

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	<u> </u>	(Y/N)
ADOPTED AS AMENDED	<u> </u>	(Y/N)
ADOPTED W/O OBJECTION	<u> </u>	(Y/N)
FAILED TO ADOPT	<u> </u>	(Y/N)
WITHDRAWN	<u> </u>	(Y/N)
OTHER	<u> </u>	

1 Committee/Subcommittee hearing bill: State Affairs Committee
2 Representative Melo offered the following:

3
4 **Amendment (with title amendment)**

5 Remove lines 63-287 and insert:

6 (b) "Blue ribbon plan" or "plan" means the conceptual
7 master plan for the blue ribbon project that is required by
8 subsection (5).

9 (c) "Blue ribbon project" or "project" means a project
10 that meets the requirements of this section.

11 (d) "Blue ribbon project overlay" means an overlay
12 district approved by a local government in its comprehensive
13 plan which must adhere to the blue ribbon plan approved by the
14 local government.

15 (e) "Development area" means land that may be used for
16 residential, commercial, industrial, office, civic, and

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17 institutional purposes and complies with the requirements of
18 paragraph (3)(c) and subsection (4).

19 (f) "Missing middle housing" means a range of for-sale and
20 for-rent housing types, including, but not limited to, duplexes,
21 triplexes, townhomes, small multifamily buildings, and small
22 detached single-family homes, that fill the gap between larger
23 single-family homes and larger apartment buildings. Such housing
24 may be vertically and horizontally integrated.

25 (g) "Reserve area" means land that is set aside for
26 environmental conservation, wildlife corridors, wetland and
27 wildlife mitigation, lakes, passive recreation, productive
28 agriculture and silviculture, conservation agreements granted to
29 the Department of Agriculture and Consumer Services pursuant to
30 s. 570.71, activities permitted by conservation easements
31 entered into with the Department of Agriculture and Consumer
32 Services pursuant to s. 570.71, and uses of public benefit and
33 that complies with the requirements of paragraph (3)(b). Reserve
34 areas may not contain golf courses, data centers, or solar
35 farms.

36 (h) "Uses of public benefit" means uses, including parks,
37 active recreation, stormwater management facilities, flood
38 control facilities, utility facilities, and reservoirs.

39 (3) MINIMUM REQUIREMENTS.—A property must meet all of the
40 following requirements to qualify as a blue ribbon project:

41 (a) The property must contain a minimum of 15,000 acres of

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42 land which are contiguous, as defined in s. 163.3163(3), which
43 are owned by the same person or by entities owned or controlled
44 by the same person, and a majority of which are not located
45 within a municipality.

46 (b) At least 60 percent of the land contained in the
47 project must be reserve area. Land contained in a conservation
48 easement before July 1, 2026, does not qualify as reserve area
49 for the purposes of meeting the 60-percent threshold. The
50 reserve area must meet all of the following requirements:

51 1. If any property boundary is contiguous to state-owned
52 environmental land or the Florida wildlife corridor, a portion
53 of the project's reserve area must be located adjacent to a
54 portion of the state-owned land or the Florida wildlife
55 corridor, as applicable.

56 2. At least 70 percent of the reserve area must be
57 contiguous, as defined in s. 163.3163(3).

58 3. Uses of public benefit may not exceed 15 percent of the
59 reserve area.

60 (c) Up to 40 percent of the land contained in the project
61 may be development area. The development area must meet all of
62 the following requirements:

63 1. Individual development areas within the project must be
64 designed to enhance walkability and mobility and must include a
65 mixture of land uses.

66 2. At least 10 percent of the development area must be

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67 allocated to nonresidential land use.

68 3. A portion of the development area must be allocated to
69 uses intended to provide economic development within the area
70 where the property is located. The development area so allocated
71 must be in a location that is accessible to an interstate
72 interchange, a state road, an active rail line, or an airport or
73 other transportation facility.

74 4. The development area must have a dense, walkable,
75 mixed-use development pattern.

76 5. Types of residential units within the development area
77 must be varied and include single-family, multifamily, and
78 attached and detached residential units.

79 (4) DEVELOPMENT AREA DENSITIES AND INTENSITIES.-

80 (a) A maximum residential density of 12 units per gross
81 acre, and a maximum nonresidential intensity of 85 percent
82 impervious surface ratio per gross acre, are permitted within
83 the development area, as measured in combination throughout all
84 phases of the project. A building that contains residential
85 units and nonresidential uses shall be considered residential.

86 (b) At least 20 percent of residential units within the
87 development area in each phase of the project must be a
88 combination of the following:

89 1. Housing that is affordable, as defined in s. 420.0004,
90 for natural persons or families who meet the extremely-low-
91 income, very-low-income, or low-income limits specified in s.

