistent with~~  
642 ~~the applicable provisions of the strategic regional policy plan~~  
643 ~~adopted pursuant to chapter 186 and other matters within its~~  
644 ~~jurisdiction.~~

645 5.6. The Department of Transportation shall address the  
646 impact of the proposed electrical power plant on matters within  
647 its jurisdiction.

648 Section 20. Paragraph (a) of subsection (3) and paragraph  
649 (a) of subsection (4) of section 403.508, Florida Statutes, are  
650 amended to read:

651 403.508 Land use and certification hearings, parties,  
652 participants.—

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

- 654 1. The applicant.
- 655 2. The Public Service Commission.
- 656 3. The Department of Economic Opportunity.
- 657 4. The Fish and Wildlife Conservation Commission.
- 658 5. The water management district.
- 659 6. The department.

660 ~~7. The regional planning council.~~

661 7.8. The local government.

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662 ~~8.9.~~ The Department of Transportation.

663 (4) (a) The order of presentation at the certification  
664 hearing, unless otherwise changed by the administrative law  
665 judge to ensure the orderly presentation of witnesses and  
666 evidence, shall be:

667 1. The applicant.

668 2. The department.

669 3. State agencies.

670 4. Regional agencies, including ~~regional planning councils~~  
671 ~~and~~ water management districts.

672 5. Local governments.

673 6. Other parties.

674 Section 21. Subsection (5) of section 403.5115, Florida  
675 Statutes, is amended to read:

676 403.5115 Public notice.—

677 (5) A local government ~~or regional planning council~~ that  
678 proposes to conduct an informational public meeting pursuant to  
679 s. 403.50663 must publish notice of the meeting in a newspaper  
680 of general circulation within the county or counties in which  
681 the proposed electrical power plant will be located no later  
682 than 7 days before ~~prior to~~ the meeting. A newspaper of general  
683 circulation shall be the newspaper that has the largest daily  
684 circulation in that county and has its principal office in that  
685 county. If the newspaper with the largest daily circulation has  
686 its principal office outside the county, the notices shall  
687 appear in both the newspaper having the largest circulation in

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688 that county and in a newspaper authorized to publish legal  
689 notices in that county.

690 Section 22. Paragraph (a) of subsection (2) of section  
691 403.526, Florida Statutes, is amended to read:

692 403.526 Preliminary statements of issues, reports, and  
693 project analyses; studies.—

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

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

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

705 3. The Department of Economic Opportunity shall prepare a  
706 report containing recommendations which address the impact upon  
707 the public of the proposed transmission line or corridor, based  
708 on the degree to which the proposed transmission line or  
709 corridor is consistent with the applicable portions of the state  
710 comprehensive plan, emergency management, and other matters  
711 within its jurisdiction. The Department of Economic Opportunity  
712 may also comment on the consistency of the proposed transmission

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713 line or corridor with applicable strategic regional policy plans  
714 or local comprehensive plans and land development regulations.

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

719 5. Each local government shall prepare a report as to the  
720 impact of each proposed transmission line or corridor on matters  
721 within its jurisdiction, including the consistency of the  
722 proposed transmission line or corridor with all applicable local  
723 ordinances, regulations, standards, or criteria that apply to  
724 the proposed transmission line or corridor, including local  
725 comprehensive plans, zoning regulations, land development  
726 regulations, and any applicable local environmental regulations  
727 adopted pursuant to s. 403.182 or by other means. A change by  
728 the responsible local government or local agency in local  
729 comprehensive plans, zoning ordinances, or other regulations  
730 made after the date required for the filing of the local  
731 government's report required by this section is not applicable  
732 to the certification of the proposed transmission line or  
733 corridor unless the certification is denied or the application  
734 is withdrawn.

735 ~~6. Each regional planning council shall present a report~~  
736 ~~containing recommendations that address the impact upon the~~  
737 ~~public of the proposed transmission line or corridor based on~~  
738 ~~the degree to which the transmission line or corridor is~~

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739 ~~consistent with the applicable provisions of the strategic~~  
740 ~~regional policy plan adopted under chapter 186 and other impacts~~  
741 ~~of each proposed transmission line or corridor on matters within~~  
742 ~~its jurisdiction.~~

743 ~~6.7.~~ The Department of Transportation shall prepare a  
744 report as to the impact of the proposed transmission line or  
745 corridor on state roads, railroads, airports, aeronautics,  
746 seaports, and other matters within its jurisdiction.

