

Amendment No. 1

COMMITTEE/SUBCOMMITTEE ACTION

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WITHDRAWN	—	(Y/N)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

1 Committee/Subcommittee hearing bill: Economic Development &
2 Tourism Subcommittee
3 Representative La Rosa offered the following:

Amendment (with title amendment)

6 Remove everything after the enacting clause and insert:
7 Section 1. Subsection (2), paragraph (e) of subsection
8 (5), and paragraph (d) of subsection (7) of section 163.3184,
9 Florida Statutes, are amended to read:

10 163.3184 Process for adoption of comprehensive plan or
11 plan amendment.—

12 (2) COMPREHENSIVE PLANS AND PLAN AMENDMENTS.—

13 (a) Plan amendments adopted by local governments shall
14 follow the expedited state review process in subsection (3),
15 except as set forth in paragraphs (b) and (c).

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16 (b) Plan amendments that qualify as small-scale
17 development amendments may follow the small-scale review process
18 in s. 163.3187.

19 (c) Plan amendments that are in an area of critical state
20 concern designated pursuant to s. 380.05; propose a rural land
21 stewardship area pursuant to s. 163.3248; propose a sector plan
22 pursuant to s. 163.3245 or an amendment to an adopted sector
23 plan; update a comprehensive plan based on an evaluation and
24 appraisal pursuant to s. 163.3191; propose a development that is
25 subject to the state coordinated review process ~~qualifies as a~~
26 ~~development of regional impact~~ pursuant to s. 380.06; or are new
27 plans for newly incorporated municipalities adopted pursuant to
28 s. 163.3167 shall follow the state coordinated review process in
29 subsection (4).

30 (5) ADMINISTRATIVE CHALLENGES TO PLANS AND PLAN
31 AMENDMENTS.—

32 (e) If the administrative law judge recommends that the
33 amendment be found in compliance, the judge shall submit the
34 recommended order to the state land planning agency.

35 1. If the state land planning agency determines that the
36 plan amendment should be found not in compliance, the agency
37 shall make every effort to refer the recommended order and its
38 determination expeditiously to the Administration Commission for
39 final agency action, but at a minimum within the time period
40 provided by s. 120.569.

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41 2. If the state land planning agency determines that the
42 plan amendment should be found in compliance, the agency shall
43 make every effort to enter its final order expeditiously, but at
44 a minimum within the time period provided by s. 120.569.

45 3. The recommended order submitted under this paragraph
46 becomes a final order within 90 days after issuance unless the
47 state land planning agency acts as provided in subparagraph 1.
48 or subparagraph 2. or all parties consent in writing to an
49 extension of the 90-day period.

50 (7) MEDIATION AND EXPEDITIOUS RESOLUTION.—

51 (d) For cases proceeding under this subsection, absent
52 ~~Absent~~ a showing of extraordinary circumstances or written
53 consent of the parties, if the administrative law judge
54 recommends that the amendment be found not in compliance, the
55 Administration Commission shall issue a final order, in a case
56 proceeding under subsection (5), within 45 days after the
57 issuance of the recommended order, unless the parties agree in
58 writing to a longer time. If the administrative law judge
59 recommends that the amendment be found in compliance, the state
60 land planning agency shall issue a final order within 45 days
61 after the issuance of the recommended order, or the recommended
62 order of in compliance shall become final 46 days after
63 issuance.

64 Section 2. Subsection (1) of section 163.3245, Florida
65 Statutes, is amended to read:

66 163.3245 Sector plans.—

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67 (1) In recognition of the benefits of long-range planning
68 for specific areas, local governments or combinations of local
69 governments may adopt into their comprehensive plans a sector
70 plan in accordance with this section. This section is intended
71 to promote and encourage long-term planning for conservation,
72 development, and agriculture on a landscape scale; to further
73 support innovative and flexible planning and development
74 strategies, and the purposes of this part and part I of chapter
75 380; to facilitate protection of regionally significant
76 resources, including, but not limited to, regionally significant
77 water courses and wildlife corridors; and to avoid duplication
78 of effort in terms of the level of data and analysis required
79 for a development of regional impact, while ensuring the
80 adequate mitigation of impacts to applicable regional resources
81 and facilities, including those within the jurisdiction of other
82 local governments, as would otherwise be provided. Sector plans
83 are intended for substantial geographic areas that include at
84 least 5,000 ~~15,000~~ acres of one or more local governmental
85 jurisdictions and are to emphasize urban form and protection of
86 regionally significant resources and public facilities. A sector
87 plan may not be adopted in an area of critical state concern.

