

1                   A bill to be entitled  
2           An act relating to growth management; amending s.  
3           163.3167, F.S.; authorizing certain changes to  
4           approved developments of regional impact; amending s.  
5           163.3184, F.S.; specifying that certain developments  
6           must follow the state coordinated review process;  
7           providing timeframes within which the Division of  
8           Administrative Hearings must transmit certain  
9           recommended orders to the Administration Commission;  
10          providing that certain recommended orders become final  
11          orders; providing that certain recommended orders  
12          become final within a specified period after issuance  
13          unless the state land planning agency acts, or the  
14          parties agree, to extend the period; amending s.  
15          163.3245, F.S.; revising the acreage thresholds for  
16          sector plans; amending s. 171.046, F.S.; revising the  
17          size of an enclave that a municipality may annex under  
18          certain circumstances; amending s. 380.06, F.S.;  
19          authorizing parties to amend certain development  
20          agreements without submittal, review, or approval of a  
21          notification of proposed change; providing criteria  
22          under which one approved land use may be substituted  
23          for another approved land use in certain land  
24          development agreements under certain circumstances;  
25          providing a rebuttable presumption that certain  
26          proposed changes to certain developments are a

27 substantial deviation; specifying that if the  
28 presumption is not rebutted, the development must  
29 undergo further development-of-regional-impact review;  
30 providing that certain phase date extensions to amend  
31 a development order are not substantial deviations  
32 under certain circumstances; specifying conditions  
33 under which certain proposed developments are not  
34 required to undergo the state coordinated review  
35 process; amending s. 380.0651, F.S.; providing that  
36 lands acquired for development are not subject to  
37 aggregation under certain circumstances; amending s.  
38 380.115, F.S.; providing the procedures to be used by  
39 a development that elects to rescind a development  
40 order; providing an effective date.

41  
42 Be It Enacted by the Legislature of the State of Florida:

43  
44 Section 1. Subsection (5) of section 163.3167, Florida  
45 Statutes, is amended to read:

46 163.3167 Scope of act.—

47 (5) ~~Nothing in~~ This act does not shall limit or modify the  
48 rights of any person to complete any development that has been  
49 authorized as a development of regional impact pursuant to  
50 chapter 380 or who has been issued a final local development  
51 order and development has commenced and is continuing in good  
52 faith. A person does not lose his or her right to proceed with a

53 development authorized as a development of regional impact if a  
54 change is made to the development that has the effect only of  
55 reducing the height, density, or intensity of the originally  
56 approved development.

57 Section 2. Paragraph (c) of subsection (2), paragraph (e)  
58 of subsection (5), and paragraph (d) of subsection (7) of  
59 section 163.3184, Florida Statutes, are amended, and paragraph  
60 (d) is added to subsection (2) of that section, to read:

61 163.3184 Process for adoption of comprehensive plan or  
62 plan amendment.—

63 (2) COMPREHENSIVE PLANS AND PLAN AMENDMENTS.—

64 (c) Plan amendments that are in an area of critical state  
65 concern designated pursuant to s. 380.05; propose a rural land  
66 stewardship area pursuant to s. 163.3248; propose a sector plan  
67 pursuant to s. 163.3245 or an amendment to an adopted sector  
68 plan; update a comprehensive plan based on an evaluation and  
69 appraisal pursuant to s. 163.3191; ~~propose a development that~~  
70 ~~qualifies as a development of regional impact pursuant to s.~~  
71 ~~380.06;~~ or are new plans for newly incorporated municipalities  
72 adopted pursuant to s. 163.3167 shall follow the state  
73 coordinated review process in subsection (4).

74 (d) Proposed developments as set forth in s. 380.06(30),  
75 or plan amendments thereto, shall follow the state coordinated  
76 review process in subsection (4).

77 (5) ADMINISTRATIVE CHALLENGES TO PLANS AND PLAN  
78 AMENDMENTS.—

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

82 1. If the state land planning agency determines that the  
 83 plan amendment should be found not in compliance, the agency  
 84 shall make every effort to refer the recommended order and its  
 85 determination expeditiously to the Administration Commission for  
 86 final agency action, but at a minimum within the time period  
 87 provided by s. 120.569.

