

Amendment No.

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WITHDRAWN	_____	(Y/N)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		

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1 Committee/Subcommittee hearing bill: Local Administration,  
 2 Federal Affairs & Special Districts Subcommittee  
 3 Representative McClain offered the following:

**Amendment (with title amendment)**

Remove everything after the enacting clause and insert:

Section 1. Section 83.8085, Florida Statutes, is created  
to read:

83.8085 Self-storage facility expansion.—For purposes of  
any minimum distance requirements imposed by local ordinances or  
regulations, the expansion of a self-storage facility that is  
adjacent to and abutting an existing self-storage facility, and  
that is owned and managed by the same person or entity, may not  
be considered or deemed a new self-storage facility. The  
proposed expansion facility shall be deemed an integral part of  
the existing facility for the purposes of satisfying any minimum

Amendment No.

17 distance requirements established by a local authority. Any  
18 expansion of such facilities is subject to the provisions of  
19 general law related to the satisfaction of an owner's lien,  
20 notice requirements, and publication requirements, as applicable  
21 to existing self-service storage facilities.

22 Section 2. Subsections (22) through (52) of section  
23 163.3164, Florida Statutes, are renumbered as subsections (23)  
24 through (53), respectively, subsection (12) and present  
25 subsections (22), (51), and (52) of that section are amended,  
26 and a new subsection (22) is added to that section, to read:

27 163.3164 Community Planning Act; definitions.—As used in  
28 this act:

29 (12) "Density" means an objective measurement of the  
30 number of people or residential units allowed per unit of land,  
31 such as dwelling units residents or employees per acre.

32 (22) "Infill residential development" means the expansion  
33 of an existing residential development on a contiguous vacant  
34 parcel of no more than 20 acres in size within a residential  
35 future land use category and a residential zoning district that  
36 is contiguous on the majority of all sides by residential  
37 development. The term "contiguous" means touching, bordering, or  
38 adjoining along a boundary. Properties that would be contiguous  
39 if not separated by a roadway, railroad, canal, or other public  
40 easement are considered contiguous.

41 (23)-(22) "Intensity" means an objective measurement of the

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

42 extent to which land may be developed or used, expressed in  
43 square feet per unit of land including the consumption or use of  
44 ~~the space above, on, or below ground; the measurement of the use~~  
45 ~~of or demand on natural resources; and the measurement of the~~  
46 ~~use of or demand on facilities and services.~~

47 ~~(52)-(51)~~ "Urban service area" means areas ~~identified in~~  
48 ~~the comprehensive plan~~ where public facilities and services,  
49 including, but not limited to, central water and sewer capacity  
50 and roads, are already in place or may be expanded through  
51 investment by the ~~or are identified in the capital improvements~~  
52 ~~element. The term includes any areas identified in the~~  
53 ~~comprehensive plan as urban service areas, regardless of local~~  
54 ~~government~~ or the private sector as evidenced by an executed  
55 agreement with the local government to provide urban services  
56 within the local government's 20-year planning period  
57 ~~limitation.~~

58 ~~(53)-(52)~~ "Urban sprawl" means an unplanned or uncontrolled  
59 ~~a development pattern characterized by low density, automobile-~~  
60 ~~dependent development with either a single use or multiple uses~~  
61 ~~that are not functionally related, requiring the extension of~~  
62 ~~public facilities and services in an inefficient manner, and~~  
63 ~~failing to provide a clear separation between urban and rural~~  
64 ~~uses.~~

Amendment No.

