



LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/12/2026	.	
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The Appropriations Committee on Transportation, Tourism, and Economic Development (McClain) recommended the following:

1                   **Senate Amendment (with title amendment)**

2

3                   Delete lines 94 - 329

4 and insert:

5                   activities. Reserve areas may not include golf courses or data  
6                   centers.

7                   (h) "Special assessment district" means a community  
8                   development district, municipal services taxing district,  
9                   municipal services benefit district, or other district available  
10                   under state law that allows for the assessment of ad valorem or



686098

11 non-ad valorem taxes on parcels of real property located within  
12 a blue ribbon project for the purpose of constructing,  
13 maintaining, repairing, and replacing capital improvements that  
14 serve the blue ribbon project. The term does not include an  
15 improvement district.

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, and the majority of which are not  
23 located within a municipality.

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

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

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

36 2. At least 15 percent of the development area must be  
37 allocated to nonresidential land uses, which may include mixed-  
38 use buildings that contain ground floor nonresidential units.  
39 Conservation easement areas may not be counted toward the 15



40 percent.

41 3. A portion of the development area must be allocated to  
42 uses intended to provide economic development and create high-  
43 wage jobs. The development area so allocated must be in a  
44 location that is within 60 miles of an interstate interchange,  
45 an active rail line, or a regional or international airport or  
46 other transportation facility.

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

51 5. Types of residential units within the development area  
52 must be varied and include single-family, multifamily, and  
53 attached and detached residential units.

54 (4) DEVELOPMENT AREA DENSITIES AND INTENSITIES.—

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

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

63 1. Affordable housing, with initial sale prices and ongoing  
64 rents at or below 80 percent of adjusted gross income, as  
65 defined in s. 420.602, for the county in which the development  
66 area is located.

67 2. Missing middle housing.

68 3. Housing for people eligible for the Florida Hometown



69 Hero Program under s. 420.5096.

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

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

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

89 (b) Identification and analysis of necessary water supplies  
90 and available sources of water, including water resource  
91 development and water supply development projects, and water  
92 conservation measures required to meet the projected demand from  
93 each phase of the project. Water and wastewater facilities must  
94 be provided in compliance with s. 163.3180. Such facilities may  
95 be provided by the applicant; a local unit of special purpose  
96 government or a special district, except an improvement  
97 district; a local government; or the state. Local governments



686098

98 are encouraged to enter into public-private partnerships to  
99 accomplish water storage and other water quality and capacity  
100 improvements within the boundaries of blue ribbon projects  
101 pursuant to s. 373.4591.

102 (c) Identification and analysis of the transportation  
103 facilities and future transportation corridors necessary to  
104 serve development area land uses in the master development plan,  
105 including guidelines to be used to establish each modal  
106 component intended to optimize mobility. Transportation  
107 facilities must be provided in compliance with s. 163.3180. Such  
108 facilities must be provided by the applicant or a special  
109 assessment district created at the request of the applicant. A  
110 special assessment district, a local government, or the state  
111 may enter into a public-private partnership with the applicant  
112 pursuant to s. 255.065 to provide such facilities. Internal  
113 roads must be designed in accordance with the Department of  
114 Transportation's traditional neighborhood development guidelines  
115 provided in chapter 19 of the Manual of Uniform Minimum  
116 Standards for Design, Construction and Maintenance for Streets  
117 and Highways, 2023 edition.

118 (d) Identification of other regionally significant public  
119 facilities necessary to support the project's permitted density  
120 as provided in paragraph (4)(a) for each phase of the project,  
121 which facilities must include utilities, parks, and schools, and  
122 policies providing the procedures to mitigate the impacts of the  
123 project's permitted density on public facilities. Public  
124 facilities must be provided in compliance with s. 163.3180. Such  
125 facilities must be provided by the applicant or a special  
126 assessment district created at the request of the applicant. A



686098

127 special assessment district, a local government, or the state  
128 may enter into a public-private partnership with the applicant  
129 pursuant to s. 255.065 to provide such facilities.

