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1  
2 An act relating to community development; amending s.  
3 163.3175, F.S.; deleting obsolete provisions; amending  
4 s. 163.3177, F.S.; providing that certain local  
5 governments are not required to amend their  
6 comprehensive plans or maintain a work plan under  
7 certain circumstances; amending s. 163.3184, F.S.;  
8 requiring certain plan amendments be subject to the  
9 state coordinated review process; amending s.  
10 163.3245, F.S.; providing that other requirements of  
11 this chapter inconsistent with or superseded by  
12 certain planning standards relating to a long-term  
13 master plan do not apply; providing that other  
14 requirements of this chapter inconsistent with or  
15 superseded by certain planning standards relating to  
16 detailed specific area plans do not apply; providing  
17 that conservation easements may be based on digital  
18 orthophotography prepared by licensed surveyor and  
19 mapper and may include a right of adjustment subject  
20 to certain requirements; providing that substitution  
21 is accomplished by recording an amendment to a  
22 conservation easement as accepted by and with the  
23 consent of the grantee; requiring the applicant for a  
24 detailed specific area plan to transmit copies of the  
25 application to specified reviewing agencies for review  
26 and comment; requiring such agency comments to be  
27 submitted to the local government having jurisdiction  
28 and to the state land planning agency, subject to  
29 certain requirements; authorizing the Department of

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30 Environmental Protection, the Fish and Wildlife  
31 Conservation Commission, or the water management  
32 district to accept compensatory mitigation under  
33 certain circumstances, pursuant to a specified section  
34 or chapter; providing that the adoption of a long-term  
35 master plan or a detailed specific area plan pursuant  
36 to this section does not limit the right to establish  
37 new agricultural or silvicultural uses under certain  
38 circumstances; allowing an applicant with an approved  
39 master development order to request that the  
40 applicable water management district issue a specified  
41 consumptive use permit for the same period of time as  
42 the approved master development order; providing  
43 applicability; providing that a local government is  
44 not precluded from requiring data and analysis beyond  
45 the minimum criteria established in this section;  
46 amending s. 163.3246, F.S.; removing restrictions on  
47 certain exemptions; providing legislative intent;  
48 designating Pasco County as a pilot community;  
49 requiring the state land planning agency to provide a  
50 written certification to Pasco County within a certain  
51 timeframe; providing requirements for certain plan  
52 amendments; requiring the Office of Program Policy  
53 Analysis and Government Accountability to submit a  
54 report and recommendations to the Governor and the  
55 Legislature by a certain date; providing requirements  
56 for the report; amending s. 163.3248, F.S.; removing  
57 the requirement that regional planning councils  
58 provide assistance in developing a plan for a rural

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59 land stewardship area; amending s. 163.340, F.S.;

60 expanding the definition of the term "blighted area"

61 to include a substantial number or percentage of

62 properties damaged by sinkhole activity which are not

63 adequately repaired or stabilized; conforming a cross-

64 reference; amending s. 163.524, F.S.; conforming a

65 cross-reference; repealing s. 186.0201, F.S., relating

66 to electric substation planning; amending s. 186.505,

67 F.S.; removing the power of regional planning councils

68 to establish and conduct cross-acceptance negotiation

69 processes; creating s. 186.512, F.S.; subdividing the

70 state into specified geographic regions for the

71 purpose of regional comprehensive planning;

72 authorizing the Governor to review and update the

73 district boundaries of the regional planning councils;

74 providing requirements to aid in the transition of

75 regional planning councils; amending s. 186.513, F.S.;

76 deleting the requirement that regional planning

77 councils make joint reports and recommendations;

78 amending s. 190.005, F.S.; requiring community

79 development districts up to a certain size located

80 within a connected-city corridor to be established

81 pursuant to an ordinance; amending s. 253.7828, F.S.;

82 conforming provisions to changes made by the act;

83 repealing s. 260.018, F.S., relating to agency

84 recognition of certain publicly owned lands and

85 waters; amending s. 339.155, F.S.; removing certain

86 duties of regional planning councils; amending s.