747 ~~7.8.~~ The commission shall prepare a report containing its  
748 determination under s. 403.537, and the report may include the  
749 comments from the commission with respect to any other subject  
750 within its jurisdiction.

751 ~~8.9.~~ Any other agency, if requested by the department,  
752 shall also perform studies or prepare reports as to subjects  
753 within the jurisdiction of the agency which may potentially be  
754 affected by the proposed transmission line.

755 Section 23. Paragraph (a) of subsection (2) and paragraph  
756 (a) of subsection (3) of section 403.527, Florida Statutes, are  
757 amended to read:

758 403.527 Certification hearing, parties, participants.—

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

760 1. The applicant.

761 2. The department.

762 3. The commission.

763 4. The Department of Economic Opportunity.

764 5. The Fish and Wildlife Conservation Commission.

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765 6. The Department of Transportation.

766 7. Each water management district in the jurisdiction of  
767 which the proposed transmission line or corridor is to be  
768 located.

769 8. The local government.

770 ~~9. The regional planning council.~~

771 (3) (a) The order of presentation at the certification  
772 hearing, unless otherwise changed by the administrative law  
773 judge to ensure the orderly presentation of witnesses and  
774 evidence, shall be:

775 1. The applicant.

776 2. The department.

777 3. State agencies.

778 4. Regional agencies, including ~~regional planning councils~~  
779 ~~and~~ water management districts.

780 5. Local governments.

781 6. Other parties.

782 Section 24. Subsections (2) and (3) of section 403.5272,  
783 Florida Statutes, are amended to read:

784 403.5272 Informational public meetings.—

785 (2) Informational public meetings shall be held solely at  
786 the option of each local government ~~or regional planning~~  
787 ~~council~~. It is the legislative intent that local governments ~~or~~  
788 ~~regional planning councils~~ attempt to hold such public meetings.  
789 Parties to the proceedings under this act shall be encouraged to  
790 attend; however, a party other than the applicant and the

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791 department is not required to attend the informational public  
792 meetings.

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

798 Section 25. Subsection (4) of section 403.7264, Florida  
799 Statutes, is amended to read:

800 403.7264 Amnesty days for purging small quantities of  
801 hazardous wastes.—Amnesty days are authorized by the state for  
802 the purpose of purging small quantities of hazardous waste, free  
803 of charge, from the possession of homeowners, farmers, schools,  
804 state agencies, and small businesses. These entities have no  
805 appropriate economically feasible mechanism for disposing of  
806 their hazardous wastes at the present time. In order to raise  
807 public awareness on this issue, provide an educational process,  
808 accommodate those entities which have a need to dispose of small  
809 quantities of hazardous waste, and preserve the waters of the  
810 state, amnesty days shall be carried out in the following  
811 manner:

812 ~~(4) Regional planning councils shall assist the department~~  
813 ~~in site selection, public awareness, and program coordination.~~  
814 ~~However, the department shall retain full responsibility for the~~  
815 ~~state amnesty days program.~~



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816 Section 26. Paragraph (a) of subsection (2) of section  
817 403.941, Florida Statutes, is amended to read:

818 403.941 Preliminary statements of issues, reports, and  
819 studies.—

820 (2) (a) The affected agencies shall prepare reports as  
821 provided in this paragraph and shall submit them to the  
822 department and the applicant within 60 days after the  
823 application is determined sufficient:

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

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

831 3. The Department of Economic Opportunity shall prepare a  
832 report containing recommendations which address the impact upon  
833 the public of the proposed natural gas transmission pipeline or  
834 corridor, based on the degree to which the proposed natural gas  
835 transmission pipeline or corridor is consistent with the  
836 applicable portions of the state comprehensive plan and other  
837 matters within its jurisdiction. The Department of Economic  
838 Opportunity may also comment on the consistency of the proposed  
839 natural gas transmission pipeline or corridor with applicable  
840 strategic regional policy plans or local comprehensive plans and  
841 land development regulations.

