

1                                   A bill to be entitled  
 2           An act relating to the adoption of comprehensive plan  
 3           amendments; revising the expedited state review  
 4           process for adoption of comprehensive plan amendments;  
 5           providing an effective date.

6  
 7 Be It Enacted by the Legislature of the State of Florida:  
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9                   **Section 1. Paragraphs (b) and (c) of subsection (3) of**  
 10 **section 163.3184, Florida Statutes, are amended to read:**

11           163.3184 Process for adoption of comprehensive plan or  
 12 plan amendment.—

13           (3) EXPEDITED STATE REVIEW PROCESS FOR ADOPTION OF  
 14 COMPREHENSIVE PLAN AMENDMENTS.—

15           (b)1. If a plan amendment or amendments are adopted, the  
 16 local government, after the initial public hearing held pursuant  
 17 to subsection (11), shall transmit, within 10 working days after  
 18 the date of adoption, the amendment or amendments and  
 19 appropriate supporting data and analyses to the reviewing  
 20 agencies. The local governing body shall also transmit a copy of  
 21 the amendments and supporting data and analyses to any other  
 22 local government or governmental agency that has filed a written  
 23 request with the governing body.

24           2. The reviewing agencies and any other local government  
 25 or governmental agency specified in subparagraph 1. may provide

26 | comments regarding the amendment or amendments to the local  
27 | government. State agencies shall only comment on important state  
28 | resources and facilities that will be adversely impacted by the  
29 | amendment if adopted. Comments provided by state agencies shall  
30 | state with specificity how the plan amendment will adversely  
31 | impact an important state resource or facility and shall  
32 | identify measures the local government may take to eliminate,  
33 | reduce, or mitigate the adverse impacts. Such comments, if not  
34 | resolved, may result in a challenge by the state land planning  
35 | agency to the plan amendment. Agencies and local governments  
36 | must transmit their comments to the affected local government  
37 | such that they are received by the local government not later  
38 | than 30 days after the date on which the agency or government  
39 | received the amendment or amendments. Reviewing agencies shall  
40 | also send a copy of their comments to the state land planning  
41 | agency.

42 |       3. Comments to the local government from a regional  
43 | planning council, county, or municipality shall be limited as  
44 | follows:

45 |       a. The regional planning council review and comments shall  
46 | be limited to adverse effects on regional resources or  
47 | facilities identified in the strategic regional policy plan and  
48 | extrajurisdictional impacts that would be inconsistent with the  
49 | comprehensive plan of any affected local government within the  
50 | region. A regional planning council may not review and comment

51 on a proposed comprehensive plan amendment prepared by such  
52 council unless the plan amendment has been changed by the local  
53 government subsequent to the preparation of the plan amendment  
54 by the regional planning council.

55 b. County comments shall be in the context of the  
56 relationship and effect of the proposed plan amendments on the  
57 county plan.

58 c. Municipal comments shall be in the context of the  
59 relationship and effect of the proposed plan amendments on the  
60 municipal plan.

61 d. Military installation comments shall be provided in  
62 accordance with s. 163.3175.

63 4. Comments to the local government from state agencies  
64 shall be limited to the following subjects as they relate to  
65 important state resources and facilities that will be adversely  
66 impacted by the amendment if adopted:

67 a. The Department of Environmental Protection shall limit  
68 its comments to the subjects of air and water pollution;  
69 wetlands and other surface waters of the state; federal and  
70 state-owned lands and interest in lands, including state parks,  
71 greenways and trails, and conservation easements; solid waste;  
72 water and wastewater treatment; and the Everglades ecosystem  
73 restoration.

74 b. The Department of State shall limit its comments to the  
75 subjects of historic and archaeological resources.

76 c. The Department of Transportation shall limit its  
77 comments to issues within the agency's jurisdiction as it  
78 relates to transportation resources and facilities of state  
79 importance.

80 d. The Fish and Wildlife Conservation Commission shall  
81 limit its comments to subjects relating to fish and wildlife  
82 habitat and listed species and their habitat.

83 e. The Department of Agriculture and Consumer Services  
84 shall limit its comments to the subjects of agriculture,  
85 forestry, and aquaculture issues.

86 f. The Department of Education shall limit its comments to  
87 the subject of public school facilities.

88 g. The appropriate water management district shall limit  
89 its comments to flood protection and floodplain management,  
90 wetlands and other surface waters, and regional water supply.

91 h. The state land planning agency shall limit its comments  
92 to important state resources and facilities outside the  
93 jurisdiction of other commenting state agencies and may include  
94 comments on countervailing planning policies and objectives  
95 served by the plan amendment that should be balanced against  
96 potential adverse impacts to important state resources and  
97 facilities.

98 (c)1. The local government shall hold a second public  
99 hearing, which shall be a hearing on whether to adopt one or  
100 more comprehensive plan amendments pursuant to subsection (11).

101 If the local government fails, within 180 days after receipt of  
102 agency comments, to hold the second public hearing, ~~and to adopt~~  
103 ~~the comprehensive plan amendments,~~ the amendments are deemed  
104 withdrawn unless extended by agreement with notice to the state  
105 land planning agency and any affected person that provided  
106 comments on the amendment. The local government is in compliance  
107 if the second public hearing is held within the 180-day period  
108 following receipt of agency comments, even if the amendments are  
109 approved at a subsequent hearing. The 180-day limitation does  
110 not apply to amendments processed pursuant to s. 380.06.

111 2. All comprehensive plan amendments adopted by the  
112 governing body, along with the supporting data and analysis,  
113 shall be transmitted within 10 working days after the final  
114 adoption hearing to the state land planning agency and any other  
115 agency or local government that provided timely comments under  
116 subparagraph (b)2. If the local government fails to transmit the  
117 comprehensive plan amendments within 10 working days after the  
118 final adoption hearing, the amendments are deemed withdrawn.

119 3. The state land planning agency shall notify the local  
120 government of any deficiencies within 5 working days after  
121 receipt of an amendment package. For purposes of completeness,  
122 an amendment shall be deemed complete if it contains a full,  
123 executed copy of:

- 124 a. The adoption ordinance or ordinances;  
125 b. In the case of a text amendment, the amended language

126 | in legislative format with new words inserted in the text  
127 | underlined, and words deleted stricken with hyphens;

128 |       c. In the case of a future land use map amendment, the  
129 | future land use map clearly depicting the parcel, its existing  
130 | future land use designation, and its adopted designation; and

131 |       d. Any data and analyses the local government deems  
132 | appropriate.

133 |       4. An amendment adopted under this paragraph does not  
134 | become effective until 31 days after the state land planning  
135 | agency notifies the local government that the plan amendment  
136 | package is complete. If timely challenged, an amendment does not  
137 | become effective until the state land planning agency or the  
138 | Administration Commission enters a final order determining the  
139 | adopted amendment to be in compliance.

140 |       **Section 2.** This act shall take effect July 1, 2025.