87 373.236, F.S.; authorizing a water management district

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88 to issue a permit to an applicant for the same period  
89 of time as the applicant's approved master development  
90 order, subject to certain requirements and  
91 restrictions; amending s. 380.06, F.S.; removing the  
92 requirement that certain developers submit biennial  
93 reports to regional planning agencies; providing that  
94 new proposed developments are subject to the state-  
95 coordinated review process and not the development of  
96 regional impact review process; amending s. 403.50663,  
97 F.S.; removing requirements relating to certain  
98 informational public meetings; amending s. 403.507,  
99 F.S.; removing the requirement that regional planning  
100 councils prepare reports addressing the impact of  
101 proposed electrical power plants; amending s. 403.508,  
102 F.S.; removing the requirement that regional planning  
103 councils participate in certain proceedings; amending  
104 s. 403.5115, F.S.; conforming provisions to changes  
105 made by the act; amending s. 403.526, F.S.; removing  
106 the requirement that regional planning councils  
107 prepare reports addressing the impact of proposed  
108 transmission lines or corridors; amending s. 403.527,  
109 F.S.; removing the requirement that regional planning  
110 councils parties participate in certain proceedings;  
111 amending s. 403.5272, F.S.; conforming provisions to  
112 changes made by the act; amending s. 403.7264, F.S.;  
113 removing the requirement that regional planning  
114 councils assist with amnesty days for purging small  
115 quantities of hazardous wastes; amending s. 403.941,  
116 F.S.; removing the requirement that regional planning

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117 councils prepare reports addressing the impact of  
118 proposed natural gas transmission lines or corridors;  
119 amending s. 403.9411, F.S.; removing the requirement  
120 that regional planning councils participate in certain  
121 proceedings; amending ss. 419.001 and 985.682, F.S.;  
122 removing provisions relating to the use of a certain  
123 dispute resolution process; amending s. 380.0666,  
124 F.S.; authorizing land authorities to contribute  
125 tourist impact tax revenues to certain municipalities  
126 for the construction, redevelopment, or preservation  
127 of affordable housing in areas of critical state  
128 concern within such municipalities; amending s.  
129 125.0108, F.S.; conforming provisions to changes made  
130 by the act; providing an effective date.

131

132 Be It Enacted by the Legislature of the State of Florida:

133

134 Section 1. Subsection (9) of section 163.3175, Florida  
135 Statutes, is amended to read:

136 163.3175 Legislative findings on compatibility of  
137 development with military installations; exchange of information  
138 between local governments and military installations.-

139 ~~(9) If a local government, as required under s.~~  
140 ~~163.3177(6)(a), does not adopt criteria and address~~  
141 ~~compatibility of lands adjacent to or closely proximate to~~  
142 ~~existing military installations in its future land use plan~~  
143 ~~element by June 30, 2012, the local government, the military~~  
144 ~~installation, the state land planning agency, and other parties~~  
145 ~~as identified by the regional planning council, including, but~~

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146 ~~not limited to, private landowner representatives, shall enter~~  
147 ~~into mediation conducted pursuant to s. 186.509. If the local~~  
148 ~~government comprehensive plan does not contain criteria~~  
149 ~~addressing compatibility by December 31, 2013, the agency may~~  
150 ~~notify the Administration Commission. The Administration~~  
151 ~~Commission may impose sanctions pursuant to s. 163.3184(8). Any~~  
152 ~~local government that amended its comprehensive plan to address~~  
153 ~~military installation compatibility requirements after 2004 and~~  
154 ~~was found to be in compliance is deemed to be in compliance with~~  
155 ~~this subsection until the local government conducts its~~  
156 ~~evaluation and appraisal review pursuant to s. 163.3191 and~~  
157 ~~determines that amendments are necessary to meet updated general~~  
158 ~~law requirements.~~

159 Section 2. Paragraph (c) of subsection (6) of section  
160 163.3177, Florida Statutes, is amended to read:

161 163.3177 Required and optional elements of comprehensive  
162 plan; studies and surveys.-

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

165 (c) A general sanitary sewer, solid waste, drainage,  
166 potable water, and natural groundwater aquifer recharge element  
167 correlated to principles and guidelines for future land use,  
168 indicating ways to provide for future potable water, drainage,  
169 sanitary sewer, solid waste, and aquifer recharge protection  
170 requirements for the area. The element may be a detailed  
171 engineering plan including a topographic map depicting areas of  
172 prime groundwater recharge.

173 1. Each local government shall address in the data and  
174 analyses required by this section those facilities that provide

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175 service within the local government's jurisdiction. Local  
176 governments that provide facilities to serve areas within other  
177 local government jurisdictions shall also address those  
178 facilities in the data and analyses required by this section,  
179 using data from the comprehensive plan for those areas for the  
180 purpose of projecting facility needs as required in this  
181 subsection. For shared facilities, each local government shall  
182 indicate the proportional capacity of the systems allocated to  
183 serve its jurisdiction.