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

846 5. Each local government in which the natural gas  
847 transmission pipeline or natural gas transmission pipeline  
848 corridor will be located shall prepare a report as to the impact  
849 of each proposed natural gas transmission pipeline or corridor  
850 on matters within its jurisdiction, including the consistency of  
851 the proposed natural gas transmission pipeline or corridor with  
852 all applicable local ordinances, regulations, standards, or  
853 criteria that apply to the proposed natural gas transmission  
854 pipeline or corridor, including local comprehensive plans,  
855 zoning regulations, land development regulations, and any  
856 applicable local environmental regulations adopted pursuant to  
857 s. 403.182 or by other means. No change by the responsible local  
858 government or local agency in local comprehensive plans, zoning  
859 ordinances, or other regulations made after the date required  
860 for the filing of the local government's report required by this  
861 section shall be applicable to the certification of the proposed  
862 natural gas transmission pipeline or corridor unless the  
863 certification is denied or the application is withdrawn.

864 ~~6. Each regional planning council in which the natural gas~~  
865 ~~transmission pipeline or natural gas transmission pipeline~~  
866 ~~corridor will be located shall present a report containing~~  
867 ~~recommendations that address the impact upon the public of the~~

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868 ~~proposed natural gas transmission pipeline or corridor, based on~~  
869 ~~the degree to which the natural gas transmission pipeline or~~  
870 ~~corridor is consistent with the applicable provisions of the~~  
871 ~~strategic regional policy plan adopted pursuant to chapter 186~~  
872 ~~and other impacts of each proposed natural gas transmission~~  
873 ~~pipeline or corridor on matters within its jurisdiction.~~

874 6.7. The Department of Transportation shall prepare a  
875 report on the effect of the natural gas transmission pipeline or  
876 natural gas transmission pipeline corridor on matters within its  
877 jurisdiction, including roadway crossings by the pipeline. The  
878 report shall contain at a minimum:

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

883 b. A statement by the department as to the adequacy of the  
884 report to the department by the applicant.

885 ~~7.8.~~ The Department of State, Division of Historical  
886 Resources, shall prepare a report on the impact of the natural  
887 gas transmission pipeline or natural gas transmission pipeline  
888 corridor on matters within its jurisdiction.

889 8.9. The commission shall prepare a report addressing  
890 matters within its jurisdiction. The commission's report shall  
891 include its determination of need issued pursuant to s.

892 403.9422.

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893 Section 27. Paragraph (a) of subsection (4) and subsection  
894 (6) of section 403.9411, Florida Statutes, are amended to read:

895 403.9411 Notice; proceedings; parties and participants.—

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

897 1. The applicant.

898 2. The department.

899 3. The commission.

900 4. The Department of Economic Opportunity.

901 5. The Fish and Wildlife Conservation Commission.

902 6. Each water management district in the jurisdiction of  
903 which the proposed natural gas transmission pipeline or corridor  
904 is to be located.

905 7. The local government.

906 ~~8. The regional planning council.~~

907 ~~8.9.~~ The Department of Transportation.

908 ~~9.10.~~ The Department of State, Division of Historical  
909 Resources.

910 (6) The order of presentation at the certification  
911 hearing, unless otherwise changed by the administrative law  
912 judge to ensure the orderly presentation of witnesses and  
913 evidence, shall be:

914 (a) The applicant.

915 (b) The department.

916 (c) State agencies.

917 (d) Regional agencies, including ~~regional planning~~  
918 ~~councils and~~ water management districts.

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919 (e) Local governments.

920 (f) Other parties.

921 Section 28. Subsection (6) of section 419.001, Florida  
922 Statutes, is amended to read:

923 419.001 Site selection of community residential homes.—

924 (6) If agreed to by both the local government and the  
925 sponsoring agency, a conflict may be resolved through informal  
926 mediation. The local government shall arrange for the services  
927 of an independent mediator ~~or may utilize the dispute resolution~~  
928 ~~process established by a regional planning council pursuant to~~  
929 ~~s. 186.509.~~ Mediation shall be concluded within 45 days after ~~of~~  
930 a request therefor. The resolution of any issue through the  
931 mediation process shall not alter any person's right to a  
932 judicial determination of any issue if that person is entitled  
933 to such a determination under statutory or common law.