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92 420.0004.

93 2. Missing middle housing.

94 3. Housing that is affordable, as defined in s. 420.0004,
95 for persons eligible for the Florida Hometown Hero Program under
96 s. 420.5096.

97 (c) The development area must be developed in phases.
98 Development rights and mitigation of project impacts shall be
99 vested for 50 years. If the applicant achieves development, as
100 defined in s. 380.04, of at least 50 percent of the development
101 area within 50 years after the project's date of initial public
102 dedication of infrastructure, the vested period must be extended
103 for an additional 25 years.

104 (5) BLUE RIBBON PLANS.-

105 (a) A blue ribbon project must have a blue ribbon plan
106 that complies with the requirements of subsections (3) and (4).

107 (b) A blue ribbon plan must contain the following
108 documents:

109 1. A long-term master development map that, at a minimum,
110 depicts the conceptual locations of:

111 a. Reserve area and development area throughout the
112 property.

113 b. Major planned transportation corridors, including
114 roads, multipurpose trails, and transit.

115 c. Proposed civic and school sites.

116 d. Proposed utility sites.

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117 2. A conceptual phasing plan depicting land uses within
118 reserve areas and development areas, densities and intensities
119 of development within development areas, public facility
120 mitigation for such development within each phase, and
121 approximate acreage of reserve area in each phase.

122 3. A conceptual water supply plan and a conceptual
123 wastewater plan to show the project's compliance with s.
124 163.3180. The plans may allow water and wastewater supplies to
125 be provided in phases.

126 4. A conceptual transportation and mobility plan to show
127 the project's compliance with s. 163.3180. The plans may allow
128 transportation facilities to be provided in phases.

129 5. A conceptual parks and recreation plan to show the
130 project's compliance with s. 163.3180. The plans may allow parks
131 and recreational facilities to be provided in phases.

132 6. A conceptual resource protection plan to show the
133 conservation of, and, as appropriate, restoration and management
134 of, regionally significant natural resources within the reserve
135 area. The protection of regionally significant natural resources
136 within the reserve area is determined to be a net ecosystem
137 benefit.

138 7. Development standards for each type of land use
139 proposed within the development area which is typically found in
140 a planned unit development as defined in s. 163.3202 (5) (b).

141 (c) A blue ribbon plan must be based on a planning period

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142 longer than the generally applicable planning period of the
143 local comprehensive plan and must specify the projected
144 population within the planning area during the chosen planning
145 period. A plan is not required to demonstrate need based on
146 projected population growth or any other basis. If, under the
147 plan, a project contributes land or funds or otherwise causes
148 the construction of public facilities pursuant to s. 163.3180,
149 the project must receive dollar-for-dollar credits against
150 impact, mobility, proportionate share, or other fee credits from
151 the local government for such facility improvements as required
152 by s. 163.3180.

153 (d) All park and recreational uses in the parks and
154 recreation plan required by subparagraph (b)5. must comply with
155 the achieved level of service based on the latest local
156 government impact fee study in place at the time of enactment of
157 this section.

158 (e) A blue ribbon plan must provide that any easement
159 granted to the Department of Agriculture and Consumer Services
160 pursuant to s. 570.71 for portions of the reserve area that will
161 be reserved for uses consistent with that section must be
162 granted without charge. The granting of the easement shall occur
163 upon agreement between the Department of Agriculture and
164 Consumer Services and the landowner regarding allowable uses of
165 the easement interest. If an easement or property is granted to
166 any other state agency, water management district, or local

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167 government, the easement or property shall be granted without
168 charge.

169 (f) A blue ribbon plan may not contemplate the use of a
170 stewardship district.

171 (6) LOCAL GOVERNMENT REVIEW OF BLUE RIBBON PLANS.—

172 (a) A landowner must apply to the local government for
173 approval of a blue ribbon plan, including the proposed text
174 amendment to the comprehensive plan's future land use element
175 and a site-specific comprehensive plan future land use map
176 amendment to designate the property a blue ribbon project
177 overlay. A blue ribbon plan that meets the requirements of this
178 section is presumed, subject to rebuttal, to be consistent with
179 the local government's comprehensive plan and in compliance with
180 s. 163.3177(1)(f) and (6), as applicable. The presumption may be
181 overcome by the local governing authority upon a finding that
182 the blue ribbon plan is substantially inconsistent with the
183 provisions of the governing comprehensive plan. At any time
184 during the local government review of the plan application, the
185 applicant shall have the right to request that the application
186 be placed on the soonest-available agenda of the local
187 government for a public hearing. However, such a request may not
188 be made sooner than 60 days after public notice of the first
189 public hearing conducted pursuant to paragraph (b).