65 Section 3. Paragraph (f) of subsection (1), subsection  
66 (2), and paragraph (a) of subsection (6) of section 163.3177,  
67 Florida Statutes, are amended to read:

68 163.3177 Required and optional elements of comprehensive  
69 plan; studies and surveys.—

70 (1) The comprehensive plan shall provide the principles,  
71 guidelines, standards, and strategies for the orderly and  
72 balanced future economic, social, physical, environmental, and  
73 fiscal development of the area that reflects community  
74 commitments to implement the plan and its elements. These  
75 principles and strategies shall guide future decisions in a  
76 consistent manner and shall contain programs and activities to  
77 ensure comprehensive plans are implemented. The sections of the  
78 comprehensive plan containing the principles and strategies,  
79 generally provided as goals, objectives, and policies, shall  
80 describe how the local government's programs, activities, and  
81 land development regulations will be initiated, modified, or  
82 continued to implement the comprehensive plan in a consistent  
83 manner. It is not the intent of this part to require the  
84 inclusion of implementing regulations in the comprehensive plan  
85 but rather to require identification of those programs,  
86 activities, and land development regulations that will be part  
87 of the strategy for implementing the comprehensive plan and the  
88 principles that describe how the programs, activities, and land  
89 development regulations will be carried out. The plan shall

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

90 establish meaningful and predictable standards for the use and  
91 development of land and provide meaningful guidelines for the  
92 content of more detailed land development and use regulations.

93 (f) All required ~~mandatory~~ and optional elements of the  
94 comprehensive plan and plan amendments must ~~shall~~ be based upon  
95 relevant ~~and appropriate~~ data and an analysis by the local  
96 government that may include, but not be limited to, surveys,  
97 studies, ~~community goals and vision~~, and other data available at  
98 the time of adoption of the comprehensive plan or plan  
99 amendment. To be based on data means to react to it ~~in an~~  
100 ~~appropriate way and~~ to the extent necessary indicated by the  
101 data available on that particular subject at the time of  
102 adoption of the plan or plan amendment at issue.

103 1. Surveys, studies, and data utilized in the preparation  
104 of the comprehensive plan may not be deemed a part of the  
105 comprehensive plan unless adopted as a part of it. Copies of  
106 such studies, surveys, data, and supporting documents for  
107 proposed plans and plan amendments must ~~shall~~ be made available  
108 for public inspection, and copies of such plans must ~~shall~~ be  
109 made available to the public upon payment of reasonable charges  
110 for reproduction. Support data or summaries shall be ~~are not~~  
111 subject to the compliance review process, ~~but~~ The comprehensive  
112 plan, the support data, and the summaries must be clearly based  
113 on current appropriate data and analysis, which is relevant to  
114 and correlates with the proposed amendment. Support data or

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

115 summaries may be used to aid in the determination of compliance  
116 and consistency.

117 2. Data must be taken from professionally accepted  
118 sources. The application of a methodology utilized in data  
119 collection or whether a particular methodology is professionally  
120 accepted may be evaluated. ~~However, the evaluation may not  
121 include whether one accepted methodology is better than another.  
122 Original data collection by local governments is not required.  
123 However, local governments may use original data so long as  
124 methodologies are professionally accepted.~~

125 3. The comprehensive plan must ~~shall~~ be based upon  
126 permanent and seasonal population estimates and projections,  
127 which must ~~shall~~ either be ~~those~~ published by the Office of  
128 Economic and Demographic Research or generated by the local  
129 government based upon a professionally acceptable methodology,  
130 whichever is greater. The plan must be based on at least the  
131 minimum amount of land required to accommodate the medium  
132 projections as published by the Office of Economic and  
133 Demographic Research for at least a 10-year planning period  
134 unless otherwise limited under s. 380.05, including related  
135 rules of the Administration Commission. Absent physical  
136 limitations on population growth, population projections for  
137 each municipality, and the unincorporated area within a county  
138 must, at a minimum, be reflective of each area's proportional  
139 share of the total county population and the total county

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

140 population growth.