130 (e) Identification of regionally significant natural  
131 resources within the reserve area based on the best available  
132 data and policies, and provision of mechanisms to ensure the  
133 perpetual protection or conservation of specific resources,  
134 consistent with the overall conservation and development  
135 strategy for the project area. The provision of regionally  
136 significant natural resources within the reserve area is  
137 determined to be a net ecosystem benefit.

138 (f) General principles and guidelines that do all of the  
139 following:

140 1. Address the land uses within the development area and  
141 reserve area, and the interrelationships between such areas.  
142 2. Address the protection and, as appropriate, restoration  
143 and management of reserve areas identified in the recorded blue  
144 ribbon plan for permanent conservation and public use, which  
145 must be phased in coordination with the phased development  
146 within the development area as specified in the master  
147 development plan.

148 3. Achieve a cleaner, healthier environment.  
149 4. Limit urban sprawl.  
150 5. Provide a range of housing types.  
151 6. Protect wildlife and natural areas.  
152 7. Advance the efficient use of land and other resources.  
153 8. Create quality communities of a design that reduces and  
154 captures vehicle trips and promotes mobility options.  
155 9. Enhance the prospects for state and local economic



686098

156 development objectives and high-wage job creation.

157 (g) Development standards for each type of land use  
158 proposed within the development area which is typically found in  
159 a planned unit development as defined in s. 163.3202(5)(b) and  
160 which is consistent with new urban design.

161 (h) Provision for an easement granted without charge to the  
162 Department of Agriculture and Consumer Services under s. 570.71  
163 for any portion of the reserve area which will be reserved for  
164 uses consistent with the public purposes provided in s.  
165 570.71(1). The Department of Agriculture and Consumer Services  
166 and the landowner must enter into an agreement regarding  
167 allowable uses for the easement interest before an easement is  
168 granted. The plan must also include a covenant that any easement  
169 or property granted to another state agency, a water management  
170 district, or a local government will be granted without charge.

171  
172 A blue ribbon plan must be based on a planning period longer  
173 than the generally applicable planning period of the local  
174 comprehensive plan and must specify the projected population  
175 within the planning area during the chosen planning period. A  
176 plan is not required to demonstrate need based on projected  
177 population growth or any other basis. If under the plan a  
178 project contributes land or funds or otherwise causes the  
179 construction of public facilities pursuant to s. 163.3180, the  
180 project must receive dollar-for-dollar credits against impact,  
181 mobility, proportionate share, or other fee credits from the  
182 local government for such facility improvements as required by  
183 s. 163.3180. Impact fees must be calculated as applicable at the  
184 time of issuance of building permits.



686098

185        (6) STATE ADMINISTRATIVE REVIEW OF BLUE RIBBON PLANS.—In  
186 order to initiate approval of a blue ribbon plan, a landowner  
187 shall apply first to the Department of Commerce for approval of  
188 a blue ribbon project. The application must include a blue  
189 ribbon plan that meets the requirements of subsection (5). The  
190 department's review of a project is limited to a review for  
191 compliance with this section. The department shall provide  
192 copies of the application to the Department of Agriculture and  
193 Consumer Services, the Department of Environmental Protection,  
194 the Fish and Wildlife Conservation Commission, the Department of  
195 Transportation, and the applicable water management district for  
196 review and comment within each entity's respective legal purview  
197 on the plan's compliance with this section. Such entities shall  
198 provide written comments to the Department of Commerce within 21  
199 days after receipt of the application by the department. Within  
200 45 days after receipt of the application, the department shall  
201 approve the application or provide to the applicant a written  
202 notice that identifies with specificity any areas of  
203 noncompliance and includes the written comments received from  
204 the specified entities. If the department fails to either  
205 approve the application or provide such notice within 45 days  
206 after receipt of the application, or fails to provide a written  
207 approval or denial of the application within 20 days after the  
208 applicant provides a response to the notice, the application is  
209 automatically approved by the department. At any point after the  
210 department's initial 45-day review period, the applicant may  
211 request a final determination of approval or denial by the  
212 department, and the department must provide the determination  
213 within 7 days after receipt of the request. If the department



686098

fails to provide the determination within the 7-day period, the application is automatically approved by the department.