190 (b) The local government must conduct two public hearings
191 relating to the approval of a blue ribbon plan application,

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192 including the proposed text amendment to the comprehensive
193 plan's future land use element and a site-specific comprehensive
194 plan future land use map amendment. The first public hearing
195 must be conducted by the local government's land planning
196 agency. The second public hearing must be conducted by the local
197 government's commission or council, at which time the
198 application must be approved or denied by the commission or
199 council. The local government shall give public notice of the
200 public hearings in the same manner as it provides notice for
201 comprehensive plan amendment applications.

202 (c) If the local government denies a blue ribbon plan
203 application, the local government must give written notice to
204 the applicant within 5 days of denial of the application,
205 stating the grounds for the denial, including any applicable
206 ordinances, rules, statutes, comprehensive plan provisions, or
207 other authority for the denial.

208 (d) Upon approval by the local government of a blue ribbon
209 plan, including the proposed text amendment to the comprehensive
210 plan's future land use element and a site-specific comprehensive
211 plan future land use map amendment, the plan shall govern use of
212 the property in lieu of applicable comprehensive plan future
213 land use requirements and applicable land development
214 regulations. The blue ribbon plan shall serve as the governing
215 document for the blue ribbon project overlay.

216 (e) A blue ribbon project may be located on land with any

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217 future land use designation provided in the applicable local
218 government's comprehensive plan and with any zoning designation
219 listed in the applicable local government's land development
220 regulations.

221 (f) Following approval by the local government of a blue
222 ribbon plan application, the local government must record the
223 plan in the public records of the county in which the property
224 is located, and the plan shall run with title to the land. The
225 local government must also insert the text amendment into the
226 comprehensive plan's future land use element and denote the
227 site-specific amendment on the comprehensive plan's future land
228 use map. The recorded plan or text amendment may not be amended
229 or revised without local government review in accordance with
230 paragraph (a), and such review is limited to the portions of the
231 plan or text amendment which are being amended or revised.

232 (g) An applicant may hire a private company to conduct
233 plan reviews and building inspections pursuant to s. 553.791.

234 (7) APPEAL PROCEDURE.-

235 (a) An applicant may appeal the local government's denial
236 of an application for a blue ribbon plan, including the proposed
237 text amendment to the comprehensive plan's future land use
238 element and the site-specific comprehensive plan future land use
239 map amendment, by filing a de novo action for declaratory,
240 injunctive, or other relief. The court may not use a deferential
241 standard for the benefit of the local government. Before

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242 initiating such an action, the applicant may use the dispute
243 resolution procedures under s. 70.51.

244 (b) The approval of a blue ribbon plan application,
245 including the proposed text amendment to the comprehensive
246 plan's future land use element and the site-specific
247 comprehensive plan future land use map amendment, may be
248 appealed in the same manner as provided in s. 163.3184(5).

249 (8) ENVIRONMENTAL REVIEW.-A blue ribbon project must

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

252 Remove lines 15-35 and insert:
253 plan; requiring such plan to contain certain
254 documents; requiring such plan to be based on a
255 specified period and specify certain information
256 during such period; providing that a plan is not
257 required to demonstrate certain need; requiring a
258 project to receive dollar-for-dollar credits from a
259 local government under certain circumstances;
260 providing that certain easements or property must be
261 granted without charge; prohibiting a plan from
262 contemplating the use of a certain district; requiring
263 a landowner to apply to the local government for
264 approval of a plan, including certain amendments;
265 providing that a plan that meets certain requirements
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267 is presumed, subject to rebuttal, to be consistent
268 with the local government's comprehensive plan and in
269 compliance with specified provisions; specifying an
270 applicant has a right to request that the application
271 be reviewed at any time; prohibiting such a request
272 from being made sooner than a specified time period;
273 providing local government review requirements;
274 providing notice requirements if the local government
275 denies an application; providing that the blue ribbon
276 plan governs the use of the property upon approval of
277 the plan application by the local government;
278 providing that a project may be located on land with
279 any future land use designation or zoning designation;
280 requiring the local government to record the plan
281 following approval in the public records of the county
282 in which the project property is located; requiring
283 the local government to insert the text amendment into
284 the comprehensive plan's future land use element and
285 denote the site-specific amendment on the
286 comprehensive plan's future land use map; prohibiting
287 an applicant from amending a recorded plan or text
288 amendment without undergoing a specified, limited
289 review; authorizing an applicant to hire a private
290 company to conduct plan reviews and building
291 inspections; providing appeal procedures for the

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COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/CS/HB 299 (2026)

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292 | denial and approval of a blue ribbon plan application,
293 | including certain amendments; providing environmental
294 | review