184 2. The element shall describe the problems and needs and  
185 the general facilities that will be required for solution of the  
186 problems and needs, including correcting existing facility  
187 deficiencies. The element shall address coordinating the  
188 extension of, or increase in the capacity of, facilities to meet  
189 future needs while maximizing the use of existing facilities and  
190 discouraging urban sprawl; conserving potable water resources;  
191 and protecting the functions of natural groundwater recharge  
192 areas and natural drainage features.

193 3. Within 18 months after the governing board approves an  
194 updated regional water supply plan, the element must incorporate  
195 the alternative water supply project or projects selected by the  
196 local government from those identified in the regional water  
197 supply plan pursuant to s. 373.709(2) (a) or proposed by the  
198 local government under s. 373.709(8) (b). If a local government  
199 is located within two water management districts, the local  
200 government shall adopt its comprehensive plan amendment within  
201 18 months after the later updated regional water supply plan.  
202 The element must identify such alternative water supply projects  
203 and traditional water supply projects and conservation and reuse

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204 necessary to meet the water needs identified in s. 373.709(2)(a)  
205 within the local government's jurisdiction and include a work  
206 plan, covering at least a 10-year planning period, for building  
207 public, private, and regional water supply facilities, including  
208 development of alternative water supplies, which are identified  
209 in the element as necessary to serve existing and new  
210 development. The work plan shall be updated, at a minimum, every  
211 5 years within 18 months after the governing board of a water  
212 management district approves an updated regional water supply  
213 plan. Local governments, public and private utilities, regional  
214 water supply authorities, special districts, and water  
215 management districts are encouraged to cooperatively plan for  
216 the development of multijurisdictional water supply facilities  
217 that are sufficient to meet projected demands for established  
218 planning periods, including the development of alternative water  
219 sources to supplement traditional sources of groundwater and  
220 surface water supplies.

221 4. A local government that does not own, operate, or  
222 maintain its own water supply facilities, including but not  
223 limited to wells, treatment facilities, and distribution  
224 infrastructure, and is served by a public water utility with a  
225 permitted allocation of greater than 300 million gallons per day  
226 is not required to amend its comprehensive plan in response to  
227 an updated regional water supply plan or to maintain a work plan  
228 if any such local government's usage of water constitutes less  
229 than 1 percent of the public water utility's total permitted  
230 allocation. However, any such local government is required to  
231 cooperate with, and provide relevant data to, any local  
232 government or utility provider that provides service within its



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233 jurisdiction, and to keep its general sanitary sewer, solid  
234 waste, potable water, and natural groundwater aquifer recharge  
235 element updated in accordance with s. 163.3191.

236 Section 3. Paragraph (c) of subsection (2) of section  
237 163.3184, Florida Statutes, is amended to read:

238 163.3184 Process for adoption of comprehensive plan or plan  
239 amendment.—

240 (2) COMPREHENSIVE PLANS AND PLAN AMENDMENTS.—

241 (c) Plan amendments that are in an area of critical state  
242 concern designated pursuant to s. 380.05; propose a rural land  
243 stewardship area pursuant to s. 163.3248; propose a sector plan  
244 pursuant to s. 163.3245 or an amendment to an adopted sector  
245 plan; update a comprehensive plan based on an evaluation and  
246 appraisal pursuant to s. 163.3191; propose a development that  
247 qualifies as a development of regional impact pursuant to s.  
248 380.06 ~~s. 380.06(24)(\*)~~; or are new plans for newly incorporated  
249 municipalities adopted pursuant to s. 163.3167 shall follow the  
250 state coordinated review process in subsection (4).

251 Section 4. Present subsection (13) of section 163.3245,  
252 Florida Statutes, is redesignated as subsection (14),  
253 subsections (3) and (9) of that section are amended, and a new  
254 subsection (13) and subsection (15) are added to that section,  
255 to read:

256 163.3245 Sector plans.—

257 (3) Sector planning encompasses two levels: adoption  
258 pursuant to s. 163.3184 of a long-term master plan for the  
259 entire planning area as part of the comprehensive plan, and  
260 adoption by local development order of two or more detailed  
261 specific area plans that implement the long-term master plan and

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262 within which s. 380.06 is waived.