934 Section 29. Subsection (4) of section 985.682, Florida  
935 Statutes, is amended to read:

936 985.682 Siting of facilities; criteria.—

937 (4) When the department requests such a modification and  
938 it is denied by the local government, the local government or  
939 the department shall initiate a ~~the~~ dispute resolution process  
940 ~~established under s. 186.509~~ to reconcile differences on the  
941 siting of correctional facilities between the department, local  
942 governments, and private citizens. ~~If the regional planning~~  
943 ~~council has not established a dispute resolution process~~  
944 ~~pursuant to s. 186.509,~~ The department shall establish, by rule,

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945 procedures for dispute resolution. The dispute resolution  
946 process shall require the parties to commence meetings to  
947 reconcile their differences. If the parties fail to resolve  
948 their differences within 30 days after the denial, the parties  
949 shall engage in voluntary mediation or similar process. If the  
950 parties fail to resolve their differences by mediation within 60  
951 days after the denial, or if no action is taken on the  
952 department's request within 90 days after the request, the  
953 department must appeal the decision of the local government on  
954 the requested modification of local plans, ordinances, or  
955 regulations to the Governor and Cabinet. Any dispute resolution  
956 process initiated under this section must conform to the time  
957 limitations set forth herein. However, upon agreement of all  
958 parties, the time limits may be extended, but in no event may  
959 the dispute resolution process extend over 180 days.

960 Section 30. Section 186.0201, Florida Statutes, is  
961 repealed.

962 Section 31. Section 260.018, Florida Statutes, is  
963 repealed.

964 Section 32. Subsection (14) is added to section 163.3246,  
965 Florida Statutes, to read:

966 163.3246 Local government comprehensive planning  
967 certification program.—

968 (14) It is the intent of the Legislature to encourage the  
969 creation of connected-city corridors that facilitate the growth  
970 of high-technology industry and innovation through partnerships

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971 that support research, marketing, the workforce, and  
972 entrepreneurship. It is the intent of the Legislature to provide  
973 for a locally controlled, comprehensive plan amendment process  
974 for such projects that are designed to achieve a cleaner,  
975 healthier environment; limit urban sprawl by promoting diverse  
976 but interconnected communities; provide a range of  
977 intergenerational housing types; protect wildlife and natural  
978 areas; ensure the efficient use of land and other resources;  
979 create quality communities of a design that promotes alternative  
980 transportation networks and travel by multiple transportation  
981 modes; and enhance the prospects for the creation of jobs. The  
982 Legislature finds and declares that this state's connected-city  
983 corridors require a reduced level of state and regional  
984 oversight because of their high degree of urbanization and the  
985 planning capabilities and resources of the local government.

986 (a) Notwithstanding subsections (2), (4), (5), (6), and  
987 (7), Pasco County is named a pilot community and is considered  
988 certified for 10 years for connected-city corridor plan  
989 amendments. The state land planning agency shall provide a  
990 written notice of certification to Pasco County by July 15,  
991 2015, which shall be considered final agency action subject to  
992 challenge under s. 120.569. The notice of certification must  
993 include:

994 1. The boundary of the connected-city corridor  
995 certification area.

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996 2. A requirement that Pasco County submit an annual or  
997 biennial monitoring report to the state land planning agency  
998 according to the schedule provided in the written notice. The  
999 monitoring report shall, at a minimum, include the number of  
1000 amendments to the comprehensive plan adopted by Pasco County,  
1001 the number of plan amendments challenged by an affected person,  
1002 and the disposition of such challenges.

1003 (b) A plan amendment adopted under this subsection may be  
1004 based on a planning period longer than the generally applicable  
1005 planning period of the Pasco County local comprehensive plan,  
1006 shall specify the projected population within the planning area  
1007 during the chosen planning period, may include a phasing or  
1008 staging schedule that allocates a portion of Pasco County's  
1009 future growth to the planning area through the planning period,  
1010 and may designate a priority zone or subarea within the  
1011 connected-city corridor for initial implementation of the plan.  
1012 A plan amendment adopted under this subsection is not required  
1013 to demonstrate need based on projected population growth or on  
1014 any other basis.