88 Section 3. Subsection (2) of section 171.046, Florida
89 Statutes, is amended to read:

90 171.046 Annexation of enclaves.—

91 (2) In order to expedite the annexation of enclaves of 150
92 ~~10~~ acres or less into the most appropriate incorporated

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93 jurisdiction, based upon existing or proposed service provision
94 arrangements, a municipality may:

95 (a) Annex an enclave by interlocal agreement with the
96 county having jurisdiction of the enclave; or

97 (b) Annex an enclave with fewer than 25 registered voters
98 by municipal ordinance when the annexation is approved in a
99 referendum by at least 60 percent of the registered voters who
100 reside in the enclave.

101 Section 4. Subsection (14), paragraph (g) of subsection
102 (15), paragraphs (b) and (e) of subsection (19), and subsection
103 (30) of section 380.06, Florida Statutes, are amended to read:

104 380.06 Developments of regional impact.—

105 (14) CRITERIA OUTSIDE AREAS OF CRITICAL STATE CONCERN.—If
106 the development is not located in an area of critical state
107 concern, in considering whether the development shall be
108 approved, denied, or approved subject to conditions,
109 restrictions, or limitations, the local government shall
110 consider whether, and the extent to which:

111 (a) The development is consistent with the local
112 comprehensive plan and local land development regulations~~r~~.
113 However, a local government may approve a change to a
114 development authorized as a development of regional impact that
115 has the effect of reducing the height, density or intensity of
116 the development from that originally approved if the proposed
117 reduced development would have been consistent with the
118 comprehensive plan in effect when the development was originally

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119 approved. If approved and in accordance with s. 163.3167(5), the
120 developer does not lose the right to proceed;

121 (b) The development is consistent with the report and
122 recommendations of the regional planning agency submitted
123 pursuant to subsection (12); and

124 (c) The development is consistent with the State
125 Comprehensive Plan. In consistency determinations the plan shall
126 be construed and applied in accordance with s. 187.101(3).

127 (15) LOCAL GOVERNMENT DEVELOPMENT ORDER.—

128 (g) A local government shall not issue a permit ~~permits~~
129 for a development subsequent to the buildout date contained in
130 the development order unless:

131 1. The proposed development has been evaluated
132 cumulatively with existing development under the substantial
133 deviation provisions of subsection (19) after ~~subsequent to~~ the
134 termination or expiration date;

135 2. The proposed development is consistent with an
136 abandonment of development order that has been issued in
137 accordance with ~~the provisions of~~ subsection (26);

138 3. The development of regional impact is essentially built
139 out, in that all the mitigation requirements in the development
140 order have been satisfied, all developers are in compliance with
141 all applicable terms and conditions of the development order
142 except the buildout date, and the amount of proposed development
143 that remains to be built is less than 40 percent of any
144 applicable development-of-regional-impact threshold; or

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145 4. The project has been determined to be an essentially
146 built-out development of regional impact through an agreement
147 executed by the developer, the state land planning agency, and
148 the local government, in accordance with s. 380.032, which will
149 establish the terms and conditions under which the development
150 may be continued. If the project is determined to be essentially
151 built out, development may proceed pursuant to the s. 380.032
152 agreement after the termination or expiration date contained in
153 the development order without further development-of-regional-
154 impact review subject to the local government comprehensive plan
155 and land development regulations ~~or subject to a modified~~
156 ~~development-of-regional-impact analysis.~~ The parties may amend
157 the agreement without submission, review, or approval of a
158 notification of proposed change pursuant to subsection (19). For
159 purposes of ~~As used in this paragraph, a~~ an "essentially built-
160 out" development of regional impact is considered essentially
161 built out, if means:

162 a. The developers are in compliance with all applicable
163 terms and conditions of the development order except the
164 buildout date; and

165 b.(I) The amount of development that remains to be built
166 is less than the substantial deviation threshold specified in
167 paragraph (19)(b) for each individual land use category, or, for
168 a multiuse development, the sum total of all unbuilt land uses
169 as a percentage of the applicable substantial deviation
170 threshold is equal to or less than 100 percent; or

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171 (II) The state land planning agency and the local
172 government have agreed in writing that the amount of development
173 to be built does not create the likelihood of any additional
174 regional impact not previously reviewed.

