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

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

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

(12) "Density" means an objective measurement of the number of people or residential units allowed per unit of land,

51 such as dwelling units ~~residents or employees~~ per acre.

52 (22) "Infill residential development" means the expansion  
 53 of an existing residential development on a contiguous vacant  
 54 parcel of no more than 20 acres in size within a residential  
 55 future land use category and a residential zoning district that  
 56 is contiguous on the majority of all sides by residential  
 57 development. The term "contiguous" means touching, bordering, or  
 58 adjoining along a boundary. Properties that would be contiguous  
 59 if not separated by a roadway, railroad, canal, or other public  
 60 easement are considered contiguous.

61 (23)-(22) "Intensity" means an objective measurement of the  
 62 extent to which land may be developed or used, expressed in  
 63 square feet per unit of land including the consumption or use of  
 64 the space above, on, or below ground; the measurement of the use  
 65 of or demand on natural resources; and the measurement of the  
 66 use of or demand on facilities and services.

67 (52)-(51) "Urban service area" means areas identified in  
 68 the comprehensive plan where public facilities and services,  
 69 including, but not limited to, central water and sewer capacity  
 70 and roads, are already in place or may be expanded through  
 71 investment by the or are identified in the capital improvements  
 72 element. The term includes any areas identified in the  
 73 comprehensive plan as urban service areas, regardless of local  
 74 government or the private sector as evidenced by an executed  
 75 agreement with the local government to provide urban services

76 | within the local government's 20-year planning period  
 77 | limitation.

78 | ~~(53)-(52)~~ "Urban sprawl" means an unplanned or uncontrolled  
 79 | ~~a development pattern characterized by low density, automobile-~~  
 80 | ~~dependent development with either a single use or multiple uses~~  
 81 | ~~that are not functionally related, requiring the extension of~~  
 82 | ~~public facilities and services in an inefficient manner, and~~  
 83 | ~~failing to provide a clear separation between urban and rural~~  
 84 | ~~uses.~~

85 | Section 3. Paragraph (f) of subsection (1), subsection  
 86 | (2), and paragraph (a) of subsection (6) of section 163.3177,  
 87 | Florida Statutes, are amended to read:

88 | 163.3177 Required and optional elements of comprehensive  
 89 | plan; studies and surveys.—

90 | (1) The comprehensive plan shall provide the principles,  
 91 | guidelines, standards, and strategies for the orderly and  
 92 | balanced future economic, social, physical, environmental, and  
 93 | fiscal development of the area that reflects community  
 94 | commitments to implement the plan and its elements. These  
 95 | principles and strategies shall guide future decisions in a  
 96 | consistent manner and shall contain programs and activities to  
 97 | ensure comprehensive plans are implemented. The sections of the  
 98 | comprehensive plan containing the principles and strategies,  
 99 | generally provided as goals, objectives, and policies, shall  
 100 | describe how the local government's programs, activities, and

101 land development regulations will be initiated, modified, or  
102 continued to implement the comprehensive plan in a consistent  
103 manner. It is not the intent of this part to require the  
104 inclusion of implementing regulations in the comprehensive plan  
105 but rather to require identification of those programs,  
106 activities, and land development regulations that will be part  
107 of the strategy for implementing the comprehensive plan and the  
108 principles that describe how the programs, activities, and land  
109 development regulations will be carried out. The plan shall  
110 establish meaningful and predictable standards for the use and  
111 development of land and provide meaningful guidelines for the  
112 content of more detailed land development and use regulations.

113 (f) All required ~~mandatory~~ and optional elements of the  
114 comprehensive plan and plan amendments must ~~shall~~ be based upon  
115 relevant ~~and appropriate~~ data and an analysis by the local  
116 government that may include, but not be limited to, surveys,  
117 studies, ~~community goals and vision~~, and other data available at  
118 the time of adoption of the comprehensive plan or plan  
119 amendment. To be based on data means to react to it ~~in an~~  
120 ~~appropriate way and~~ to the extent necessary indicated by the  
121 data available on that particular subject at the time of  
122 adoption of the plan or plan amendment at issue.