141 (2) Coordination of the required and optional ~~several~~  
142 elements of the local comprehensive plan must ~~shall~~ be a major  
143 objective of the planning process. The required and optional  
144 ~~several~~ elements of the comprehensive plan must ~~shall~~ be  
145 consistent. Optional elements of the comprehensive plan may not  
146 contain policies that restrict the density or intensity  
147 established in the future land use element. Where data is  
148 relevant to required and optional ~~several~~ elements, consistent  
149 data must ~~shall~~ be used, including population estimates and  
150 projections ~~unless alternative data can be justified for a plan~~  
151 ~~amendment through new supporting data and analysis.~~ Each map  
152 depicting future conditions must reflect the principles,  
153 guidelines, and standards within all elements, and each such map  
154 must be contained within the comprehensive plan.

155 (6) In addition to the requirements of subsections (1) -  
156 (5), the comprehensive plan shall include the following  
157 elements:

158 (a) A future land use plan element designating proposed  
159 future general distribution, location, and extent of the uses of  
160 land for residential uses, commercial uses, industry,  
161 agriculture, recreation, conservation, education, public  
162 facilities, and other categories of the public and private uses  
163 of land. The approximate acreage and the general range of  
164 density or intensity of use must ~~shall~~ be provided for the gross

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

165 land area included in each existing land use category. The  
166 element must ~~shall~~ establish the long-term end toward which land  
167 use programs and activities are ultimately directed.

168 1. Each future land use category must be defined in terms  
169 of uses included, and must include standards to be followed in  
170 the control and distribution of population densities and  
171 building and structure intensities. The proposed distribution,  
172 location, and extent of the various categories of land use must  
173 ~~shall~~ be shown on a land use map or map series which is ~~shall be~~  
174 supplemented by goals, policies, and measurable objectives.

175 2. The future land use plan and plan amendments must ~~shall~~  
176 be based upon surveys, studies, and data regarding the area, as  
177 applicable, including:

178 a. The amount of land required to accommodate anticipated  
179 growth, including the amount of land necessary to accommodate  
180 single-family, two-family, and fee simple townhome development.

181 b. The projected permanent and seasonal population of the  
182 area.

183 c. The character of undeveloped land.

184 d. The availability of water supplies, public facilities,  
185 and services.

186 e. The amount of land located outside the urban service  
187 area, excluding lands designated for conservation, preservation,  
188 or other public use.

189 ~~f.e.~~ The need for redevelopment, including the renewal of



Amendment No.

190 blighted areas and the elimination of nonconforming uses which  
191 are inconsistent with the character of the community.

192 ~~g.f.~~ The compatibility of uses on lands adjacent to or  
193 closely proximate to military installations.

194 ~~h.g.~~ The compatibility of uses on lands adjacent to an  
195 airport as defined in s. 330.35 and consistent with s. 333.02.

196 ~~i.h.~~ The discouragement of urban sprawl.

197 ~~j.i.~~ The need for job creation, capital investment, and  
198 economic development that will strengthen and diversify the  
199 community's economy.

200 ~~k.j.~~ The need to modify land uses and development patterns  
201 within antiquated subdivisions.

202 3. The future land use plan element must ~~shall~~ include  
203 criteria to be used to:

204 a. Achieve the compatibility of lands adjacent or closely  
205 proximate to military installations, considering factors  
206 identified in s. 163.3175(5).

207 b. Achieve the compatibility of lands adjacent to an  
208 airport as defined in s. 330.35 and consistent with s. 333.02.

209 c. Encourage preservation of recreational and commercial  
210 working waterfronts for water-dependent uses in coastal  
211 communities.

212 d. Encourage the location of schools proximate to urban  
213 service residential areas to the extent possible and encourage  
214 the location of schools in all areas if necessary to provide

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

215 adequate school capacity to serve residential development.

216 e. Coordinate future land uses with the topography and  
217 soil conditions, and the availability of facilities and  
218 services.

219 f. Ensure the protection of natural and historic  
220 resources.

221 g. Provide for the compatibility of adjacent land uses.

222 h. Provide guidelines for the implementation of mixed-use  
223 development including the types of uses allowed, the percentage  
224 distribution among the mix of uses, or other standards, and the  
225 density and intensity of each use.

