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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:

Senate Amendment (with title amendment)

Delete lines 94 - 329
and insert:
activities. Reserve areas may not include golf courses or data centers.

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



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

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

(a) The project must contain a minimum of 10,000 acres of land which are contiguous as defined in s. 163.3163(3)(a) and which are owned by the same person or by entities owned or controlled by the same person, and the majority of which are not located within a municipality.

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

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

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

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



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percent.

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

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

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

(4) DEVELOPMENT AREA DENSITIES AND INTENSITIES.—

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

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

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

2. Missing middle housing.

3. Housing for people eligible for the Florida Hometown



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Hero Program under s. 420.5096.

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

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

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

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



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

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

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



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

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

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

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

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

3. Achieve a cleaner, healthier environment.

4. Limit urban sprawl.

5. Provide a range of housing types.

6. Protect wildlife and natural areas.

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

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

9. Enhance the prospects for state and local economic



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development objectives and high-wage job creation.

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

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

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



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



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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



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

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

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



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

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

(8) APPEAL PROCEDURE.—

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

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

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



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

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

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

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

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

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

And the title is amended as follows:

Delete lines 21 - 51

and insert:



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circumstances; requiring that impact fees be
calculated as applicable at the time of issuance of
building permits; requiring a landowner to apply to
the Department of Commerce for approval of a project
in order to initiate approval of a blue ribbon plan;
requiring that the application include a blue ribbon
plan that meets specified requirements; limiting the
scope of the department's review; requiring the
department to provide copies of the application to
specified entities for certain review and comment;
requiring such entities to provide written comments to
the department with a specified timeframe; requiring
the department to approve the application or provide
the applicant with a certain notice within a specified
timeframe; providing for automatic approval of a
project under certain circumstances; specifying that a
project may be located on land with any future land
use designation or zoning designation; providing that
local government approval of a project creates a
certain overlay special district; prohibiting a local
government from requiring a comprehensive plan
amendment or rezoning for approval of a project;
requiring a landowner to apply to the local government
for approval of a project upon department approval;
requiring a landowner to apply to multiple local
governments under certain circumstances; requiring a
local government to conduct a certain public workshop
within a specified timeframe after receipt of an
application; requiring that an applicant be permitted



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to attend and participate in the workshop; requiring a local government to review a project within a certain timeframe after receipt of an application; limiting the scope of the local government's review; requiring that certain projects be administratively approved; providing that projects approved by the department are presumed to comply with certain provisions; providing that a local government may overcome such presumption in a certain manner; providing for automatic approval of a project under certain circumstances; authorizing applicants to hire private companies to conduct plan reviews and building inspections; requiring an applicant to publish notice of an approved project in a specified manner; requiring an applicant to record the plan for an approved project in the public records of the county in which the project property is located; prohibiting an applicant from amending a recorded plan without undergoing a specified review; limiting the scope of such review; authorizing an applicant to appeal the denial of a project application to the department in a specified manner and within a specified timeframe; authorizing a person whose substantial interests are or may be affected by approval of a project to file a written petition with the department requesting an administrative hearing in a specified manner and within a specified timeframe; providing requirements for such petition; authorizing an applicant to intervene as a party to a hearing under certain circumstances; requiring the department



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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.