123 1. Surveys, studies, and data utilized in the preparation  
124 of the comprehensive plan may not be deemed a part of the  
125 comprehensive plan unless adopted as a part of it. Copies of

126 such studies, surveys, data, and supporting documents for  
 127 proposed plans and plan amendments must ~~shall~~ be made available  
 128 for public inspection, and copies of such plans must ~~shall~~ be  
 129 made available to the public upon payment of reasonable charges  
 130 for reproduction. Support data or summaries shall be ~~are not~~  
 131 subject to the compliance review process. ~~but~~ The comprehensive  
 132 plan, the support data, and the summaries must be clearly based  
 133 on current appropriate data and analysis, which is relevant to  
 134 and correlates with the proposed amendment. Support data or  
 135 summaries may be used to aid in the determination of compliance  
 136 and consistency.

137 2. Data must be taken from professionally accepted  
 138 sources. The application of a methodology utilized in data  
 139 collection or whether a particular methodology is professionally  
 140 accepted may be evaluated. ~~However, the evaluation may not~~  
 141 ~~include whether one accepted methodology is better than another.~~  
 142 ~~Original data collection by local governments is not required.~~  
 143 ~~However, local governments may use original data so long as~~  
 144 ~~methodologies are professionally accepted.~~

145 3. The comprehensive plan must ~~shall~~ be based upon  
 146 permanent and seasonal population estimates and projections,  
 147 which must ~~shall~~ either be ~~those~~ published by the Office of  
 148 Economic and Demographic Research or generated by the local  
 149 government based upon a professionally acceptable methodology,  
 150 whichever is greater. The plan must be based on at least the

151 minimum amount of land required to accommodate the medium  
152 projections as published by the Office of Economic and  
153 Demographic Research for at least a 10-year planning period  
154 unless otherwise limited under s. 380.05, including related  
155 rules of the Administration Commission. Absent physical  
156 limitations on population growth, population projections for  
157 each municipality, and the unincorporated area within a county  
158 must, at a minimum, be reflective of each area's proportional  
159 share of the total county population and the total county  
160 population growth.

161 (2) Coordination of the required and optional ~~several~~  
162 elements of the local comprehensive plan must ~~shall~~ be a major  
163 objective of the planning process. The required and optional  
164 ~~several~~ elements of the comprehensive plan must ~~shall~~ be  
165 consistent. Optional elements of the comprehensive plan may not  
166 contain policies that restrict the density or intensity  
167 established in the future land use element. Where data is  
168 relevant to required and optional ~~several~~ elements, consistent  
169 data must ~~shall~~ be used, including population estimates and  
170 projections ~~unless alternative data can be justified for a plan~~  
171 ~~amendment through new supporting data and analysis.~~ Each map  
172 depicting future conditions must reflect the principles,  
173 guidelines, and standards within all elements, and each such map  
174 must be contained within the comprehensive plan.

175 (6) In addition to the requirements of subsections (1) -

176 (5), the comprehensive plan shall include the following  
177 elements:

178 (a) A future land use plan element designating proposed  
179 future general distribution, location, and extent of the uses of  
180 land for residential uses, commercial uses, industry,  
181 agriculture, recreation, conservation, education, public  
182 facilities, and other categories of the public and private uses  
183 of land. The approximate acreage and the general range of  
184 density or intensity of use must ~~shall~~ be provided for the gross  
185 land area included in each existing land use category. The  
186 element must ~~shall~~ establish the long-term end toward which land  
187 use programs and activities are ultimately directed.

188 1. Each future land use category must be defined in terms  
189 of uses included, and must include standards to be followed in  
190 the control and distribution of population densities and  
191 building and structure intensities. The proposed distribution,  
192 location, and extent of the various categories of land use must  
193 ~~shall~~ be shown on a land use map or map series which is ~~shall be~~  
194 supplemented by goals, policies, and measurable objectives.

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

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



201           b. The projected permanent and seasonal population of the  
202 area.

203           c. The character of undeveloped land.

204           d. The availability of water supplies, public facilities,  
205 and services.

206           e. The amount of land located outside the urban service  
207 area, excluding lands designated for conservation, preservation,  
208 or other public use.

209           ~~f.e.~~ The need for redevelopment, including the renewal of  
210 blighted areas and the elimination of nonconforming uses which  
211 are inconsistent with the character of the community.

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

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

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

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

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

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

224           a. Achieve the compatibility of lands adjacent or closely  
225 proximate to military installations, considering factors

226 identified in s. 163.3175(5).