175
176 The single-family residential portions of a development may be
177 considered "essentially built out" if all of the workforce
178 housing obligations and all of the infrastructure and horizontal
179 development have been completed, at least 50 percent of the
180 dwelling units have been completed, and more than 80 percent of
181 the lots have been conveyed to third-party individual lot owners
182 or to individual builders who own no more than 40 lots at the
183 time of the determination. The mobile home park portions of a
184 development may be considered "essentially built out" if all the
185 infrastructure and horizontal development has been completed,
186 and at least 50 percent of the lots are leased to individual
187 mobile home owners. In order to accommodate changing market
188 demands and achieve maximum land use efficiency in an
189 essentially built out project, a local government by resolution,
190 and without the concurrence of the state land planning agency,
191 may authorize the developer to exchange one approved land use
192 for another approved land use specified in the agreement when
193 building out the project. Before issuance of a building permit
194 pursuant to an exchange, the developer must demonstrate to the
195 local government that the exchange ratio will not result in a
196 net increase in impacts to public facilities and will meet all

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197 applicable requirements of the comprehensive plan and land
198 development code.

199 (19) SUBSTANTIAL DEVIATIONS.—

200 (b) Any proposed change to a previously approved
201 development of regional impact or development order condition
202 which, either individually or cumulatively with other changes,
203 exceeds any of the ~~following~~ criteria in the following sub-
204 paragraphs, creates ~~shall constitute~~ a substantial deviation and
205 shall cause the development to be subject to further
206 development-of-regional-impact review through the notice of
207 proposed change process under this subsection. ~~without the~~
208 ~~necessity for a finding of same by the local government:~~

209 1. An increase in the number of parking spaces at an
210 attraction or recreational facility by 15 percent or 500 spaces,
211 whichever is greater, or an increase in the number of spectators
212 that may be accommodated at such a facility by 15 percent or
213 1,500 spectators, whichever is greater.

214 2. A new runway, a new terminal facility, a 25 percent
215 lengthening of an existing runway, or a 25 percent increase in
216 the number of gates of an existing terminal, but only if the
217 increase adds at least three additional gates.

218 3. An increase in land area for office development by 15
219 percent or an increase of gross floor area of office development
220 by 15 percent or 100,000 gross square feet, whichever is
221 greater.

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222 4. An increase in the number of dwelling units by 10
223 percent or 55 dwelling units, whichever is greater.

224 5. An increase in the number of dwelling units by 50
225 percent or 200 units, whichever is greater, provided that 15
226 percent of the proposed additional dwelling units are dedicated
227 to affordable workforce housing, subject to a recorded land use
228 restriction that shall be for a period of not less than 20 years
229 and that includes resale provisions to ensure long-term
230 affordability for income-eligible homeowners and renters and
231 provisions for the workforce housing to be commenced before
232 ~~prior to~~ the completion of 50 percent of the market rate
233 dwelling. For purposes of this subparagraph, the term
234 "affordable workforce housing" means housing that is affordable
235 to a person who earns less than 120 percent of the area median
236 income, or less than 140 percent of the area median income if
237 located in a county in which the median purchase price for a
238 single-family existing home exceeds the statewide median
239 purchase price of a single-family existing home. For purposes of
240 this subparagraph, the term "statewide median purchase price of
241 a single-family existing home" means the statewide purchase
242 price as determined in the Florida Sales Report, Single-Family
243 Existing Homes, released each January by the Florida Association
244 of Realtors and the University of Florida Real Estate Research
245 Center.

246 6. An increase in commercial development by 60,000 square
247 feet of gross floor area or of parking spaces provided for

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248 customers for 425 cars or a 10 percent increase, whichever is
249 greater.

250 7. An increase in a recreational vehicle park area by 10
251 percent or 110 vehicle spaces, whichever is less.

252 8. A decrease in the area set aside for open space of 5
253 percent or 20 acres, whichever is less.

254 9. A proposed increase to an approved multiuse development
255 of regional impact where the sum of the increases of each land
256 use as a percentage of the applicable substantial deviation
257 criteria is equal to or exceeds 110 percent. The percentage of
258 any decrease in the amount of open space shall be treated as an
259 increase for purposes of determining when 110 percent has been
260 reached or exceeded.