226 4. The amount of land designated for future planned uses  
227 must ~~shall~~ provide a balance of uses that foster vibrant, viable  
228 communities and economic development opportunities and address  
229 outdated development patterns, such as antiquated subdivisions.  
230 The amount of land designated for future land uses should allow  
231 the operation of real estate markets to provide adequate choices  
232 for permanent and seasonal residents and business and may not be  
233 limited solely by the projected population. The element must  
234 ~~shall~~ accommodate at least the minimum amount of land required  
235 to accommodate the medium projections as published by the Office  
236 of Economic and Demographic Research for at least a 10-year  
237 planning period unless otherwise limited under s. 380.05,  
238 including related rules of the Administration Commission.

239 5. The future land use plan of a county may designate

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

240 areas for possible future municipal incorporation.

241 6. The land use maps or map series must ~~shall~~ generally  
242 identify and depict historic district boundaries and must ~~shall~~  
243 designate historically significant properties meriting  
244 protection.

245 7. The future land use element must clearly identify the  
246 land use categories in which public schools are an allowable  
247 use. When delineating the land use categories in which public  
248 schools are an allowable use, a local government shall include  
249 in the categories sufficient land proximate to residential  
250 development to meet the projected needs for schools in  
251 coordination with public school boards and may establish  
252 differing criteria for schools of different type or size. Each  
253 local government shall include lands contiguous to existing  
254 school sites, to the maximum extent possible, within the land  
255 use categories in which public schools are an allowable use.

256 8. Future land use map amendments must ~~shall~~ be based upon  
257 the following analyses:

258 a. An analysis of the availability of facilities and  
259 services.

260 b. An analysis of the suitability of the plan amendment  
261 for its proposed use considering the character of the  
262 undeveloped land, soils, topography, natural resources, and  
263 historic resources on site.

264 c. An analysis of the minimum amount of land needed to

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

265 | achieve the goals and requirements of this section.

266 |       9. The future land use element must ~~and any amendment to~~  
267 | ~~the future land use element shall~~ discourage the proliferation  
268 | of urban sprawl by planning for future development as provided  
269 | in this section.

270 |       a. The primary indicators that a plan or plan amendment  
271 | does not discourage the proliferation of urban sprawl are listed  
272 | below. The evaluation of the presence of these indicators shall  
273 | consist of an analysis of the plan or plan amendment within the  
274 | context of features and characteristics unique to each locality  
275 | in order to determine whether the plan or plan amendment:

276 |       (I) Promotes, allows, or designates for development  
277 | substantial areas of the jurisdiction to develop as low-  
278 | intensity, low-density, or single-use development or uses.

279 |       (II) Promotes, allows, or designates significant amounts  
280 | of urban development to occur in rural areas at substantial  
281 | distances from existing urban areas while not using undeveloped  
282 | lands that are available and suitable for development.

283 |       (III) Promotes, allows, or designates urban development in  
284 | radial, strip, isolated, or ribbon patterns generally emanating  
285 | from existing urban developments.

286 |       (IV) Fails to adequately protect and conserve natural  
287 | resources, such as wetlands, floodplains, native vegetation,  
288 | environmentally sensitive areas, natural groundwater aquifer  
289 | recharge areas, lakes, rivers, shorelines, beaches, bays,

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

290 estuarine systems, and other significant natural systems.

291 (V) Fails to adequately protect adjacent agricultural  
292 areas and activities, including silviculture, active  
293 agricultural and silvicultural activities, passive agricultural  
294 activities, and dormant, unique, and prime farmlands and soils.

295 (VI) Fails to maximize use of existing public facilities  
296 and services.

297 (VII) Fails to maximize use of future public facilities  
298 and services.

299 (VIII) Allows for land use patterns or timing which  
300 disproportionately increase the cost in time, money, and energy  
301 of providing and maintaining facilities and services, including  
302 roads, potable water, sanitary sewer, stormwater management, law  
303 enforcement, education, health care, fire and emergency  
304 response, and general government.