263 (a) In addition to the other requirements of this chapter,  
264 except for those that are inconsistent with or superseded by the  
265 planning standards of this paragraph, a long-term master plan  
266 pursuant to this section must include maps, illustrations, and  
267 text supported by data and analysis to address the following:

268 1. A framework map that, at a minimum, generally depicts  
269 areas of urban, agricultural, rural, and conservation land use;  
270 identifies allowed uses in various parts of the planning area;  
271 specifies maximum and minimum densities and intensities of use;  
272 and provides the general framework for the development pattern  
273 in developed areas with graphic illustrations based on a  
274 hierarchy of places and functional place-making components.

275 2. A general identification of the water supplies needed  
276 and available sources of water, including water resource  
277 development and water supply development projects, and water  
278 conservation measures needed to meet the projected demand of the  
279 future land uses in the long-term master plan.

280 3. A general identification of the transportation  
281 facilities to serve the future land uses in the long-term master  
282 plan, including guidelines to be used to establish each modal  
283 component intended to optimize mobility.

284 4. A general identification of other regionally significant  
285 public facilities necessary to support the future land uses,  
286 which may include central utilities provided onsite within the  
287 planning area, and policies setting forth the procedures to be  
288 used to mitigate the impacts of future land uses on public  
289 facilities.

290 5. A general identification of regionally significant

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291 natural resources within the planning area based on the best  
292 available data and policies setting forth the procedures for  
293 protection or conservation of specific resources consistent with  
294 the overall conservation and development strategy for the  
295 planning area.

296         6. General principles and guidelines addressing the urban  
297 form and the interrelationships of future land uses; the  
298 protection and, as appropriate, restoration and management of  
299 lands identified for permanent preservation through recordation  
300 of conservation easements consistent with s. 704.06, which shall  
301 be phased or staged in coordination with detailed specific area  
302 plans to reflect phased or staged development within the  
303 planning area; achieving a more clean, healthy environment;  
304 limiting urban sprawl; providing a range of housing types;  
305 protecting wildlife and natural areas; advancing the efficient  
306 use of land and other resources; creating quality communities of  
307 a design that promotes travel by multiple transportation modes;  
308 and enhancing the prospects for the creation of jobs.

309         7. Identification of general procedures and policies to  
310 facilitate intergovernmental coordination to address  
311 extrajurisdictional impacts from the future land uses.

312  
313 A long-term master plan adopted pursuant to this section may be  
314 based upon a planning period longer than the generally  
315 applicable planning period of the local comprehensive plan,  
316 shall specify the projected population within the planning area  
317 during the chosen planning period, and may include a phasing or  
318 staging schedule that allocates a portion of the local  
319 government's future growth to the planning area through the

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320 planning period. A long-term master plan adopted pursuant to  
321 this section is not required to demonstrate need based upon  
322 projected population growth or on any other basis.

323 (b) In addition to the other requirements of this chapter,  
324 except for those that are inconsistent with or superseded by the  
325 planning standards of this paragraph, the detailed specific area  
326 plans shall be consistent with the long-term master plan and  
327 must include conditions and commitments that provide for:

328 1. Development or conservation of an area of at least 1,000  
329 acres consistent with the long-term master plan. The local  
330 government may approve detailed specific area plans of less than  
331 1,000 acres based on local circumstances if it is determined  
332 that the detailed specific area plan furthers the purposes of  
333 this part and part I of chapter 380.

334 2. Detailed identification and analysis of the maximum and  
335 minimum densities and intensities of use and the distribution,  
336 extent, and location of future land uses.

337 3. Detailed identification of water resource development  
338 and water supply development projects and related infrastructure  
339 and water conservation measures to address water needs of  
340 development in the detailed specific area plan.

341 4. Detailed identification of the transportation facilities  
342 to serve the future land uses in the detailed specific area  
343 plan.

344 5. Detailed identification of other regionally significant  
345 public facilities, including public facilities outside the  
346 jurisdiction of the host local government, impacts of future  
347 land uses on those facilities, and required improvements  
348 consistent with the long-term master plan.

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349           6. Public facilities necessary to serve development in the  
350 detailed specific area plan, including developer contributions  
351 in a 5-year capital improvement schedule of the affected local  
352 government.