261 10. A 15 percent increase in the number of external
262 vehicle trips generated by the development above that which was
263 projected during the original development-of-regional-impact
264 review.

265 11. Any change that would result in development of any
266 area which was specifically set aside in the application for
267 development approval or in the development order for
268 preservation or special protection of endangered or threatened
269 plants or animals designated as endangered, threatened, or
270 species of special concern and their habitat, any species
271 protected by 16 U.S.C. ss. 668a-668d, primary dunes, or
272 archaeological and historical sites designated as significant by
273 the Division of Historical Resources of the Department of State.

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274 The refinement of the boundaries and configuration of such areas
275 shall be considered under sub-subparagraph (e)2.j.

276

277 The substantial deviation numerical standards in subparagraphs
278 3., 6., and 9., excluding residential uses, and in subparagraph
279 10., are increased by 100 percent for a project certified under
280 s. 403.973 which creates jobs and meets criteria established by
281 the Department of Economic Opportunity as to its impact on an
282 area's economy, employment, and prevailing wage and skill
283 levels. The substantial deviation numerical standards in
284 subparagraphs 3., 4., 5., 6., 9., and 10. are increased by 50
285 percent for a project located wholly within an urban infill and
286 redevelopment area designated on the applicable adopted local
287 comprehensive plan future land use map and not located within
288 the coastal high hazard area.

289 (e)1. Except for a development order rendered pursuant to
290 subsection (22) or subsection (25), a proposed change to a
291 development order which individually or cumulatively with any
292 previous change is less than any numerical criterion contained
293 in subparagraphs (b)1.-10. and does not exceed any other
294 criterion, or which involves an extension of the buildout date
295 of a development, or any phase thereof, of less than 5 years is
296 not subject to the public hearing requirements of subparagraph
297 (f)3., and is not subject to a determination pursuant to
298 subparagraph (f)5. Notice of the proposed change shall be made
299 to the regional planning council and the state land planning

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300 agency. Such notice must include a description of previous
301 individual changes made to the development, including changes
302 previously approved by the local government, and must include
303 appropriate amendments to the development order.

304 2. The following changes, individually or cumulatively
305 with any previous changes, are not substantial deviations:

306 a. Changes in the name of the project, developer, owner,
307 or monitoring official.

308 b. Changes to a setback which do not affect noise buffers,
309 environmental protection or mitigation areas, or archaeological
310 or historical resources.

311 c. Changes to minimum lot sizes.

312 d. Changes in the configuration of internal roads which do
313 not affect external access points.

314 e. Changes to the building design or orientation which
315 stay approximately within the approved area designated for such
316 building and parking lot, and which do not affect historical
317 buildings designated as significant by the Division of
318 Historical Resources of the Department of State.

319 f. Changes to increase the acreage in the development, if
320 no development is proposed on the acreage to be added.

321 g. Changes to eliminate an approved land use, if there are
322 no additional regional impacts.

323 h. Changes required to conform to permits approved by any
324 federal, state, or regional permitting agency, if these changes
325 do not create additional regional impacts.

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326 i. Any renovation or redevelopment of development within a
327 previously approved development of regional impact which does
328 not change land use or increase density or intensity of use.

329 j. Changes that modify boundaries and configuration of
330 areas described in subparagraph (b)11. due to science-based
331 refinement of such areas by survey, by habitat evaluation, by
332 other recognized assessment methodology, or by an environmental
333 assessment. In order for changes to qualify under this sub-
334 subparagraph, the survey, habitat evaluation, or assessment must
335 occur before the time that a conservation easement protecting
336 such lands is recorded and must not result in any net decrease
337 in the total acreage of the lands specifically set aside for
338 permanent preservation in the final development order.

339 k. Changes that do not increase the number of external
340 peak hour trips and do not reduce open space and conserved areas
341 within the project except as otherwise permitted by sub-
342 subparagraph j.

343 l. A phase date extension, if the state land planning
344 agency, in consultation with the regional planning council and
345 subject to the written concurrence of the Department of
346 Transportation, agrees that the traffic impact is not
347 significant and adverse under applicable state agency rules.

348 ~~m.1.~~ Any other change that the state land planning agency,
349 in consultation with the regional planning council, agrees in
350 writing is similar in nature, impact, or character to the
351 changes enumerated in sub-subparagraphs a.-l. ~~a.-k.~~ and that

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352 does not create the likelihood of any additional regional
353 impact.