305 (IX) Fails to provide a clear separation between rural and  
306 urban uses.

307 (X) Discourages or inhibits infill development or the  
308 redevelopment of existing neighborhoods and communities.

309 (XI) Fails to encourage a functional mix of uses.

310 (XII) Results in poor accessibility among linked or  
311 related land uses.

312 (XIII) Results in the loss of significant amounts of  
313 functional open space.

314 b. The future land use element or plan amendment shall be

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

315 determined to discourage the proliferation of urban sprawl if it  
316 incorporates a development pattern or urban form that achieves  
317 four or more of the following:

318 (I) Directs or locates economic growth and associated land  
319 development to geographic areas of the community in a manner  
320 that does not have an adverse impact on and protects natural  
321 resources and ecosystems.

322 (II) Promotes the efficient and cost-effective provision  
323 or extension of public infrastructure and services.

324 (III) Promotes walkable and connected communities and  
325 provides for compact development and a mix of uses at densities  
326 and intensities that will support a range of housing choices and  
327 a multimodal transportation system, including pedestrian,  
328 bicycle, and transit, if available.

329 (IV) Promotes conservation of water and energy.

330 (V) Preserves agricultural areas and activities, including  
331 silviculture, and dormant, unique, and prime farmlands and  
332 soils.

333 (VI) Preserves open space and natural lands and provides  
334 for public open space and recreation needs.

335 (VII) Creates a balance of land uses based upon demands of  
336 the residential population for the nonresidential needs of an  
337 area.

338 (VIII) Provides uses, densities, and intensities of use  
339 and urban form that would remediate an existing or planned

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

340 development pattern in the vicinity that constitutes sprawl or  
341 if it provides for an innovative development pattern such as  
342 transit-oriented developments or new towns as defined in s.  
343 163.3164.

344 10. The future land use element must ~~shall~~ include a  
345 future land use map or map series.

346 a. The proposed distribution, extent, and location of the  
347 following uses must ~~shall~~ be shown on the future land use map or  
348 map series:

349 (I) Residential.

350 (II) Commercial.

351 (III) Industrial.

352 (IV) Agricultural.

353 (V) Recreational.

354 (VI) Conservation.

355 (VII) Educational.

356 (VIII) Public.

357 b. The following areas must ~~shall~~ also be shown on the  
358 future land use map or map series, if applicable:

359 (I) Historic district boundaries and designated  
360 historically significant properties.

361 (II) Transportation concurrency management area boundaries  
362 or transportation concurrency exception area boundaries.

363 (III) Multimodal transportation district boundaries.

364 (IV) Mixed-use categories.

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

365 c. The following natural resources or conditions must  
366 ~~shall~~ be shown on the future land use map or map series, if  
367 applicable:

368 (I) Existing and planned public potable waterwells, cones  
369 of influence, and wellhead protection areas.

370 (II) Beaches and shores, including estuarine systems.

371 (III) Rivers, bays, lakes, floodplains, and harbors.

372 (IV) Wetlands.

373 (V) Minerals and soils.

374 (VI) Coastal high hazard areas.

375 Section 4. Paragraph (a) of subsection (1) of section  
376 163.3187, Florida Statutes, is amended to read:

377 163.3187 Process for adoption of small scale comprehensive  
378 plan amendment.—

379 (1) A small scale development amendment may be adopted  
380 under the following conditions:

381 (a) The proposed amendment involves a use of 150 ~~50~~ acres  
382 or fewer. ~~and:~~

383 Section 5. Subsection (2) of section 163.3202, Florida  
384 Statutes, is amended, and subsection (8) is added to that  
385 section, to read:

386 163.3202 Land development regulations.—

387 (2) Local land development regulations shall contain  
388 specific and detailed provisions necessary or desirable to  
389 implement the adopted comprehensive plan and shall at a minimum:



Amendment No.