(7) LOCAL GOVERNMENT ADMINISTRATIVE REVIEW OF BLUE RIBBON PLANS.

(a) A blue ribbon project may be located on land with any future land use designation provided in the applicable local government's comprehensive plan and with any zoning designation listed in the applicable local government's land development regulations. A local government's approval of a project creates an overlay special district within the local government's comprehensive plan which must adhere to the project's blue ribbon plan. A local government may not require a comprehensive plan amendment or rezoning for approval of a project.

(b) 1. Upon approval of a blue ribbon project by the Department of Commerce, the landowner shall apply to the local government for approval of the project. If the project is located within more than one local government's jurisdiction, the landowner must apply to each applicable local government. In reviewing the project, each applicable local government shall apply subsections (3), (4), and (5) to the project as a whole.

2. Within 30 days after receipt of an application for approval of a project, the local government shall conduct a duly noticed public workshop at which the project is presented. The applicant must be permitted to attend and participate in the workshop.

3. The local government shall review the project within 15 days after receipt of the application. The review is limited to a review for compliance with this section. A project that is in compliance with this section must be administratively approved



686098

243 without further action by the local government or any quasi-  
244 judicial or administrative reviewing body. A project approved by  
245 the Department of Commerce is presumed to be in compliance with  
246 this section. In order for a local government to overcome such  
247 presumption, the local government must find that the blue ribbon  
248 plan does not comply with subsection (5). If the local  
249 government makes such a finding, the local government must  
250 provide a written notice to the applicant which identifies with  
251 specificity the area of noncompliance and provides the applicant  
252 60 days to respond and submit any information necessary to  
253 comply with subsection (5). If the local government fails to  
254 provide such notice within 90 days after receipt of the  
255 application, or fails to provide a written approval or denial of  
256 the application within 30 days after the applicant provides a  
257 response to such notice, the application is automatically  
258 approved. At any point after the local government's initial 90-  
259 day review period, the applicant may request a final  
260 determination of approval or denial by the local government, and  
261 the local government must provide the determination within 7  
262 days after receipt of the request. If the local government fails  
263 to provide the determination within the 7-day period, the  
264 application is automatically approved.

265 (c) Applicants may hire private companies to conduct plan  
266 reviews and building inspections pursuant to s. 553.791.

267 (d) If a blue ribbon project is approved, the applicant  
268 must publish notice of such approval in a newspaper of general  
269 circulation in the area in which the land is located. The notice  
270 must include the local government order number, if any; the  
271 section, township, and range in which the land is located; and a



686098

272 description of the project. The notice must be published within  
273 14 days after the approval is issued.

274 (e) After a blue ribbon project has been reviewed and  
275 approved, the applicant must record the blue ribbon plan in the  
276 public records of the county in which the project property is  
277 located, and the plan shall run with title to the land. The  
278 applicant may not amend the recorded plan without undergoing  
279 local government review of the plan amendment in accordance with  
280 paragraph (b). Local government review of a plan amendment is  
281 limited to the portions of the plan which are being revised.

282 (8) APPEAL PROCEDURE.—

283 (a)1. If the Department of Commerce denies an application  
284 for a blue ribbon project, the applicant may request an  
285 administrative hearing pursuant to ss. 120.569 and 120.57 within  
286 21 days after the date on which the applicant receives the  
287 department's written denial.

288 2. If a local government denies an application for a blue  
289 ribbon project, the applicant may appeal the decision by filing  
290 a written petition with the Department of Commerce within 21  
291 days after the date on which the applicant receives the local  
292 government's written denial. The applicant shall provide a copy  
293 of the notice of appeal to the local government.

294 (b) Any person whose substantial interests are or may be  
295 affected by the local government's approval of a blue ribbon  
296 project may request an administrative hearing by filing a  
297 written petition with the Department of Commerce pursuant to ss.  
298 120.569 and 120.57. The petition must be filed with the  
299 Department of Commerce within 21 days after newspaper  
300 publication of the notice of the local government decision in



686098

301 accordance with paragraph (7) (d). The petition must clearly  
302 state the reasons for the petition and describe how the project  
303 will adversely affect the person more substantially than the  
304 general population of the geographic area in which the project  
305 is located. A copy of the petition must also be provided to the  
306 local government. If a petition is timely filed pursuant to this  
307 paragraph, the applicant may intervene as a party to the  
308 hearing.