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

229 c. Encourage preservation of recreational and commercial  
230 working waterfronts for water-dependent uses in coastal  
231 communities.

232 d. Encourage the location of schools proximate to urban  
233 service residential areas to the extent possible and encourage  
234 the location of schools in all areas if necessary to provide  
235 adequate school capacity to serve residential development.

236 e. Coordinate future land uses with the topography and  
237 soil conditions, and the availability of facilities and  
238 services.

239 f. Ensure the protection of natural and historic  
240 resources.

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

242 h. Provide guidelines for the implementation of mixed-use  
243 development including the types of uses allowed, the percentage  
244 distribution among the mix of uses, or other standards, and the  
245 density and intensity of each use.

246 4. The amount of land designated for future planned uses  
247 must ~~shall~~ provide a balance of uses that foster vibrant, viable  
248 communities and economic development opportunities and address  
249 outdated development patterns, such as antiquated subdivisions.  
250 The amount of land designated for future land uses should allow

251 the operation of real estate markets to provide adequate choices  
 252 for permanent and seasonal residents and business and may not be  
 253 limited solely by the projected population. The element must  
 254 ~~shall~~ accommodate at least the minimum amount of land required  
 255 to accommodate the medium projections as published by the Office  
 256 of Economic and Demographic Research for at least a 10-year  
 257 planning period unless otherwise limited under s. 380.05,  
 258 including related rules of the Administration Commission.

259 5. The future land use plan of a county may designate  
 260 areas for possible future municipal incorporation.

261 6. The land use maps or map series must ~~shall~~ generally  
 262 identify and depict historic district boundaries and must ~~shall~~  
 263 designate historically significant properties meriting  
 264 protection.

265 7. The future land use element must clearly identify the  
 266 land use categories in which public schools are an allowable  
 267 use. When delineating the land use categories in which public  
 268 schools are an allowable use, a local government shall include  
 269 in the categories sufficient land proximate to residential  
 270 development to meet the projected needs for schools in  
 271 coordination with public school boards and may establish  
 272 differing criteria for schools of different type or size. Each  
 273 local government shall include lands contiguous to existing  
 274 school sites, to the maximum extent possible, within the land  
 275 use categories in which public schools are an allowable use.

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

278 a. An analysis of the availability of facilities and  
 279 services.

280 b. An analysis of the suitability of the plan amendment  
 281 for its proposed use considering the character of the  
 282 undeveloped land, soils, topography, natural resources, and  
 283 historic resources on site.

284 c. An analysis of the minimum amount of land needed to  
 285 achieve the goals and requirements of this section.

286 9. The future land use element must ~~and any amendment to~~  
 287 ~~the future land use element shall~~ discourage the proliferation  
 288 of urban sprawl by planning for future development as provided  
 289 in this section.

290 a. The primary indicators that a plan or plan amendment  
 291 does not discourage the proliferation of urban sprawl are listed  
 292 below. The evaluation of the presence of these indicators shall  
 293 consist of an analysis of the plan or plan amendment within the  
 294 context of features and characteristics unique to each locality  
 295 in order to determine whether the plan or plan amendment:

296 (I) Promotes, allows, or designates for development  
 297 substantial areas of the jurisdiction to develop as low-  
 298 intensity, low-density, or single-use development or uses.

299 (II) Promotes, allows, or designates significant amounts  
 300 of urban development to occur in rural areas at substantial

301 distances from existing urban areas while not using undeveloped  
 302 lands that are available and suitable for development.

303 (III) Promotes, allows, or designates urban development in  
 304 radial, strip, isolated, or ribbon patterns generally emanating  
 305 from existing urban developments.

306 (IV) Fails to adequately protect and conserve natural  
 307 resources, such as wetlands, floodplains, native vegetation,  
 308 environmentally sensitive areas, natural groundwater aquifer  
 309 recharge areas, lakes, rivers, shorelines, beaches, bays,  
 310 estuarine systems, and other significant natural systems.

311 (V) Fails to adequately protect adjacent agricultural  
 312 areas and activities, including silviculture, active  
 313 agricultural and silvicultural activities, passive agricultural  
 314 activities, and dormant, unique, and prime farmlands and soils.

315 (VI) Fails to maximize use of existing public facilities  
 316 and services.

317 (VII) Fails to maximize use of future public facilities  
 318 and services.

