

1 A bill to be entitled
 2 An act relating to construction of housing within a
 3 certain distance of the State Highway System; creating
 4 s. 335.071, F.S.; requiring the construction of
 5 certain multiple housing developments to be considered
 6 a single construction project; requiring local zoning
 7 or building permit applications for such project to be
 8 deferred under certain circumstances; providing an
 9 effective date.

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 11 Be It Enacted by the Legislature of the State of Florida:

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 13 Section 1. Section 335.071, Florida Statutes, is created
 14 to read:

15 335.071 Construction of housing within certain distance of
 16 State Highway System.-

17 (1) Notwithstanding any other provision of law, for
 18 purposes of subsection (2), the construction of one or more
 19 housing developments within a 5-mile radius of a road on the
 20 State Highway System shall be considered a single construction
 21 project if the total number of residential dwelling units within
 22 such housing developments exceeds 500.

23 (2) If a road on the State Highway System which is within
 24 a 5-mile radius of a construction project described in
 25 subsection (1) is rated below level "D" according to the

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2018

26 | sufficiency rating system prescribed in s. 335.07, all
27 | applications for local zoning or building permits for such
28 | construction project must be deferred:

29 | (a) Until the road has been improved and is rated at or
30 | above level "D"; or

31 | (b) Unless an alternative road within such 5-mile radius
32 | is complete and meets the goals and objectives of the most
33 | recent Florida Transportation Plan developed pursuant to s.
34 | 339.155.

35 | Section 2. This act shall take effect July 1, 2018.