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

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

97 (7) MEDIATION AND EXPEDITIOUS RESOLUTION.—

98 (d) Absent a showing of extraordinary circumstances, the  
 99 Administration Commission shall issue a final order, in a case  
 100 proceeding under subsection (5), within 45 days after ~~the~~  
 101 issuance of the recommended order, unless the parties agree in  
 102 writing to extend the 45-day period a longer time. If the  
 103 recommended order recommends a finding of in compliance, the  
 104 recommended order becomes final 45 days after issuance unless

105 the state land planning agency acts, or the parties agree in  
106 writing, to extend the 45-day period.

107 Section 3. Subsection (1) of section 163.3245, Florida  
108 Statutes, is amended to read:

109 163.3245 Sector plans.—

110 (1) In recognition of the benefits of long-range planning  
111 for specific areas, local governments or combinations of local  
112 governments may adopt into their comprehensive plans a sector  
113 plan in accordance with this section. This section is intended  
114 to promote and encourage long-term planning for conservation,  
115 development, and agriculture on a landscape scale; to further  
116 support innovative and flexible planning and development  
117 strategies, and the purposes of this part and part I of chapter  
118 380; to facilitate protection of regionally significant  
119 resources, including, but not limited to, regionally significant  
120 water courses and wildlife corridors; and to avoid duplication  
121 of effort in terms of the level of data and analysis required  
122 for a development of regional impact, while ensuring the  
123 adequate mitigation of impacts to applicable regional resources  
124 and facilities, including those within the jurisdiction of other  
125 local governments, as would otherwise be provided. Sector plans  
126 are intended for substantial geographic areas that include at  
127 least 5,000 ~~15,000~~ acres of one or more local governmental  
128 jurisdictions and are to emphasize urban form and protection of  
129 regionally significant resources and public facilities. A sector  
130 plan may not be adopted in an area of critical state concern.

131 Section 4. Subsection (2) of section 171.046, Florida  
 132 Statutes, is amended to read:

133 171.046 Annexation of enclaves.—

134 (2) In order to expedite the annexation of enclaves of 110  
 135 ~~10~~ acres or less into the most appropriate incorporated  
 136 jurisdiction, based upon existing or proposed service provision  
 137 arrangements, a municipality may:

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

140 (b) Annex an enclave with fewer than 25 registered voters  
 141 by municipal ordinance when the annexation is approved in a  
 142 referendum by at least 60 percent of the registered voters who  
 143 reside in the enclave.

144 Section 5. Paragraph (g) of subsection (15), paragraphs  
 145 (b) and (e) of subsection (19), and subsection (30) of section  
 146 380.06, Florida Statutes, are amended to read:

147 380.06 Developments of regional impact.—

148 (15) LOCAL GOVERNMENT DEVELOPMENT ORDER.—

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

152 1. The proposed development has been evaluated  
 153 cumulatively with existing development under the substantial  
 154 deviation provisions of subsection (19) after ~~subsequent to~~ the  
 155 termination or expiration date;

156 2. The proposed development is consistent with an

157 abandonment of development order that has been issued in  
158 accordance with ~~the provisions of~~ subsection (26);

159 3. The development of regional impact is essentially built  
160 out, in that all the mitigation requirements in the development  
161 order have been satisfied, all developers are in compliance with  
162 all applicable terms and conditions of the development order  
163 except the buildout date, and the amount of proposed development  
164 that remains to be built is less than 40 percent of any  
165 applicable development-of-regional-impact threshold; or