354
355 This subsection does not require the filing of a notice of
356 proposed change but requires an application to the local
357 government to amend the development order in accordance with the
358 local government's procedures for amendment of a development
359 order. In accordance with the local government's procedures,
360 including requirements for notice to the applicant and the
361 public, the local government shall either deny the application
362 for amendment or adopt an amendment to the development order
363 which approves the application with or without conditions.
364 Following adoption, the local government shall render to the
365 state land planning agency the amendment to the development
366 order. The state land planning agency may appeal, pursuant to s.
367 380.07(3), the amendment to the development order if the
368 amendment involves sub-subparagraph g., sub-subparagraph h.,
369 sub-subparagraph j., sub-subparagraph k., or sub-subparagraph
370 ~~m.1.~~ and if the agency believes that the change creates a
371 reasonable likelihood of new or additional regional impacts.

372 3. Except for the change authorized by sub-subparagraph
373 2.f., any addition of land not previously reviewed or any change
374 not specified in paragraph (b) or paragraph (c) shall be
375 presumed to create a substantial deviation. This presumption may
376 be rebutted by clear and convincing evidence.

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377 4. Any submittal of a proposed change to a previously
378 approved development must include a description of individual
379 changes previously made to the development, including changes
380 previously approved by the local government. The local
381 government shall consider the previous and current proposed
382 changes in deciding whether such changes cumulatively constitute
383 a substantial deviation requiring further development-of-
384 regional-impact review.

385 5. The following changes to an approved development of
386 regional impact shall be presumed to create a substantial
387 deviation. Such presumption may be rebutted by clear and
388 convincing evidence:—

389 a. A change proposed for 15 percent or more of the acreage
390 to a land use not previously approved in the development order.
391 Changes of less than 15 percent shall be presumed not to create
392 a substantial deviation.

393 b. Notwithstanding any provision of paragraph (b) to the
394 contrary, a proposed change consisting of simultaneous increases
395 and decreases of at least two of the uses within an authorized
396 multiuse development of regional impact which was originally
397 approved with three or more uses specified in s. 380.0651(3)(c)
398 and (d) and residential use.

399 6. If a local government agrees to a proposed change, a
400 change in the transportation proportionate share calculation and
401 mitigation plan in an adopted development order as a result of
402 recalculation of the proportionate share contribution meeting

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403 the requirements of s. 163.3180(5)(h) in effect as of the date
404 of such change shall be presumed not to create a substantial
405 deviation. For purposes of this subsection, the proposed change
406 in the proportionate share calculation or mitigation plan may
407 not be considered an additional regional transportation impact.

408 (30) ~~NEW~~ PROPOSED DEVELOPMENTS.—A new proposed development
409 otherwise subject to the review requirements of this section
410 shall be approved by a local government pursuant to s.
411 163.3184(4) in lieu of proceeding in accordance with this
412 section. However, if the proposed development is consistent with
413 the comprehensive plan as provided in s. 163.3194(3)(b), the
414 development is not required to undergo review pursuant to s.
415 163.3184(4) or this section. This subsection does not apply to
416 amendments to a development order governing an existing
417 development of regional impact.

418 Section 5. Paragraph (c) of subsection (4) of section
419 380.0651, Florida Statutes, is amended to read:

420 380.0651 Statewide guidelines and standards.—

421 (4) Two or more developments, represented by their owners
422 or developers to be separate developments, shall be aggregated
423 and treated as a single development under this chapter when they
424 are determined to be part of a unified plan of development and
425 are physically proximate to one other.

426 (c) Aggregation is not applicable when the following
427 circumstances and provisions of this chapter are applicable:

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428 1. Developments which are otherwise subject to aggregation
429 with a development of regional impact which has received
430 approval through the issuance of a final development order shall
431 not be aggregated with the approved development of regional
432 impact. However, nothing contained in this subparagraph shall
433 preclude the state land planning agency from evaluating an
434 allegedly separate development as a substantial deviation
435 pursuant to s. 380.06(19) or as an independent development of
436 regional impact.

437 2. Two or more developments, each of which is
438 independently a development of regional impact that has or will
439 obtain a development order pursuant to s. 380.06.