- 390 (a) Regulate the subdivision of land.
- 391 (b) Establish minimum lot sizes within single-family, two-  
392 family, and fee simple, single-family townhouse zoning districts  
393 to accommodate the maximum density authorized in the  
394 comprehensive plan, net of the land area required to be set  
395 aside for subdivision roads, sidewalks, stormwater ponds, open  
396 space, landscape buffers, and any other mandatory land  
397 development regulations that require land to be set aside that  
398 could otherwise be used for the development of single-family  
399 homes, two-family homes, and fee simple, single-family  
400 townhouses.
- 401 (c)-(b) Regulate the use of land and water for those land  
402 use categories included in the land use element and ensure the  
403 compatibility of adjacent uses and provide for open space.
- 404 (d)-(e) Provide for protection of potable water wellfields.
- 405 (e)-(d) Regulate areas subject to seasonal and periodic  
406 flooding and provide for drainage and stormwater management.
- 407 (f)-(e) Ensure the protection of environmentally sensitive  
408 lands designated in the comprehensive plan.
- 409 (g)-(f) Regulate signage.
- 410 (h)-(g) Provide that public facilities and services meet or  
411 exceed the standards established in the capital improvements  
412 element required by s. 163.3177 and are available when needed  
413 for the development, or that development orders and permits are  
414 conditioned on the availability of these public facilities and

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

415 services necessary to serve the proposed development. A local  
416 government may not issue a development order or permit that  
417 results in a reduction in the level of services for the affected  
418 public facilities below the level of services provided in the  
419 local government's comprehensive plan.

420 ~~(i)-(h)~~ Ensure safe and convenient onsite traffic flow,  
421 considering needed vehicle parking.

422 ~~(j)-(i)~~ Maintain the existing density of residential  
423 properties or recreational vehicle parks if the properties are  
424 intended for residential use and are located in the  
425 unincorporated areas that have sufficient infrastructure, as  
426 determined by a local governing authority, and are not located  
427 within a coastal high-hazard area under s. 163.3178.

428 ~~(k)-(j)~~ Incorporate preexisting development orders  
429 identified pursuant to s. 163.3167(3).

430 (8) Notwithstanding any ordinance existing on July 1,  
431 2024, to the contrary, an application for infill development  
432 shall be administratively approved and no comprehensive plan  
433 amendment, rezoning, or variance shall be required if the  
434 proposed infill development has the same or less gross density  
435 as the existing development and is generally consistent with the  
436 development standards, including lot size and setbacks, of the  
437 existing development. A development order issued for development  
438 authorized pursuant to this subsection is deemed consistent with  
439 all applicable local government comprehensive plans and land

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

440 development regulations.

441 Section 6. Paragraph (d) of subsection (2) of section  
442 212.055, Florida Statutes, is amended to read:

443 212.055 Discretionary sales surtaxes; legislative intent;  
444 authorization and use of proceeds.—It is the legislative intent  
445 that any authorization for imposition of a discretionary sales  
446 surtax shall be published in the Florida Statutes as a  
447 subsection of this section, irrespective of the duration of the  
448 levy. Each enactment shall specify the types of counties  
449 authorized to levy; the rate or rates which may be imposed; the  
450 maximum length of time the surtax may be imposed, if any; the  
451 procedure which must be followed to secure voter approval, if  
452 required; the purpose for which the proceeds may be expended;  
453 and such other requirements as the Legislature may provide.  
454 Taxable transactions and administrative procedures shall be as  
455 provided in s. 212.054.