166 4. The project has been determined to be an essentially  
167 built-out development of regional impact through an agreement  
168 executed by the developer, the state land planning agency, and  
169 the local government, in accordance with s. 380.032, which will  
170 establish the terms and conditions under which the development  
171 may be continued. If the project is determined to be essentially  
172 built out, development may proceed pursuant to the s. 380.032  
173 agreement after the termination or expiration date contained in  
174 the development order without further development-of-regional-  
175 impact review subject to the local government comprehensive plan  
176 and land development regulations ~~or subject to a modified~~  
177 ~~development-of-regional-impact analysis.~~ The parties may amend  
178 the agreement without the submission, review, or approval of a  
179 notification of proposed change pursuant to subsection (19). For  
180 purposes of ~~As used in this paragraph, a an "essentially built-~~  
181 ~~out"~~ development of regional impact is considered essentially  
182 built out, if means:

183 a. The developers are in compliance with all applicable  
184 terms and conditions of the development order except the  
185 buildout date; and

186 b.(I) The amount of development that remains to be built  
187 is less than the substantial deviation threshold specified in  
188 paragraph (19)(b) for each individual land use category, or, for  
189 a multiuse development, the sum total of all unbuilt land uses  
190 as a percentage of the applicable substantial deviation  
191 threshold is equal to or less than 100 percent; or

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

196  
197 The single-family residential portions of a development may be  
198 considered "essentially built out" if all of the workforce  
199 housing obligations and all of the infrastructure and horizontal  
200 development have been completed, at least 50 percent of the  
201 dwelling units have been completed, and more than 80 percent of  
202 the lots have been conveyed to third-party individual lot owners  
203 or to individual builders who own no more than 40 lots at the  
204 time of the determination. The mobile home park portions of a  
205 development may be considered "essentially built out" if all the  
206 infrastructure and horizontal development has been completed,  
207 and at least 50 percent of the lots are leased to individual  
208 mobile home owners. In order to accommodate changing market



209 demands and achieve maximum land use efficiency in an  
 210 essentially built-out project, the unbuilt land uses specified  
 211 in the agreement may be developed in a manner by which one  
 212 approved land use is substituted for another approved land use  
 213 at a ratio that ensures there will be no increase in net  
 214 external transportation impacts. At the time of building permit  
 215 issuance, the developer must demonstrate to the local government  
 216 that the exchange ratio will not result in an increase in net  
 217 external transportation impacts.

218 (19) SUBSTANTIAL DEVIATIONS.—

219 (b) Any proposed change to a previously approved  
 220 development of regional impact or development order condition  
 221 which, either individually or cumulatively with other changes,  
 222 exceeds any of the following criteria shall be presumed to  
 223 create ~~constitute~~ a substantial deviation, and the presumption  
 224 may be rebutted by clear and convincing evidence. If not  
 225 rebutted, the development is subject to further development-of-  
 226 regional-impact review through the notification of proposed  
 227 change process and shall cause the development to be subject to  
 228 ~~further development-of-regional-impact review without the~~  
 229 ~~necessity for a finding of same by the local government:~~

230 1. An increase in the number of parking spaces at an  
 231 attraction or recreational facility by 15 percent or 500 spaces,  
 232 whichever is greater, or an increase in the number of spectators  
 233 that may be accommodated at such a facility by 15 percent or  
 234 1,500 spectators, whichever is greater.

235           2. A new runway, a new terminal facility, a 25 percent  
236 lengthening of an existing runway, or a 25 percent increase in  
237 the number of gates of an existing terminal, but only if the  
238 increase adds at least three additional gates.

239           3. An increase in land area for office development by 15  
240 percent or an increase of gross floor area of office development  
241 by 15 percent or 100,000 gross square feet, whichever is  
242 greater.

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

245           5. An increase in the number of dwelling units by 50  
246 percent or 200 units, whichever is greater, provided that 15  
247 percent of the proposed additional dwelling units are dedicated  
248 to affordable workforce housing, subject to a recorded land use  
249 restriction that shall be for a period of not less than 20 years  
250 and that includes resale provisions to ensure long-term  
251 affordability for income-eligible homeowners and renters and  
252 provisions for the workforce housing to be commenced before  
253 ~~prior to~~ the completion of 50 percent of the market rate  
254 dwelling. For purposes of this subparagraph, the term  
255 "affordable workforce housing" means housing that is affordable  
256 to a person who earns less than 120 percent of the area median  
257 income, or less than 140 percent of the area median income if  
258 located in a county in which the median purchase price for a  
259 single-family existing home exceeds the statewide median  
260 purchase price of a single-family existing home. For purposes of

261 | this subparagraph, the term "statewide median purchase price of  
262 | a single-family existing home" means the statewide purchase  
263 | price as determined in the Florida Sales Report, Single-Family  
264 | Existing Homes, released each January by the Florida Association  
265 | of Realtors and the University of Florida Real Estate Research  
266 | Center.