319 (VIII) Allows for land use patterns or timing which  
 320 disproportionately increase the cost in time, money, and energy  
 321 of providing and maintaining facilities and services, including  
 322 roads, potable water, sanitary sewer, stormwater management, law  
 323 enforcement, education, health care, fire and emergency  
 324 response, and general government.

325 (IX) Fails to provide a clear separation between rural and

326 urban uses.

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

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

330 (XII) Results in poor accessibility among linked or  
331 related land uses.

332 (XIII) Results in the loss of significant amounts of  
333 functional open space.

334 b. The future land use element or plan amendment shall be  
335 determined to discourage the proliferation of urban sprawl if it  
336 incorporates a development pattern or urban form that achieves  
337 four or more of the following:

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

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

344 (III) Promotes walkable and connected communities and  
345 provides for compact development and a mix of uses at densities  
346 and intensities that will support a range of housing choices and  
347 a multimodal transportation system, including pedestrian,  
348 bicycle, and transit, if available.

349 (IV) Promotes conservation of water and energy.

350 (V) Preserves agricultural areas and activities, including

351 silviculture, and dormant, unique, and prime farmlands and  
 352 soils.

353 (VI) Preserves open space and natural lands and provides  
 354 for public open space and recreation needs.

355 (VII) Creates a balance of land uses based upon demands of  
 356 the residential population for the nonresidential needs of an  
 357 area.

358 (VIII) Provides uses, densities, and intensities of use  
 359 and urban form that would remediate an existing or planned  
 360 development pattern in the vicinity that constitutes sprawl or  
 361 if it provides for an innovative development pattern such as  
 362 transit-oriented developments or new towns as defined in s.  
 363 163.3164.

364 10. The future land use element must ~~shall~~ include a  
 365 future land use map or map series.

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

- 369 (I) Residential.
- 370 (II) Commercial.
- 371 (III) Industrial.
- 372 (IV) Agricultural.
- 373 (V) Recreational.
- 374 (VI) Conservation.
- 375 (VII) Educational.

376 (VIII) Public.

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

379 (I) Historic district boundaries and designated  
380 historically significant properties.

381 (II) Transportation concurrency management area boundaries  
382 or transportation concurrency exception area boundaries.

383 (III) Multimodal transportation district boundaries.

384 (IV) Mixed-use categories.

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

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

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

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

392 (IV) Wetlands.

393 (V) Minerals and soils.

394 (VI) Coastal high hazard areas.

395 Section 4. Paragraph (a) of subsection (1) of section  
396 163.3187, Florida Statutes, is amended to read:

397 163.3187 Process for adoption of small scale comprehensive  
398 plan amendment.—

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



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

403 Section 5. Subsection (2) of section 163.3202, Florida  
 404 Statutes, is amended, and subsection (8) is added to that  
 405 section, to read:

406 163.3202 Land development regulations.—

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

410 (a) Regulate the subdivision of land.

411 (b) Establish minimum lot sizes within single-family, two-  
 412 family, and fee simple, single-family townhouse zoning districts  
 413 to accommodate the maximum density authorized in the  
 414 comprehensive plan, net of the land area required to be set  
 415 aside for subdivision roads, sidewalks, stormwater ponds, open  
 416 space, landscape buffers, and any other mandatory land  
 417 development regulations that require land to be set aside that  
 418 could otherwise be used for the development of single-family  
 419 homes, two-family homes, and fee simple, single-family  
 420 townhouses.

421 (c) ~~(b)~~ Regulate the use of land and water for those land  
 422 use categories included in the land use element and ensure the  
 423 compatibility of adjacent uses and provide for open space.

424 (d) ~~(e)~~ Provide for protection of potable water wellfields.

425 (e) ~~(d)~~ Regulate areas subject to seasonal and periodic

426 flooding and provide for drainage and stormwater management.

427 (f)~~(e)~~ Ensure the protection of environmentally sensitive  
428 lands designated in the comprehensive plan.

429 (g)~~(f)~~ Regulate signage.

430 (h)~~(g)~~ Provide that public facilities and services meet or  
431 exceed the standards established in the capital improvements  
432 element required by s. 163.3177 and are available when needed  
433 for the development, or that development orders and permits are  
434 conditioned on the availability of these public facilities and  
435 services necessary to serve the proposed development. A local  
436 government may not issue a development order or permit that  
437 results in a reduction in the level of services for the affected  
438 public facilities below the level of services provided in the  
439 local government's comprehensive plan.