353           7. Detailed analysis and identification of specific  
354 measures to ensure the protection and, as appropriate,  
355 restoration and management of lands within the boundary of the  
356 detailed specific area plan identified for permanent  
357 preservation through recordation of conservation easements  
358 consistent with s. 704.06, which easements shall be effective  
359 before or concurrent with the effective date of the detailed  
360 specific area plan and other important resources both within and  
361 outside the host jurisdiction. Any such conservation easement  
362 may be based on digital orthophotography prepared by a surveyor  
363 and mapper licensed under chapter 472 and may include a right of  
364 adjustment authorizing the grantor to modify portions of the  
365 area protected by a conservation easement and substitute other  
366 lands in their place if the lands to be substituted contain no  
367 less gross acreage than the lands to be removed; have equivalent  
368 values in the proportion and quality of wetlands, uplands, and  
369 wildlife habitat; and are contiguous to other lands protected by  
370 the conservation easement. Substitution is accomplished by  
371 recording an amendment to the conservation easement as accepted  
372 by and with the consent of the grantee, and which consent may  
373 not be unreasonably withheld.

374           8. Detailed principles and guidelines addressing the urban  
375 form and the interrelationships of future land uses; achieving a  
376 more clean, healthy environment; limiting urban sprawl;  
377 providing a range of housing types; protecting wildlife and

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378 natural areas; advancing the efficient use of land and other  
379 resources; creating quality communities of a design that  
380 promotes travel by multiple transportation modes; and enhancing  
381 the prospects for the creation of jobs.

382 9. Identification of specific procedures to facilitate  
383 intergovernmental coordination to address extrajurisdictional  
384 impacts from the detailed specific area plan.

385  
386 A detailed specific area plan adopted by local development order  
387 pursuant to this section may be based upon a planning period  
388 longer than the generally applicable planning period of the  
389 local comprehensive plan and shall specify the projected  
390 population within the specific planning area during the chosen  
391 planning period. A detailed specific area plan adopted pursuant  
392 to this section is not required to demonstrate need based upon  
393 projected population growth or on any other basis. All lands  
394 identified in the long-term master plan for permanent  
395 preservation shall be subject to a recorded conservation  
396 easement consistent with s. 704.06 before or concurrent with the  
397 effective date of the final detailed specific area plan to be  
398 approved within the planning area. Any such conservation  
399 easement may be based on digital orthophotography prepared by a  
400 surveyor and mapper licensed under chapter 472 and may include a  
401 right of adjustment authorizing the grantor to modify portions  
402 of the area protected by a conservation easement and substitute  
403 other lands in their place if the lands to be substituted  
404 contain no less gross acreage than the lands to be removed; have  
405 equivalent values in the proportion and quality of wetlands,  
406 uplands, and wildlife habitat; and are contiguous to other lands

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407 protected by the conservation easement. Substitution is  
408 accomplished by recording an amendment to the conservation  
409 easement as accepted by and with the consent of the grantee, and  
410 which consent may not be unreasonably withheld.

411 (c) In its review of a long-term master plan, the state  
412 land planning agency shall consult with the Department of  
413 Agriculture and Consumer Services, the Department of  
414 Environmental Protection, the Fish and Wildlife Conservation  
415 Commission, and the applicable water management district  
416 regarding the design of areas for protection and conservation of  
417 regionally significant natural resources and for the protection  
418 and, as appropriate, restoration and management of lands  
419 identified for permanent preservation.

420 (d) In its review of a long-term master plan, the state  
421 land planning agency shall consult with the Department of  
422 Transportation, the applicable metropolitan planning  
423 organization, and any urban transit agency regarding the  
424 location, capacity, design, and phasing or staging of major  
425 transportation facilities in the planning area.

426 (e) Whenever a local government issues a development order  
427 approving a detailed specific area plan, a copy of such order  
428 shall be rendered to the state land planning agency and the  
429 owner or developer of the property affected by such order, as  
430 prescribed by rules of the state land planning agency for a  
431 development order for a development of regional impact. Within  
432 45 days after the order is rendered, the owner, the developer,  
433 or the state land planning agency may appeal the order to the  
434 Florida Land and Water Adjudicatory Commission by filing a  
435 petition alleging that the detailed specific area plan is not