267 |         6. An increase in commercial development by 60,000 square  
268 | feet of gross floor area or of parking spaces provided for  
269 | customers for 425 cars or a 10 percent increase, whichever is  
270 | greater.

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

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

275 |         9. A proposed increase to an approved multiuse development  
276 | of regional impact where the sum of the increases of each land  
277 | use as a percentage of the applicable substantial deviation  
278 | criteria is equal to or exceeds 110 percent. The percentage of  
279 | any decrease in the amount of open space shall be treated as an  
280 | increase for purposes of determining when 110 percent has been  
281 | reached or exceeded.

282 |         10. A 15 percent increase in the number of external  
283 | vehicle trips generated by the development above that which was  
284 | projected during the original development-of-regional-impact  
285 | review.

286 |         11. Any change that would result in development of any

287 area which was specifically set aside in the application for  
288 development approval or in the development order for  
289 preservation or special protection of endangered or threatened  
290 plants or animals designated as endangered, threatened, or  
291 species of special concern and their habitat, any species  
292 protected by 16 U.S.C. ss. 668a-668d, primary dunes, or  
293 archaeological and historical sites designated as significant by  
294 the Division of Historical Resources of the Department of State.  
295 The refinement of the boundaries and configuration of such areas  
296 shall be considered under sub-subparagraph (e)2.j.

297  
298 The substantial deviation numerical standards in subparagraphs  
299 3., 6., and 9., excluding residential uses, and in subparagraph  
300 10., are increased by 100 percent for a project certified under  
301 s. 403.973 which creates jobs and meets criteria established by  
302 the Department of Economic Opportunity as to its impact on an  
303 area's economy, employment, and prevailing wage and skill  
304 levels. The substantial deviation numerical standards in  
305 subparagraphs 3., 4., 5., 6., 9., and 10. are increased by 50  
306 percent for a project located wholly within an urban infill and  
307 redevelopment area designated on the applicable adopted local  
308 comprehensive plan future land use map and not located within  
309 the coastal high hazard area.

310 (e)1. Except for a development order rendered pursuant to  
311 subsection (22) or subsection (25), a proposed change to a  
312 development order which individually or cumulatively with any

313 previous change is less than any numerical criterion contained  
314 in subparagraphs (b)1.-10. and does not exceed any other  
315 criterion, or which involves an extension of the buildout date  
316 of a development, or any phase thereof, of less than 5 years is  
317 not subject to the public hearing requirements of subparagraph  
318 (f)3., and is not subject to a determination pursuant to  
319 subparagraph (f)5. Notice of the proposed change shall be made  
320 to the regional planning council and the state land planning  
321 agency. Such notice must include a description of previous  
322 individual changes made to the development, including changes  
323 previously approved by the local government, and must include  
324 appropriate amendments to the development order.

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

327 a. Changes in the name of the project, developer, owner,  
328 or monitoring official.

329 b. Changes to a setback which do not affect noise buffers,  
330 environmental protection or mitigation areas, or archaeological  
331 or historical resources.

332 c. Changes to minimum lot sizes.

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

335 e. Changes to the building design or orientation which  
336 stay approximately within the approved area designated for such  
337 building and parking lot, and which do not affect historical  
338 buildings designated as significant by the Division of

339 Historical Resources of the Department of State.

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

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

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

347 i. Any renovation or redevelopment of development within a  
348 previously approved development of regional impact which does  
349 not change land use or increase density or intensity of use.