440 (i)~~(h)~~ Ensure safe and convenient onsite traffic flow,  
441 considering needed vehicle parking.

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

448 (k)~~(j)~~ Incorporate preexisting development orders  
449 identified pursuant to s. 163.3167(3).

450 (8) Notwithstanding any ordinance existing on July 1,

451 2024, to the contrary, an application for infill development  
 452 shall be administratively approved and no comprehensive plan  
 453 amendment, rezoning, or variance shall be required if the  
 454 proposed infill development has the same or less gross density  
 455 as the existing development and is generally consistent with the  
 456 development standards, including lot size and setbacks, of the  
 457 existing development. A development order issued for development  
 458 authorized pursuant to this subsection is deemed consistent with  
 459 all applicable local government comprehensive plans and land  
 460 development regulations.

461 Section 6. Paragraph (d) of subsection (2) of section  
 462 212.055, Florida Statutes, is amended to read:

463 212.055 Discretionary sales surtaxes; legislative intent;  
 464 authorization and use of proceeds.—It is the legislative intent  
 465 that any authorization for imposition of a discretionary sales  
 466 surtax shall be published in the Florida Statutes as a  
 467 subsection of this section, irrespective of the duration of the  
 468 levy. Each enactment shall specify the types of counties  
 469 authorized to levy; the rate or rates which may be imposed; the  
 470 maximum length of time the surtax may be imposed, if any; the  
 471 procedure which must be followed to secure voter approval, if  
 472 required; the purpose for which the proceeds may be expended;  
 473 and such other requirements as the Legislature may provide.  
 474 Taxable transactions and administrative procedures shall be as  
 475 provided in s. 212.054.

476 (2) LOCAL GOVERNMENT INFRASTRUCTURE SURTAX.—

477 (d) The proceeds of the surtax authorized by this  
 478 subsection and any accrued interest shall be expended by the  
 479 school district, within the county and municipalities within the  
 480 county, or, in the case of a negotiated joint county agreement,  
 481 within another county, to finance, plan, and construct  
 482 infrastructure; to acquire any interest in land for public  
 483 recreation, conservation, or protection of natural resources or  
 484 to prevent or satisfy private property rights claims resulting  
 485 from limitations imposed by the designation of an area of  
 486 critical state concern; to provide loans, grants, or rebates to  
 487 residential or commercial property owners who make energy  
 488 efficiency improvements to their residential or commercial  
 489 property, if a local government ordinance authorizing such use  
 490 is approved by referendum; or to finance the closure of county-  
 491 owned or municipally owned solid waste landfills that have been  
 492 closed or are required to be closed by order of the Department  
 493 of Environmental Protection. Any use of the proceeds or interest  
 494 for purposes of landfill closure before July 1, 1993, is  
 495 ratified. The proceeds and any interest may not be used for the  
 496 operational expenses of infrastructure, except that a county  
 497 that has a population of fewer than 75,000 and that is required  
 498 to close a landfill may use the proceeds or interest for long-  
 499 term maintenance costs associated with landfill closure.  
 500 Counties, as defined in s. 125.011, and charter counties may, in

501 addition, use the proceeds or interest to retire or service  
 502 indebtedness incurred for bonds issued before July 1, 1987, for  
 503 infrastructure purposes, and for bonds subsequently issued to  
 504 refund such bonds. Any use of the proceeds or interest for  
 505 purposes of retiring or servicing indebtedness incurred for  
 506 refunding bonds before July 1, 1999, is ratified.

507 1. For the purposes of this paragraph, the term  
 508 "infrastructure" means:

509 a. Any fixed capital expenditure or fixed capital outlay  
 510 associated with the construction, reconstruction, or improvement  
 511 of public facilities that have a life expectancy of 5 or more  
 512 years, any related land acquisition, land improvement, design,  
 513 and engineering costs, and all other professional and related  
 514 costs required to bring the public facilities into service. For  
 515 purposes of this sub-subparagraph, the term "public facilities"  
 516 means facilities as defined in s. 163.3164(40) ~~163.3164(39)~~, s.  
 517 163.3221(13), or s. 189.012(5), and includes facilities that are  
 518 necessary to carry out governmental purposes, including, but not  
 519 limited to, fire stations, general governmental office  
 520 buildings, and animal shelters, regardless of whether the  
 521 facilities are owned by the local taxing authority or another  
 522 governmental entity.

