

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. HB 299 (2026)

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WITHDRAWN	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>	

Committee/Subcommittee hearing bill: Intergovernmental Affairs  
Subcommittee

Representative Melo offered the following:

**Amendment (with title amendment)**

Remove lines 88-240 and insert:

(g) "Reserve area" means land that is set aside for  
environmental conservation, wildlife corridors, wetland and  
wildlife mitigation, productive agriculture and silviculture,  
conservation easements granted to the Department of Agriculture  
and Consumer Services pursuant to s. 570.71, activities  
permitted by conservation agreements entered into with the  
Department of Agriculture and Consumer Services pursuant to s.  
570.71, parks, recreational activities, utility sites,  
reservoirs and lakes, and uses that support such activities.

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16       (3) MINIMUM REQUIREMENTS.—A development project must meet  
17 all of the following requirements to qualify as a blue ribbon  
18 project:

19       (a) The project must contain a minimum of 10,000 acres of  
20 land which are contiguous, as defined in s. 163.3163(3) (a), and  
21 which are owned by the same person or by entities owned or  
22 controlled by the same person.

23       (b) At least 60 percent of the land contained in the  
24 project must be reserve area. If any project boundary is  
25 contiguous to state-owned environmental preservation land or the  
26 Florida wildlife corridor, a portion of the project's reserve  
27 area must be located adjacent to the state-owned land or the  
28 Florida wildlife corridor, as applicable.

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

32       1. Individual development areas within the project must be  
33 designed to enhance walkability and mobility and must include a  
34 mixture of land uses.

35       2. At least 10 percent of the development area must be  
36 allocated to nonresidential land use.

37       3. A portion of the development area must be allocated to  
38 uses intended to provide economic development and create high-  
39 wage jobs. The development area so allocated must be in a  
40 location that is accessible to an interstate interchange, a

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41 state road, a rail line, or an airport or other transportation  
42 facility.

43 4. The development area must have a dense, walkable,  
44 mixed-use, human-centered development pattern that includes new  
45 urban design, including, but not limited to, towns, villages,  
46 and hamlets that have reserve area between them.

47 5. Types of residential units within the development area  
48 must be varied and include single-family, multifamily, and  
49 attached and detached residential units.

50 (4) DEVELOPMENT AREA DENSITIES AND INTENSITIES.—

51 (a) A maximum residential density of 12 units per gross  
52 acre, and a maximum nonresidential intensity of 85 percent  
53 impervious surface ratio per gross acre, is permitted within the  
54 development area, as measured in combination throughout all  
55 phases of the project.

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

59 1. Housing that is affordable, as defined in s. 420.0004,  
60 for natural persons or families who meet the extremely-low-  
61 income, very-low-income, or low-income limits specified in s.  
62 420.0004.

63 2. Missing middle housing.

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64        3. Housing that is affordable, as defined in s. 420.0004,  
65 for persons eligible for the Florida Hometown Hero Program under  
66 s. 420.5096.

67        (c) The development area may be developed in phases to  
68 accommodate growth projections in the geographical area in which  
69 the project is located. Development rights and mitigation of  
70 project impacts shall be vested for at least 50 years. If the  
71 applicant achieves development as defined in s. 380.04 of at  
72 least 50 percent of the development area within 50 years after  
73 the project's date of initial public dedication of  
74 infrastructure, the vested period must be extended for an  
75 additional 25 years.

76        (5) BLUE RIBBON PLANS.—A blue ribbon project must have a  
77 blue ribbon plan, which is the master development plan for the  
78 project. Blue ribbon plans must include a document that  
79 addresses the requirements of this section and exhibits,  
80 including maps, illustrations, and text supported by data and  
81 analysis, that demonstrate compliance therewith. The plan must  
82 include all of the following:

83        (a) A long-term master development map that, at a minimum,  
84 generally depicts the locations of reserve area and development  
85 area throughout the project area.