1015 (c) If Pasco County adopts a long-term transportation  
1016 network plan and financial feasibility plan, and subject to  
1017 compliance with the requirements of such a plan, the projects  
1018 within the connected-city corridor are deemed to have satisfied  
1019 all concurrency and other state agency or local government  
1020 transportation mitigation requirements except for site-specific  
1021 access management requirements.



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1022 (d) If Pasco County does not request that the state land  
1023 planning agency review the developments of regional impact that  
1024 are proposed within the certified area, an application for  
1025 approval of a development order within the certified area is  
1026 exempt from review under s. 380.06.

1027 (e) The Office of Program Policy Analysis and Government  
1028 Accountability (OPPAGA) shall submit to the Governor, the  
1029 President of the Senate, and the Speaker of the House of  
1030 Representatives by December 1, 2024, a report and  
1031 recommendations for implementing a statewide program that  
1032 addresses the legislative findings in this subsection. In  
1033 consultation with the state land planning agency, OPPAGA shall  
1034 develop the report and recommendations with input from other  
1035 state and regional agencies, local governments, and interest  
1036 groups. OPPAGA shall also solicit citizen input in the  
1037 potentially affected areas and consult with the affected local  
1038 government and stakeholder groups. Additionally, OPPAGA shall  
1039 review local and state actions and correspondence relating to  
1040 the pilot program to identify issues of process and substance in  
1041 recommending changes to the pilot program. At a minimum, the  
1042 report and recommendations must include:

1043 1. Identification of local governments other than the  
1044 local government participating in the pilot program which should  
1045 be certified. The report may also recommend that a local  
1046 government is no longer appropriate for certification.

1047 2. Changes to the certification pilot program.

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1048 Section 33. Subsection (2) of section 190.005, Florida  
1049 Statutes, is amended to read:

1050 190.005 Establishment of district.—

1051 (2) The exclusive and uniform method for the establishment  
1052 of a community development district of less than 1,000 acres in  
1053 size or a community development district of up to 2,000 acres in  
1054 size located within a connected-city corridor established  
1055 pursuant to s. 163.3246(14) shall be pursuant to an ordinance  
1056 adopted by the county commission of the county having  
1057 jurisdiction over the majority of land in the area in which the  
1058 district is to be located granting a petition for the  
1059 establishment of a community development district as follows:

1060 (a) A petition for the establishment of a community  
1061 development district shall be filed by the petitioner with the  
1062 county commission. The petition shall contain the same  
1063 information as required in paragraph (1) (a).

1064 (b) A public hearing on the petition shall be conducted by  
1065 the county commission in accordance with the requirements and  
1066 procedures of paragraph (1) (d).

1067 (c) The county commission shall consider the record of the  
1068 public hearing and the factors set forth in paragraph (1) (e) in  
1069 making its determination to grant or deny a petition for the  
1070 establishment of a community development district.

1071 (d) The county commission shall not adopt any ordinance  
1072 which would expand, modify, or delete any provision of the  
1073 uniform community development district charter as set forth in

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1074 ss. 190.006-190.041. An ordinance establishing a community  
1075 development district shall only include the matters provided for  
1076 in paragraph (1)(f) unless the commission consents to any of the  
1077 optional powers under s. 190.012(2) at the request of the  
1078 petitioner.

1079 (e) If all of the land in the area for the proposed  
1080 district is within the territorial jurisdiction of a municipal  
1081 corporation, then the petition requesting establishment of a  
1082 community development district under this act shall be filed by  
1083 the petitioner with that particular municipal corporation. In  
1084 such event, the duties of the county, hereinabove described, in  
1085 action upon the petition shall be the duties of the municipal  
1086 corporation. If any of the land area of a proposed district is  
1087 within the land area of a municipality, the county commission  
1088 may not create the district without municipal approval. If all  
1089 of the land in the area for the proposed district, even if less  
1090 than 1,000 acres, is within the territorial jurisdiction of two  
1091 or more municipalities, except for a proposed district within a  
1092 connected-city corridor established pursuant to s. 163.3246(14),  
1093 the petition shall be filed with the Florida Land and Water  
1094 Adjudicatory Commission and proceed in accordance with  
1095 subsection (1).

