

By Senator Gibson

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1 A bill to be entitled
2 An act relating to construction of housing along the
3 State Highway System; creating s. 335.071, F.S.;
4 requiring that the construction of certain multiple
5 housing developments be considered a single
6 construction project; requiring that local zoning or
7 building permit applications for such projects 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 to
14 read:

15 335.071 Construction of housing along State Highway
16 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 is considered a single construction project
21 if the total number of residential dwelling units within such
22 housing developments exceeds 500.

23 (2) If a road on the State Highway System which is within a
24 5-mile radius of a construction project described in subsection
25 (1) is rated below level "D" according to the sufficiency rating
26 system prescribed in s. 335.07, all applications for local
27 zoning or building permits for such construction project must be
28 deferred:

29 (a) Until the road has been improved and is rated at or

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30 above level "D"; or

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

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