86        (b) Identification and analysis of necessary water  
87 supplies and available sources of water, including water  
88 resource development and water supply development projects, and

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89 water conservation measures required to meet the projected  
90 demand from each phase of the project. Water and wastewater  
91 facilities must be provided in compliance with s. 163.3180. Such  
92 facilities may be provided by the applicant, a special district,  
93 a local government, or the state. Local governments are  
94 encouraged to enter into public-private partnerships to  
95 accomplish water storage and other water quality and capacity  
96 improvements within the boundaries of blue ribbon projects  
97 pursuant to s. 373.4591.

98 (c) Identification and analysis of the transportation  
99 facilities and future transportation corridors necessary to  
100 serve development area land uses in the master development plan,  
101 including guidelines to be used to establish each modal  
102 component intended to optimize mobility. Transportation  
103 facilities must be provided in compliance with s. 163.3180. Such  
104 facilities may be provided by the applicant, a special district,  
105 a local government, or the state. Internal roads must be  
106 designed in accordance with the Department of Transportation's  
107 traditional neighborhood development guidelines provided in  
108 chapter 19 of the Manual of Uniform Minimum Standards for  
109 Design, Construction and Maintenance for Streets and Highways,  
110 2023 Edition.

111 (d) Identification of other regionally significant public  
112 facilities necessary to support the project's permitted density  
113 as provided in paragraph (4) (a) for each phase of the project,

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114 which facilities must include utilities, parks, and schools, and  
115 policies providing the procedures to mitigate the impacts of the  
116 project's permitted density on public facilities. Public  
117 facilities must be provided in compliance with s. 163.3180. Such  
118 facilities may be provided by the applicant, a special district,  
119 a local government, or the state. Local governments are  
120 encouraged to enter into public-private partnerships pursuant to  
121 s. 255.065 to provide qualifying public facilities within the  
122 boundaries of blue ribbon projects.

123 (e) Identification of regionally significant natural  
124 resources within the reserve area based on the best available  
125 data and policies, and provision of mechanisms to ensure the  
126 perpetual protection or conservation of specific resources,  
127 consistent with the overall conservation and development  
128 strategy for the project area.

129 (f) General principles and guidelines that do all of the  
130 following:

131 1. Address the land uses within the development area and  
132 reserve area, and the interrelationships between such areas.

133 2. Address the protection and, as appropriate, restoration  
134 and management of reserve areas identified in the recorded blue  
135 ribbon plan for permanent conservation and public use, which  
136 must be phased in coordination with the phased development  
137 within the development area as specified in the master  
138 development plan.

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139       3. Achieve a cleaner, healthier environment.

140       4. Limit urban sprawl.

141       5. Provide a range of housing types.

142       6. Protect wildlife and natural areas.

143       7. Advance the efficient use of land and other resources.

144       8. Create quality communities of a design that reduces and  
145 captures vehicle trips and promotes mobility options.

146       9. Enhance the prospects for state and local economic  
147 development objectives and high-wage job creation.

148       (g) Development standards for each type of land use  
149 proposed within the development area which is typically found in  
150 a planned unit development as defined in s. 163.3202(5)(b).

151  
152 A blue ribbon plan must be based on a planning period longer  
153 than the generally applicable planning period of the local  
154 comprehensive plan and must specify the projected population  
155 within the planning area during the chosen planning period. A  
156 plan is not required to demonstrate need based on projected  
157 population growth or any other basis. If under the plan a  
158 project contributes land or funds or otherwise causes the  
159 construction of public facilities pursuant to s. 163.3180, the  
160 project must receive dollar-for-dollar credits against impact,  
161 mobility, proportionate share, or other fee credits from the  
162 local government for such facility improvements as required by  
163 s. 163.3180.

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A blue ribbon plan must provide that any easement granted to the Department of Agriculture and Consumer Services pursuant to s. 570.71 for portions of the reserve area that will be reserved for uses consistent with that section must be granted without charge. The granting of the easement shall occur upon agreement between the Department of Agriculture and Consumer Services and the landowner regarding allowable uses of the easement interest.

If an easement or property is granted to any other state agency, water management district, or local government, the easement or property shall be granted without charge.

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**T I T L E   A M E N D M E N T**

Remove line 21 and insert:  
circumstances; specifying that certain easements or  
property must be granted without charge; specifying  
that a project may be