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436 consistent with the comprehensive plan or with the long-term  
437 master plan adopted pursuant to this section. The appellant  
438 shall furnish a copy of the petition to the opposing party, as  
439 the case may be, and to the local government that issued the  
440 order. The filing of the petition stays the effectiveness of the  
441 order until after completion of the appeal process. However, if  
442 a development order approving a detailed specific area plan has  
443 been challenged by an aggrieved or adversely affected party in a  
444 judicial proceeding pursuant to s. 163.3215, and a party to such  
445 proceeding serves notice to the state land planning agency, the  
446 state land planning agency shall dismiss its appeal to the  
447 commission and shall have the right to intervene in the pending  
448 judicial proceeding pursuant to s. 163.3215. Proceedings for  
449 administrative review of an order approving a detailed specific  
450 area plan shall be conducted consistent with s. 380.07(6). The  
451 commission shall issue a decision granting or denying permission  
452 to develop pursuant to the long-term master plan and the  
453 standards of this part and may attach conditions or restrictions  
454 to its decisions.

455 (f) The applicant for a detailed specific area plan shall  
456 transmit copies of the application to the reviewing agencies  
457 specified in s. 163.3184(1)(c), or their successor agencies, for  
458 review and comment as to whether the detailed specific area plan  
459 is consistent with the comprehensive plan and the long-term  
460 master plan. Any comments from the reviewing agencies shall be  
461 submitted in writing to the local government with jurisdiction  
462 and to the state land planning agency within 30 days after the  
463 applicant's transmittal of the application.

464 (g)~~(f)~~ This subsection does not prevent preparation and



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465 approval of the sector plan and detailed specific area plan  
466 concurrently or in the same submission.

467 (h) If an applicant seeks to use wetland or upland  
468 preservation achieved by granting conservation easements  
469 required under this section as compensatory mitigation for  
470 permitting purposes under chapter 373 or chapter 379, the  
471 Department of Environmental Protection, the Fish and Wildlife  
472 Conservation Commission, or the water management district may  
473 accept such mitigation under the criteria established in the  
474 uniform assessment method required by s. 373.414, or pursuant to  
475 chapter 379, as applicable, without considering the fact that a  
476 conservation easement encumbering the same real property was  
477 previously recorded pursuant to paragraph (b).

478 (9) The adoption of a long-term master plan or a detailed  
479 specific area plan pursuant to this section does not limit the  
480 right to continue existing agricultural or silvicultural uses or  
481 other natural resource-based operations or to establish similar  
482 new agricultural or silvicultural uses that are consistent with  
483 the plans approved pursuant to this section.

484 (13) An applicant with an approved master development order  
485 may request that the applicable water management district issue  
486 a consumptive use permit as set forth in s. 373.236(8) for the  
487 same period of time as the approved master development order.

488 (15) The more specific provisions of this section shall  
489 supersede the generally applicable provisions of this chapter  
490 which otherwise would apply. This section does not preclude a  
491 local government from requiring data and analysis beyond the  
492 minimum criteria established in this section.

493 Section 5. Subsection (11) of section 163.3246, Florida

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494 Statutes, is amended, and subsection (14) is added to that  
495 section to read:

496 163.3246 Local government comprehensive planning  
497 certification program.—

498 (11) If the local government of an area described in  
499 subsection (10) does not request that the state land planning  
500 agency review the developments of regional impact that are  
501 proposed within the certified area, an application for approval  
502 of a development order within the certified area shall be exempt  
503 from review under s. 380.06, ~~subject to the following:~~

504 ~~(a) Concurrent with filing an application for development~~  
505 ~~approval with the local government, a developer proposing a~~  
506 ~~project that would have been subject to review pursuant to s.~~  
507 ~~380.06 shall notify in writing the regional planning council~~  
508 ~~with jurisdiction.~~

509 ~~(b) The regional planning council shall coordinate with the~~  
510 ~~developer and the local government to ensure that all~~  
511 ~~concurrency requirements as well as federal, state, and local~~  
512 ~~environmental permit requirements are met.~~

513 (14) It is the intent of the Legislature to encourage the  
514 creation of connected-city corridors that facilitate the growth  
515 of high-technology industry and innovation through partnerships  
516 that support research, marketing, workforce, and  
517 entrepreneurship. It is the intent of the Legislature to provide  
518 for a locally controlled, comprehensive plan amendment process  
519 for such projects that are designed to achieve a cleaner,  
520 healthier environment; limit urban sprawl by promoting diverse  
521 but interconnected communities; provide a range of  
522 intergenerational housing types; protect wildlife and natural

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523 areas; assure the efficient use of land and other resources;  
524 create quality communities of a design that promotes alternative  
525 transportation networks and travel by multiple transportation  
526 modes; and enhance the prospects for the creation of jobs. The  
527 Legislature finds and declares that this state's connected-city  
528 corridors require a reduced level of state and regional  
529 oversight because of their high degree of urbanization and the  
530 planning capabilities and resources of the local government.