1096 (f) Notwithstanding any other provision of this  
1097 subsection, within 90 days after a petition for the  
1098 establishment of a community development district has been filed  
1099 pursuant to this subsection, the governing body of the county or

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1100 municipal corporation may transfer the petition to the Florida  
1101 Land and Water Adjudicatory Commission, which shall make the  
1102 determination to grant or deny the petition as provided in  
1103 subsection (1). A county or municipal corporation shall have no  
1104 right or power to grant or deny a petition that has been  
1105 transferred to the Florida Land and Water Adjudicatory  
1106 Commission.

1107 Section 34. Subsection (9) of section 163.3167, Florida  
1108 Statutes, is amended to read:

1109 163.3167 Scope of act.—

1110 (9) Each local government shall address in its  
1111 comprehensive plan, as enumerated in this chapter:—

1112 (a) The water supply sources necessary to meet and achieve  
1113 the existing and projected water use demand for the established  
1114 planning period, considering the applicable plan developed  
1115 pursuant to s. 373.709.

1116 (b) The protection of private property rights.

1117 Section 35. Paragraph (i) is added to subsection (6) of  
1118 section 163.3177, Florida Statutes, to read:

1119 163.3177 Required and optional elements of comprehensive  
1120 plan; studies and surveys.—

1121 (6) In addition to the requirements of subsections (1)-  
1122 (5), the comprehensive plan shall include the following  
1123 elements:

1124 (i) 1. In recognition of the legitimate and often competing  
1125 public and private interests in land use regulations and other

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1126 government action, a property rights element that protects  
1127 private property rights. The property rights element shall set  
1128 forth the principles, guidelines, standards, and strategies to  
1129 guide the local government's decisions and program  
1130 implementation with respect to the following objectives:

1131 a. Consideration of the impact to private property rights  
1132 of all proposed development orders, plan amendments, ordinances,  
1133 and other government decisions.

1134 b. Encouragement of economic development.

1135 c. Use of alternative, innovative solutions to provide  
1136 equal or better protection than the comprehensive plan.

1137 d. Consideration of the degree of harm created by  
1138 noncompliance with the comprehensive plan.

1139 2. Each county and each municipality within the county  
1140 shall, within 1 year after adopting its property rights element,  
1141 adopt land development regulations consistent with this  
1142 paragraph.

1143 Section 36. Sub-paragraph 4. of paragraph (c) of  
1144 subsection (6) of section 163.3177, Florida Statutes, is created  
1145 to read:

1146 4. A local government that does not own, operate or  
1147 maintain its own water supply facilities, including but not  
1148 limited to wells, treatment facilities and distribution  
1149 infrastructure, shall not be required to amend its comprehensive  
1150 plan in response to an updated regional water supply plan, or to  
1151 maintain a work plan. However, any such local government shall

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1152 be required to cooperate with, and provide relevant data to, any  
1153 local government or utility provider that provides service  
1154 within its jurisdiction, and to keep its general sanitary sewer,  
1155 solid waste, potable water, and natural groundwater aquifer  
1156 recharge element update according to the method described in s.  
1157 163.3191.

1158 Section 37. Subsection (3) of section 380.0666, Florida  
1159 Statutes, is amended to read:

1160 380.0666 Powers of land authority.—The land authority  
1161 shall have all the powers necessary or convenient to carry out  
1162 and effectuate the purposes and provisions of this act,  
1163 including the following powers, which are in addition to all  
1164 other powers granted by other provisions of this act:

1165 (3) To acquire and dispose of real and personal property  
1166 or any interest therein when such acquisition is necessary or  
1167 appropriate to protect the natural environment, provide public  
1168 access or public recreational facilities, preserve wildlife  
1169 habitat areas, provide affordable housing to families whose  
1170 income does not exceed 160 percent of the median family income  
1171 for the area, or provide access to management of acquired lands;  
1172 to acquire interests in land by means of land exchanges; to  
1173 contribute funds to the City of Key West or the Housing  
1174 Authority of the City of Key West, at the request of the City  
1175 Commission, for the construction, redevelopment or preservation  
1176 of affordable housing within the Key West Area of Critical State  
1177 Concern; and to enter into all alternatives to the acquisition