309 (c) Before issuing an order on an appeal or petition under  
310 this subsection, the Department of Commerce must hold a hearing  
311 in accordance with chapter 120.

312 (d) The Department of Commerce shall determine whether the  
313 blue ribbon project meets the requirements of this section and  
314 issue a final order granting or denying the application. The  
315 department may attach conditions and restrictions to the order.  
316 The department may provide a determination in the final order  
317 which is different from the determination it provided after  
318 review of the application under subsection (6).

319 (e) Section 120.595 applies to proceedings brought by a  
320 person whose substantial interests are or may be affected by the  
321 local government's approval of a blue ribbon project under this  
322 section.

323 (9) A blue ribbon project must comply with applicable  
324 provisions of chapters 373 and 403.

325 ===== T I T L E A M E N D M E N T =====  
326 And the title is amended as follows:

327 Delete lines 21 - 51  
328 and insert:



686098

330       circumstances; requiring that impact fees be  
331       calculated as applicable at the time of issuance of  
332       building permits; requiring a landowner to apply to  
333       the Department of Commerce for approval of a project  
334       in order to initiate approval of a blue ribbon plan;  
335       requiring that the application include a blue ribbon  
336       plan that meets specified requirements; limiting the  
337       scope of the department's review; requiring the  
338       department to provide copies of the application to  
339       specified entities for certain review and comment;  
340       requiring such entities to provide written comments to  
341       the department with a specified timeframe; requiring  
342       the department to approve the application or provide  
343       the applicant with a certain notice within a specified  
344       timeframe; providing for automatic approval of a  
345       project under certain circumstances; specifying that a  
346       project may be located on land with any future land  
347       use designation or zoning designation; providing that  
348       local government approval of a project creates a  
349       certain overlay special district; prohibiting a local  
350       government from requiring a comprehensive plan  
351       amendment or rezoning for approval of a project;  
352       requiring a landowner to apply to the local government  
353       for approval of a project upon department approval;  
354       requiring a landowner to apply to multiple local  
355       governments under certain circumstances; requiring a  
356       local government to conduct a certain public workshop  
357       within a specified timeframe after receipt of an  
358       application; requiring that an applicant be permitted



686098

359 to attend and participate in the workshop; requiring a  
360 local government to review a project within a certain  
361 timeframe after receipt of an application; limiting  
362 the scope of the local government's review; requiring  
363 that certain projects be administratively approved;  
364 providing that projects approved by the department are  
365 presumed to comply with certain provisions; providing  
366 that a local government may overcome such presumption  
367 in a certain manner; providing for automatic approval  
368 of a project under certain circumstances; authorizing  
369 applicants to hire private companies to conduct plan  
370 reviews and building inspections; requiring an  
371 applicant to publish notice of an approved project in  
372 a specified manner; requiring an applicant to record  
373 the plan for an approved project in the public records  
374 of the county in which the project property is  
375 located; prohibiting an applicant from amending a  
376 recorded plan without undergoing a specified review;  
377 limiting the scope of such review; authorizing an  
378 applicant to appeal the denial of a project  
379 application to the department in a specified manner  
380 and within a specified timeframe; authorizing a person  
381 whose substantial interests are or may be affected by  
382 approval of a project to file a written petition with  
383 the department requesting an administrative hearing in  
384 a specified manner and within a specified timeframe;  
385 providing requirements for such petition; authorizing  
386 an applicant to intervene as a party to a hearing  
387 under certain circumstances; requiring the department



388 to hold certain hearings before issuing certain  
389 orders; requiring the department to determine whether  
390 a project meets certain requirements and issue a final  
391 order; specifying that the department may provide a  
392 different determination in the final order; providing  
393 applicability; requiring that a project comply with  
394 certain provisions; providing an effective date.