456 (2) LOCAL GOVERNMENT INFRASTRUCTURE SURTAX.—

457 (d) The proceeds of the surtax authorized by this  
458 subsection and any accrued interest shall be expended by the  
459 school district, within the county and municipalities within the  
460 county, or, in the case of a negotiated joint county agreement,  
461 within another county, to finance, plan, and construct  
462 infrastructure; to acquire any interest in land for public  
463 recreation, conservation, or protection of natural resources or  
464 to prevent or satisfy private property rights claims resulting

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

465 from limitations imposed by the designation of an area of  
466 critical state concern; to provide loans, grants, or rebates to  
467 residential or commercial property owners who make energy  
468 efficiency improvements to their residential or commercial  
469 property, if a local government ordinance authorizing such use  
470 is approved by referendum; or to finance the closure of county-  
471 owned or municipally owned solid waste landfills that have been  
472 closed or are required to be closed by order of the Department  
473 of Environmental Protection. Any use of the proceeds or interest  
474 for purposes of landfill closure before July 1, 1993, is  
475 ratified. The proceeds and any interest may not be used for the  
476 operational expenses of infrastructure, except that a county  
477 that has a population of fewer than 75,000 and that is required  
478 to close a landfill may use the proceeds or interest for long-  
479 term maintenance costs associated with landfill closure.  
480 Counties, as defined in s. 125.011, and charter counties may, in  
481 addition, use the proceeds or interest to retire or service  
482 indebtedness incurred for bonds issued before July 1, 1987, for  
483 infrastructure purposes, and for bonds subsequently issued to  
484 refund such bonds. Any use of the proceeds or interest for  
485 purposes of retiring or servicing indebtedness incurred for  
486 refunding bonds before July 1, 1999, is ratified.

487 1. For the purposes of this paragraph, the term

488 "infrastructure" means:

489 a. Any fixed capital expenditure or fixed capital outlay

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

490 associated with the construction, reconstruction, or improvement  
491 of public facilities that have a life expectancy of 5 or more  
492 years, any related land acquisition, land improvement, design,  
493 and engineering costs, and all other professional and related  
494 costs required to bring the public facilities into service. For  
495 purposes of this sub-subparagraph, the term "public facilities"  
496 means facilities as defined in s. 163.3164(40) ~~163.3164(39)~~, s.  
497 163.3221(13), or s. 189.012(5), and includes facilities that are  
498 necessary to carry out governmental purposes, including, but not  
499 limited to, fire stations, general governmental office  
500 buildings, and animal shelters, regardless of whether the  
501 facilities are owned by the local taxing authority or another  
502 governmental entity.

503 b. A fire department vehicle, an emergency medical service  
504 vehicle, a sheriff's office vehicle, a police department  
505 vehicle, or any other vehicle, and the equipment necessary to  
506 outfit the vehicle for its official use or equipment that has a  
507 life expectancy of at least 5 years.

508 c. Any expenditure for the construction, lease, or  
509 maintenance of, or provision of utilities or security for,  
510 facilities, as defined in s. 29.008.

511 d. Any fixed capital expenditure or fixed capital outlay  
512 associated with the improvement of private facilities that have  
513 a life expectancy of 5 or more years and that the owner agrees  
514 to make available for use on a temporary basis as needed by a

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

515 local government as a public emergency shelter or a staging area  
516 for emergency response equipment during an emergency officially  
517 declared by the state or by the local government under s.  
518 252.38. Such improvements are limited to those necessary to  
519 comply with current standards for public emergency evacuation  
520 shelters. The owner must enter into a written contract with the  
521 local government providing the improvement funding to make the  
522 private facility available to the public for purposes of  
523 emergency shelter at no cost to the local government for a  
524 minimum of 10 years after completion of the improvement, with  
525 the provision that the obligation will transfer to any  
526 subsequent owner until the end of the minimum period.

527 e. Any land acquisition expenditure for a residential  
528 housing project in which at least 30 percent of the units are  
529 affordable to individuals or families whose total annual  
530 household income does not exceed 120 percent of the area median  
531 income adjusted for household size, if the land is owned by a  
532 local government or by a special district that enters into a  
533 written agreement with the local government to provide such  
534 housing. The local government or special district may enter into  
535 a ground lease with a public or private person or entity for  
536 nominal or other consideration for the construction of the  
537 residential housing project on land acquired pursuant to this  
538 sub-subparagraph.