440 3. Completion of any development that has been vested
441 pursuant to s. 380.05 or s. 380.06, including vested rights
442 arising out of agreements entered into with the state land
443 planning agency for purposes of resolving vested rights issues.
444 Development-of-regional-impact review of additions to vested
445 developments of regional impact shall not include review of the
446 impacts resulting from the vested portions of the development.

447 4. The developments sought to be aggregated were
448 authorized to commence development prior to September 1, 1988,
449 and could not have been required to be aggregated under the law
450 existing prior to that date.

451 5. Any development that qualifies for an exemption under
452 s. 380.06(29).

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453 6. Lands acquired for development as a part of an existing
454 development of regional impact that has been developed are not
455 subject to aggregation if the newly acquired lands comprise an
456 area that is equal to or less than 10 percent of the total
457 acreage subject to the existing development-of-regional-impact
458 development order.

459 Section 6. Subsection (1) of section 380.115, Florida
460 Statutes, is amended to read:

461 380.115 Vested rights and duties; effect of size
462 reduction, changes in guidelines and standards.-

463 (1) A change in a development-of-regional-impact guideline
464 and standard does not abridge or modify any vested or other
465 right or any duty or obligation pursuant to any development
466 order or agreement that is applicable to a development of
467 regional impact. A development that has received a development-
468 of-regional-impact development order pursuant to s. 380.067 but
469 is no longer required to undergo development-of-regional-impact
470 review by operation of a change in the guidelines and standards,
471 a development that ~~or~~ has reduced its size below the thresholds
472 in s. 380.0651, ~~or~~ a development that is exempt pursuant to s.
473 380.06(24) or (29), or a development that elects to rescind the
474 development order shall be governed by the following procedures:

475 (a) The development shall continue to be governed by the
476 development-of-regional-impact development order and may be
477 completed in reliance upon and pursuant to the development order
478 unless the developer or landowner has followed the procedures

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479 for rescission in paragraph (b). Any proposed changes to those
480 developments which continue to be governed by a development
481 order shall be approved pursuant to s. 380.06(19) as it existed
482 before a change in the development-of-regional-impact guidelines
483 and standards, except that all percentage criteria shall be
484 doubled and all other criteria shall be increased by 10 percent.
485 The development-of-regional-impact development order may be
486 enforced by the local government as provided by ss. 380.06(17)
487 and 380.11.

488 (b) If requested by the developer or landowner, the
489 development-of-regional-impact development order shall be
490 rescinded by the local government having jurisdiction upon a
491 showing that all required mitigation related to the amount of
492 development that existed on the date of rescission has been
493 completed or will be completed under an existing permit or
494 equivalent authorization issued by a governmental agency as
495 defined in s. 380.031(6), provided such permit or authorization
496 is subject to enforcement through administrative or judicial
497 remedies.

498 Section 7. This act shall take effect July 1, 2016.
499

500 -----

501 **T I T L E A M E N D M E N T**

502 Remove everything before the enacting clause and insert:
503 An act relating to growth management; amending s. 163.3184,
504 F.S.; specifying that certain developments must follow the state

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505 coordinated review process; providing timeframes within which
506 the Division of Administrative Hearings must transmit certain
507 recommended orders to the Administration Commission; providing
508 that certain recommended orders become final within a specified
509 period after issuance; amending s. 163.3245, F.S.; revising the
510 acreage thresholds for sector plans; amending s. 171.046, F.S.;
511 revising the size of an enclave that a municipality may annex on
512 an expedited basis; amending s. 380.06, F.S.; authorizing
513 certain changes to approved developments of regional impact;
514 authorizing parties to amend certain development agreements
515 without submittal, review, or approval of a notification of
516 proposed change; providing criteria under which one approved
517 land use may be submitted for another approved land use in
518 certain land development agreements under certain circumstances;
519 providing a rebuttable presumption that certain proposed changes
520 to certain developments are a substantial deviation; specifying
521 that if the presumption is not rebutted, the development must
522 undergo further development-of-regional-impact review; providing
523 that certain phase date extensions to amend a development order
524 are not substantial deviations under certain circumstances;
525 specifying conditions under which certain proposed developments
526 are not required to undergo the state coordinated review
527 process; amending s. 380.0651, F.S.; providing that lands
528 acquired for development are not subject to aggregation under
529 certain circumstances; amending s. 380.115, F.S.; providing the

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530 | procedures to be used by a development that elects to rescind a
531 | development order; providing an effective date.