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1178 of fee interests in land, including, but not limited to, the  
1179 acquisition of easements, development rights, life estates,  
1180 leases, and leaseback arrangements. However, the land authority  
1181 shall make an ~~such~~ acquisition or contribution only if:

1182 (a) Such acquisition or contribution is consistent with  
1183 land development regulations and local comprehensive plans  
1184 adopted and approved pursuant to this chapter;

1185 (b) The property acquired is within an area designated as  
1186 an area of critical state concern at the time of acquisition or  
1187 is within an area that was designated as an area of critical  
1188 state concern for at least 20 consecutive years prior to removal  
1189 of the designation; and

1190 (c) The property to be acquired has not been selected for  
1191 purchase through another local, regional, state, or federal  
1192 public land acquisition program. Such restriction shall not  
1193 apply if the land authority cooperates with the other public  
1194 land acquisition programs which listed the lands for  
1195 acquisition, to coordinate the acquisition and disposition of  
1196 such lands. In such cases, the land authority may enter into  
1197 contractual or other agreements to acquire lands jointly or for  
1198 eventual resale to other public land acquisition programs.

1199 Section 38. Subsection (3) of section 125.0108, Florida  
1200 Statutes, is amended to read:

1201 125.0108 Areas of critical state concern; tourist impact  
1202 tax.—

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1203 (3) All tax revenues received pursuant to this section,  
1204 less administrative costs, shall be distributed as follows:

1205 (a) Fifty percent shall be transferred to the land  
1206 authority to be used ~~to purchase property~~ in accordance with s.  
1207 380.0666 in the area of critical state concern for which the  
1208 revenue is generated. An amount not to exceed 5 percent may be  
1209 used for administration and other costs incident to ~~such~~  
1210 ~~purchases~~ the exercise of said powers.

1211 (b) Fifty percent shall be distributed to the governing  
1212 body of the county where the revenue was generated. Such  
1213 proceeds shall be used to offset the loss of ad valorem taxes  
1214 due to acquisitions provided for by this act.

1215 Section 39. This act shall take effect July 1, 2015.  
1216  
1217

1218 -----  
1219 **T I T L E A M E N D M E N T**

1220 Remove everything before the enacting clause and insert:  
1221 An act relating to growth management; amending s.  
1222 163.3184, F.S.; requiring plan amendments proposing a  
1223 development that qualifies as a development of  
1224 regional impact to be subject to the state coordinated  
1225 review process; amending s. 380.06, F.S.; providing  
1226 that new proposed developments are subject to the  
1227 state coordinated review process and not the  
1228 development of regional impact review process;



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1229 amending s. 163.3175, F.S.; deleting obsolete  
1230 provisions; amending s. 163.3245, F.S.; authorizing  
1231 certain conservation easements granted and recorded as  
1232 part of a detailed specific area plan to be modified  
1233 or substituted for other lands; providing criteria for  
1234 substituting such lands; requiring applicants to  
1235 provide copies of detailed specified area plans to  
1236 identified agencies; authorizing specific agencies to  
1237 allow an applicant to use previously recorded  
1238 conservation easements to offset impacts to wetlands  
1239 or uplands for permitting purposes; authorizing an  
1240 applicant to request that a consumptive use permit be  
1241 issued for the same period as an approved master  
1242 development order; providing construction; amending s.  
1243 373.236, F.S.; authorizing a water management district  
1244 to issue a consumptive use permit for the length of an  
1245 approved master development order under certain  
1246 circumstances; specifying the criteria to be applied  
1247 by the water management district in issuing such  
1248 permit; providing construction; amending s. 163.3246,  
1249 F.S.; removing restrictions on certain review  
1250 exemptions; amending s. 163.3248, F.S.; removing the  
1251 requirement that regional planning councils provide  
1252 assistance in developing a plan for a rural land  
1253 stewardship area; amending s. 186.504, F.S.;

1254 conforming provisions to changes made by the act;

