

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 1139 (2026)

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WITHDRAWN _____ (Y/N)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

Committee/Subcommittee hearing bill: State Affairs Committee
Representative Gentry offered the following:

Amendment (with title amendment)

Remove lines 55-152 and insert:

impact fee study. The capital projects identified in a county or
municipal impact fee study and any necessary interlocal
agreement must comport with the requirements of s.
163.3177(6)(h).

**Section 2. Paragraph (h) of subsection (6) of section
163.3177, Florida Statutes, is amended to read:**

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

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

325881 - h1139-line55.docx

Published On: 2/9/2026 12:49:20 PM

Amendment No.

17 (h)1. An intergovernmental coordination element showing
18 relationships and stating principles and guidelines to be used
19 in coordinating the adopted comprehensive plan with the plans of
20 school boards, regional water supply authorities, and other
21 units of local government providing services but not having
22 regulatory authority over the use of land, with the
23 comprehensive plans of adjacent municipalities, the county,
24 adjacent counties, or the region, with the state comprehensive
25 plan and with the applicable regional water supply plan approved
26 pursuant to s. 373.709, as the case may require and as such
27 adopted plans or plans in preparation may exist. This element of
28 the local comprehensive plan must demonstrate consideration of
29 the particular effects of the local plan, when adopted, upon the
30 development of adjacent municipalities, the county, adjacent
31 counties, or the region, or upon the state comprehensive plan,
32 as the case may require.

33 a. The intergovernmental coordination element must provide
34 procedures for identifying and implementing joint planning
35 areas, especially for the purpose of annexation, municipal
36 incorporation, and joint infrastructure service areas.

37 b. The intergovernmental coordination element shall
38 provide for a dispute resolution process, as established
39 pursuant to s. 186.509, for bringing intergovernmental disputes
40 to closure in a timely manner.

Amendment No.

41 c. The intergovernmental coordination element shall
42 provide for interlocal agreements as established pursuant to s.
43 333.03(1) (b) .

44 2. The intergovernmental coordination element shall also
45 state principles and guidelines to be used in coordinating the
46 adopted comprehensive plan with the plans of school boards and
47 other units of local government providing facilities and
48 services but not having regulatory authority over the use of
49 land. In addition, the intergovernmental coordination element
50 must describe joint processes for collaborative planning and
51 decisionmaking on population projections and public school
52 siting, the location and extension of public facilities subject
53 to concurrency, and siting facilities with countywide
54 significance, including locally unwanted land uses whose nature
55 and identity are established in an agreement.

56 3. Within 1 year after adopting their intergovernmental
57 coordination elements, each county, all the municipalities
58 within that county, the district school board, and any unit of
59 local government service providers in that county shall
60 establish by interlocal or other formal agreement executed by
61 all affected entities, the joint processes described in this
62 subparagraph consistent with their adopted intergovernmental
63 coordination elements. The agreement must:

64 a. Ensure that the local government addresses through
65 coordination mechanisms the impacts of development proposed in

325881 - h1139-line55.docx

Published On: 2/9/2026 12:49:20 PM

Amendment No.

the local comprehensive plan upon development in adjacent municipalities, the county, adjacent counties, the region, and the state. The area of concern for municipalities shall include adjacent municipalities, the county, and counties adjacent to the municipality. The area of concern for counties shall include all municipalities within the county, adjacent counties, and adjacent municipalities. Such coordination mechanisms must include plans to provide mitigation funding to address any extrajurisdictional impacts of development, consistent with the requirements of s. 163.3180(5)(j).

b. Ensure coordination in establishing level of service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities.

Section 3. Paragraph (j) of subsection (5) of section 163.3180, Florida Statutes, is amended to read:

163.3180 Concurrency.—

(5)

(j)1. If a county and municipality charge the developer of a new development or redevelopment a fee for transportation capacity impacts, the county and municipality must create and execute an interlocal agreement to coordinate the mitigation of their respective transportation capacity impacts.

2. The interlocal agreement must, at a minimum:

Amendment No.

90 a. Ensure that any new development or redevelopment is not
91 charged twice for the same transportation capacity impacts.

92 b. Establish a plan-based methodology consistent with the
93 requirements of s. 163.3177(6)(h) for determining the legally
94 permissible fee to be charged to a new development or
95 redevelopment.

96 c. Require the county or municipality issuing the building
97 permit to collect the fee, unless agreed to otherwise.

98 d. Provide a method for the proportionate distribution of
99 the revenue collected by the county or municipality to address
100 the transportation capacity impacts of a new development or
101 redevelopment, or provide a method of assigning responsibility
102 for the mitigation of the transportation capacity impacts
103 belonging to the county and the municipality.

104
105 -----
106 **T I T L E A M E N D M E N T**

107 Remove lines 8-10 and insert:

108 s. 163.3180, F.S.; requiring that a plan-based
109 methodology used for certain interlocal agreements
110 must be consistent with certain comprehensive plan
111 requirements; prohibiting certain interlocal
112 agreements