350 j. Changes that modify boundaries and configuration of  
351 areas described in subparagraph (b)11. due to science-based  
352 refinement of such areas by survey, by habitat evaluation, by  
353 other recognized assessment methodology, or by an environmental  
354 assessment. In order for changes to qualify under this sub-  
355 subparagraph, the survey, habitat evaluation, or assessment must  
356 occur before the time that a conservation easement protecting  
357 such lands is recorded and must not result in any net decrease  
358 in the total acreage of the lands specifically set aside for  
359 permanent preservation in the final development order.

360 k. Changes that do not increase the number of external  
361 peak hour trips and do not reduce open space and conserved areas  
362 within the project except as otherwise permitted by sub-  
363 subparagraph j.

364 l. A phase date extension, if the state land planning

365 agency, in consultation with the regional planning council and  
366 subject to the written concurrence of the Department of  
367 Transportation, agrees that the traffic impact is not  
368 significant and adverse under applicable state agency rules.

369 m.~~1.~~ Any other change that the state land planning agency,  
370 in consultation with the regional planning council, agrees in  
371 writing is similar in nature, impact, or character to the  
372 changes enumerated in sub-subparagraphs a.-l. ~~a.-k.~~ and that  
373 does not create the likelihood of any additional regional  
374 impact.

375  
376 This subsection does not require the filing of a notice of  
377 proposed change but requires an application to the local  
378 government to amend the development order in accordance with the  
379 local government's procedures for amendment of a development  
380 order. In accordance with the local government's procedures,  
381 including requirements for notice to the applicant and the  
382 public, the local government shall either deny the application  
383 for amendment or adopt an amendment to the development order  
384 which approves the application with or without conditions.  
385 Following adoption, the local government shall render to the  
386 state land planning agency the amendment to the development  
387 order. The state land planning agency may appeal, pursuant to s.  
388 380.07(3), the amendment to the development order if the  
389 amendment involves sub-subparagraph g., sub-subparagraph h.,  
390 sub-subparagraph j., sub-subparagraph k., or sub-subparagraph

391 ~~m.1-~~ and if the agency believes that the change creates a  
 392 reasonable likelihood of new or additional regional impacts.

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

398 4. Any submittal of a proposed change to a previously  
 399 approved development must include a description of individual  
 400 changes previously made to the development, including changes  
 401 previously approved by the local government. The local  
 402 government shall consider the previous and current proposed  
 403 changes in deciding whether such changes cumulatively constitute  
 404 a substantial deviation requiring further development-of-  
 405 regional-impact review.

406 5. The following changes to an approved development of  
 407 regional impact shall be presumed to create a substantial  
 408 deviation. Such presumption may be rebutted by clear and  
 409 convincing evidence:~~:-~~

410 a. A change proposed for 15 percent or more of the acreage  
 411 to a land use not previously approved in the development order.  
 412 Changes of less than 15 percent shall be presumed not to create  
 413 a substantial deviation.

414 b. Notwithstanding any provision of paragraph (b) to the  
 415 contrary, a proposed change consisting of simultaneous increases  
 416 and decreases of at least two of the uses within an authorized



417 multiuse development of regional impact which was originally  
418 approved with three or more uses specified in s. 380.0651(3)(c)  
419 and (d) and residential use.

420 6. If a local government agrees to a proposed change, a  
421 change in the transportation proportionate share calculation and  
422 mitigation plan in an adopted development order as a result of  
423 recalculation of the proportionate share contribution meeting  
424 the requirements of s. 163.3180(5)(h) in effect as of the date  
425 of such change shall be presumed not to create a substantial  
426 deviation. For purposes of this subsection, the proposed change  
427 in the proportionate share calculation or mitigation plan may  
428 not be considered an additional regional transportation impact.

429 (30) ~~NEW~~ PROPOSED DEVELOPMENTS.—A ~~new~~ proposed development  
430 otherwise subject to the review requirements of this section  
431 shall be approved by a local government pursuant to s.  
432 163.3184(4) in lieu of proceeding in accordance with this  
433 section. However, if the proposed development is consistent with  
434 the comprehensive plan as provided in s. 163.3194(3)(b), the  
435 development is not required to undergo review pursuant to s.  
436 163.3184(4) or this section. This subsection does not apply to  
437 amendments to a development order governing an existing  
438 development of regional impact.