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1255 amending s. 186.505, F.S.; removing the power of  
1256 regional planning councils to establish and conduct  
1257 cross-acceptance negotiation processes; creating s.  
1258 186.512, F.S.; subdividing the state into specified  
1259 geographic regions for the purpose of regional  
1260 comprehensive planning; accounting for the transition  
1261 of a local government to a new regional planning  
1262 council; amending s. 186.513, F.S.; deleting the  
1263 requirement that regional planning councils make joint  
1264 reports and recommendations; amending ss. 120.52,  
1265 218.32, and 253.7828, F.S.; conforming provisions to  
1266 changes made by the act; amending s. 339.135, F.S.;  
1267 deleting obsolete provisions; amending s. 339.155,  
1268 F.S.; removing certain duties of regional planning  
1269 councils; amending s. 380.06, F.S.; removing the  
1270 requirement that developers submit biennial reports to  
1271 regional planning agencies; amending s. 403.50663,  
1272 F.S.; removing requirements relating to certain  
1273 informational public meetings; amending s. 403.507,  
1274 F.S.; removing the requirement that regional planning  
1275 councils prepare reports addressing the impact of  
1276 proposed electrical power plants; amending s. 403.508,  
1277 F.S.; removing the requirement that regional planning  
1278 councils participate in certain proceedings; amending  
1279 s. 403.5115, F.S.; conforming provisions to changes  
1280 made by the act; amending s. 403.526, F.S.; removing

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1281 the requirement that regional planning councils  
1282 prepare reports addressing the impact of proposed  
1283 transmission lines or corridors; amending s. 403.527,  
1284 F.S.; removing the requirement that regional planning  
1285 councils participate in certain proceedings; amending  
1286 s. 403.5272, F.S.; conforming provisions to changes  
1287 made by the act; amending s. 403.7264, F.S.; removing  
1288 the requirement that regional planning councils assist  
1289 with amnesty days for purging small quantities of  
1290 hazardous wastes; amending s. 403.941, F.S.; removing  
1291 the requirement that regional planning councils  
1292 prepare reports addressing the impact of proposed  
1293 natural gas transmission pipelines or corridors;  
1294 amending s. 403.9411, F.S.; removing the requirement  
1295 that regional planning councils participate in certain  
1296 proceedings; amending ss. 419.001 and 985.682, F.S.;  
1297 removing provisions relating to the use of a certain  
1298 dispute resolution process; repealing s. 186.0201,  
1299 F.S., relating to electric substation planning;  
1300 repealing s. 260.018, F.S., relating to agency  
1301 recognition of certain publicly owned lands and  
1302 waters; amending s. 163.3246, F.S.; providing  
1303 legislative intent; designating Pasco County as a  
1304 pilot community; requiring the state land planning  
1305 agency to provide a written certification to Pasco  
1306 County within a certain timeframe; providing

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1307 requirements for certain plan amendments; requiring  
1308 the Office of Program Policy Analysis and Government  
1309 Accountability to submit a report and recommendations  
1310 to the Governor and the Legislature by a certain date;  
1311 providing requirements for the report; amending s.  
1312 190.005, F.S.; requiring community development  
1313 districts up to a certain size located within a  
1314 connected-city corridor to be established pursuant to  
1315 an ordinance; amending s. 163.3167, F.S.; requiring  
1316 local governments to address the protection of private  
1317 property rights in their comprehensive plans; amending  
1318 s. 163.3177, F.S.; requiring the comprehensive plan to  
1319 include a property rights element that addresses  
1320 certain objectives; requiring counties and  
1321 municipalities to adopt land development regulations  
1322 consistent with the property rights element; amending  
1323 s. 163.3177, F.S.; providing that a local government  
1324 shall not be required to amend its comprehensive plan  
1325 in response to an updated regional water supply plan  
1326 or maintain a work plan under certain circumstances;  
1327 providing requirements; amending s. 380.0666, F.S.;  
1328 allowing the land authority to contribute funds to the  
1329 City of Key West or the Housing Authority of the City  
1330 of Key West, at the request of the City Commission,  
1331 for the construction, redevelopment or preservation of  
1332 affordable housing within the Key West Area of

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1333 Critical State Concern; amending s. 125.0108, F.S.;

1334 providing that fifty percent of tourist impact tax

1335 revenues may be used in accordance with s. 380.0666,

1336 F.S.; providing an effective date.

1337