539 f. Instructional technology used solely in a school

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

540 district's classrooms. As used in this sub-subparagraph, the  
541 term "instructional technology" means an interactive device that  
542 assists a teacher in instructing a class or a group of students  
543 and includes the necessary hardware and software to operate the  
544 interactive device. The term also includes support systems in  
545 which an interactive device may mount and is not required to be  
546 affixed to the facilities.

547 2. For the purposes of this paragraph, the term "energy  
548 efficiency improvement" means any energy conservation and  
549 efficiency improvement that reduces consumption through  
550 conservation or a more efficient use of electricity, natural  
551 gas, propane, or other forms of energy on the property,  
552 including, but not limited to, air sealing; installation of  
553 insulation; installation of energy-efficient heating, cooling,  
554 or ventilation systems; installation of solar panels; building  
555 modifications to increase the use of daylight or shade;  
556 replacement of windows; installation of energy controls or  
557 energy recovery systems; installation of electric vehicle  
558 charging equipment; installation of systems for natural gas fuel  
559 as defined in s. 206.9951; and installation of efficient  
560 lighting equipment.

561 3. Notwithstanding any other provision of this subsection,  
562 a local government infrastructure surtax imposed or extended  
563 after July 1, 1998, may allocate up to 15 percent of the surtax  
564 proceeds for deposit into a trust fund within the county's

056477 - h1221-strike.docx

Published On: 1/24/2024 5:30:24 PM

Amendment No.

565 accounts created for the purpose of funding economic development  
566 projects having a general public purpose of improving local  
567 economies, including the funding of operational costs and  
568 incentives related to economic development. The ballot statement  
569 must indicate the intention to make an allocation under the  
570 authority of this subparagraph.

571 Section 7. Subsection (29) of section 479.01, Florida  
572 Statutes, is amended to read:

573 479.01 Definitions.—As used in this chapter, the term:

574 (29) "Zoning category" means the designation under the  
575 land development regulations or other similar ordinance enacted  
576 to regulate the use of land as provided in s. 163.3202(2) ~~s.~~  
577 ~~163.3202(2)(b)~~, which designation sets forth the allowable uses,  
578 restrictions, and limitations on use applicable to properties  
579 within the category.

580 Section 8. If any provision of this act is held invalid  
581 with respect to any person or circumstance, the invalidity does  
582 not affect other provisions or applications of the act which can  
583 be given effect without the invalid provision or application,  
584 and to this end the provisions of this act are severable.

585 Section 9. This act shall take effect July 1, 2024.

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587 -----

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

589 Remove everything before the enacting clause and insert:



Amendment No.

590 A bill to be entitled  
591 An act relating to land use and development  
592 regulations; creating s. 83.8085, F.S.; providing  
593 construction relating to the expansion of self-storage  
594 facilities for purposes of certain local ordinances or  
595 regulations; amending s. 163.3164, F.S.; revising and  
596 providing definitions relating to the Community  
597 Planning Act; amending s. 163.3177, F.S.; revising the  
598 types of data that comprehensive plans and plan  
599 amendments must be based on; revising means by which  
600 an application of a methodology used in data  
601 collection or whether a particular methodology is  
602 professionally accepted and evaluated; revising the  
603 elements that must be included in a comprehensive  
604 plan; amending s. 163.3187, F.S.; revising criteria  
605 for adopting a small scale development amendment;  
606 amending s. 163.3202, F.S.; revising content  
607 requirements for local land development regulations;  
608 revising mechanisms by which applications for infill  
609 development must be administratively approved;  
610 amending ss. 212.055, and 479.01, F.S.; conforming  
611 cross-references; providing severability; providing an  
612 effective date.

056477 - h1221-strike.docx

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