439 Section 6. Paragraph (c) of subsection (4) of section  
440 380.0651, Florida Statutes, is amended to read:

441 380.0651 Statewide guidelines and standards.—

442 (4) Two or more developments, represented by their owners

443 or developers to be separate developments, shall be aggregated  
444 and treated as a single development under this chapter when they  
445 are determined to be part of a unified plan of development and  
446 are physically proximate to one other.

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

449 1. Developments which are otherwise subject to aggregation  
450 with a development of regional impact which has received  
451 approval through the issuance of a final development order shall  
452 not be aggregated with the approved development of regional  
453 impact. However, nothing contained in this subparagraph shall  
454 preclude the state land planning agency from evaluating an  
455 allegedly separate development as a substantial deviation  
456 pursuant to s. 380.06(19) or as an independent development of  
457 regional impact.

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

461 3. Completion of any development that has been vested  
462 pursuant to s. 380.05 or s. 380.06, including vested rights  
463 arising out of agreements entered into with the state land  
464 planning agency for purposes of resolving vested rights issues.  
465 Development-of-regional-impact review of additions to vested  
466 developments of regional impact shall not include review of the  
467 impacts resulting from the vested portions of the development.

468 4. The developments sought to be aggregated were

469 authorized to commence development prior to September 1, 1988,  
 470 and could not have been required to be aggregated under the law  
 471 existing prior to that date.

472 5. Any development that qualifies for an exemption under  
 473 s. 380.06(29).

474 6. Lands acquired for development as a part of an existing  
 475 development of regional impact that has been developed are not  
 476 subject to aggregation if the newly acquired lands comprise an  
 477 area that is equal to or less than 10 percent of the total  
 478 acreage subject to the existing development-of-regional-impact  
 479 development order.

480 Section 7. Subsection (1) of section 380.115, Florida  
 481 Statutes, is amended to read:

482 380.115 Vested rights and duties; effect of size  
 483 reduction, changes in guidelines and standards.—

484 (1) A change in a development-of-regional-impact guideline  
 485 and standard does not abridge or modify any vested or other  
 486 right or any duty or obligation pursuant to any development  
 487 order or agreement that is applicable to a development of  
 488 regional impact. A development that has received a development-  
 489 of-regional-impact development order pursuant to s. 380.06~~7~~ but  
 490 is no longer required to undergo development-of-regional-impact  
 491 review by operation of a change in the guidelines and standards,  
 492 a development that ~~or~~ has reduced its size below the thresholds  
 493 in s. 380.0651, ~~or~~ a development that is exempt pursuant to s.  
 494 380.06(24) or (29), or a development that elects to rescind the

495 development order shall be governed by the following procedures:

496 (a) The development shall continue to be governed by the  
497 development-of-regional-impact development order and may be  
498 completed in reliance upon and pursuant to the development order  
499 unless the developer or landowner has followed the procedures  
500 for rescission in paragraph (b). Any proposed changes to those  
501 developments which continue to be governed by a development  
502 order shall be approved pursuant to s. 380.06(19) as it existed  
503 before a change in the development-of-regional-impact guidelines  
504 and standards, except that all percentage criteria shall be  
505 doubled and all other criteria shall be increased by 10 percent.  
506 The development-of-regional-impact development order may be  
507 enforced by the local government as provided by ss. 380.06(17)  
508 and 380.11.

509 (b) If requested by the developer or landowner, the  
510 development-of-regional-impact development order shall be  
511 rescinded by the local government having jurisdiction upon a  
512 showing that all required mitigation related to the amount of  
513 development that existed on the date of rescission has been  
514 completed or will be completed under an existing permit or  
515 equivalent authorization issued by a governmental agency as  
516 defined in s. 380.031(6), provided such permit or authorization  
517 is subject to enforcement through administrative or judicial  
518 remedies.

519 Section 8. This act shall take effect July 1, 2016.