523 b. A fire department vehicle, an emergency medical service  
 524 vehicle, a sheriff's office vehicle, a police department  
 525 vehicle, or any other vehicle, and the equipment necessary to

526 outfit the vehicle for its official use or equipment that has a  
527 life expectancy of at least 5 years.

528 c. Any expenditure for the construction, lease, or  
529 maintenance of, or provision of utilities or security for,  
530 facilities, as defined in s. 29.008.

531 d. Any fixed capital expenditure or fixed capital outlay  
532 associated with the improvement of private facilities that have  
533 a life expectancy of 5 or more years and that the owner agrees  
534 to make available for use on a temporary basis as needed by a  
535 local government as a public emergency shelter or a staging area  
536 for emergency response equipment during an emergency officially  
537 declared by the state or by the local government under s.  
538 252.38. Such improvements are limited to those necessary to  
539 comply with current standards for public emergency evacuation  
540 shelters. The owner must enter into a written contract with the  
541 local government providing the improvement funding to make the  
542 private facility available to the public for purposes of  
543 emergency shelter at no cost to the local government for a  
544 minimum of 10 years after completion of the improvement, with  
545 the provision that the obligation will transfer to any  
546 subsequent owner until the end of the minimum period.

547 e. Any land acquisition expenditure for a residential  
548 housing project in which at least 30 percent of the units are  
549 affordable to individuals or families whose total annual  
550 household income does not exceed 120 percent of the area median

551 income adjusted for household size, if the land is owned by a  
552 local government or by a special district that enters into a  
553 written agreement with the local government to provide such  
554 housing. The local government or special district may enter into  
555 a ground lease with a public or private person or entity for  
556 nominal or other consideration for the construction of the  
557 residential housing project on land acquired pursuant to this  
558 sub-subparagraph.

559 f. Instructional technology used solely in a school  
560 district's classrooms. As used in this sub-subparagraph, the  
561 term "instructional technology" means an interactive device that  
562 assists a teacher in instructing a class or a group of students  
563 and includes the necessary hardware and software to operate the  
564 interactive device. The term also includes support systems in  
565 which an interactive device may mount and is not required to be  
566 affixed to the facilities.

567 2. For the purposes of this paragraph, the term "energy  
568 efficiency improvement" means any energy conservation and  
569 efficiency improvement that reduces consumption through  
570 conservation or a more efficient use of electricity, natural  
571 gas, propane, or other forms of energy on the property,  
572 including, but not limited to, air sealing; installation of  
573 insulation; installation of energy-efficient heating, cooling,  
574 or ventilation systems; installation of solar panels; building  
575 modifications to increase the use of daylight or shade;

576 replacement of windows; installation of energy controls or  
 577 energy recovery systems; installation of electric vehicle  
 578 charging equipment; installation of systems for natural gas fuel  
 579 as defined in s. 206.9951; and installation of efficient  
 580 lighting equipment.

581 3. Notwithstanding any other provision of this subsection,  
 582 a local government infrastructure surtax imposed or extended  
 583 after July 1, 1998, may allocate up to 15 percent of the surtax  
 584 proceeds for deposit into a trust fund within the county's  
 585 accounts created for the purpose of funding economic development  
 586 projects having a general public purpose of improving local  
 587 economies, including the funding of operational costs and  
 588 incentives related to economic development. The ballot statement  
 589 must indicate the intention to make an allocation under the  
 590 authority of this subparagraph.

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

593 479.01 Definitions.—As used in this chapter, the term:

594 (29) "Zoning category" means the designation under the  
 595 land development regulations or other similar ordinance enacted  
 596 to regulate the use of land as provided in s. 163.3202(2) ~~s.~~  
 597 ~~163.3202(2)(b)~~, which designation sets forth the allowable uses,  
 598 restrictions, and limitations on use applicable to properties  
 599 within the category.

600 Section 8. If any provision of this act is held invalid



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601 with respect to any person or circumstance, the invalidity does  
602 not affect other provisions or applications of the act which can  
603 be given effect without the invalid provision or application,  
604 and to this end the provisions of this act are severable.

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