531 (a) Notwithstanding subsections (2), (4), (5), (6), and  
532 (7), Pasco County is named a pilot community and shall be  
533 considered certified for a period of 10 years for connected-city  
534 corridor plan amendments. The state land planning agency shall  
535 provide a written notice of certification to Pasco County by  
536 July 15, 2015, which shall be considered a final agency action  
537 subject to challenge under s. 120.569. The notice of  
538 certification must include:

539 1. The boundary of the connected-city corridor  
540 certification area; and

541 2. A requirement that Pasco County submit an annual or  
542 biennial monitoring report to the state land planning agency  
543 according to the schedule provided in the written notice. The  
544 monitoring report must, at a minimum, include the number of  
545 amendments to the comprehensive plan adopted by Pasco County,  
546 the number of plan amendments challenged by an affected person,  
547 and the disposition of such challenges.

548 (b) A plan amendment adopted under this subsection may be  
549 based upon a planning period longer than the generally  
550 applicable planning period of the Pasco County local  
551 comprehensive plan, must specify the projected population within

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552 the planning area during the chosen planning period, may include  
553 a phasing or staging schedule that allocates a portion of Pasco  
554 County's future growth to the planning area through the planning  
555 period, and may designate a priority zone or subarea within the  
556 connected-city corridor for initial implementation of the plan.  
557 A plan amendment adopted under this subsection is not required  
558 to demonstrate need based upon projected population growth or on  
559 any other basis.

560 (c) If Pasco County adopts a long-term transportation  
561 network plan and financial feasibility plan, and subject to  
562 compliance with the requirements of such a plan, the projects  
563 within the connected-city corridor are deemed to have satisfied  
564 all concurrency and other state agency or local government  
565 transportation mitigation requirements except for site-specific  
566 access management requirements.

567 (d) If Pasco County does not request that the state land  
568 planning agency review the developments of regional impact that  
569 are proposed within the certified area, an application for  
570 approval of a development order within the certified area is  
571 exempt from review under s. 380.06.

572 (e) The Office of Program Policy Analysis and Government  
573 Accountability (OPPAGA) shall submit to the Governor, the  
574 President of the Senate, and the Speaker of the House of  
575 Representatives by December 1, 2024, a report and  
576 recommendations for implementing a statewide program that  
577 addresses the legislative findings in this subsection. In  
578 consultation with the state land planning agency, OPPAGA shall  
579 develop the report and recommendations with input from other  
580 state and regional agencies, local governments, and interest

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581 groups. OPPAGA shall also solicit citizen input in the  
582 potentially affected areas and consult with the affected local  
583 government and stakeholder groups. Additionally, OPPAGA shall  
584 review local and state actions and correspondence relating to  
585 the pilot program to identify issues of process and substance in  
586 recommending changes to the pilot program. At a minimum, the  
587 report and recommendations must include:

588 1. Identification of local governments other than the local  
589 government participating in the pilot program which should be  
590 certified. The report may also recommend that a local government  
591 is no longer appropriate for certification; and

592 2. Changes to the certification pilot program.

593 Section 6. Subsection (4) of section 163.3248, Florida  
594 Statutes, is amended to read:

595 163.3248 Rural land stewardship areas.—

596 (4) A local government or one or more property owners may  
597 request assistance and participation in the development of a  
598 plan for the rural land stewardship area from the state land  
599 planning agency, the Department of Agriculture and Consumer  
600 Services, the Fish and Wildlife Conservation Commission, the  
601 Department of Environmental Protection, the appropriate water  
602 management district, the Department of Transportation, ~~the~~  
603 ~~regional planning council~~, private land owners, and  
604 stakeholders.

605 Section 7. Subsection (8) of section 163.340, Florida  
606 Statutes, is amended to read:

607 163.340 Definitions.—The following terms, wherever used or  
608 referred to in this part, have the following meanings:

609 (8) "Blighted area" means an area in which there are a

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610 substantial number of deteriorated~~7~~ or deteriorating  
611 structures;~~7~~ in which conditions, as indicated by government-  
612 maintained statistics or other studies, endanger life or  
613 property or are leading to economic distress; ~~or endanger life~~  
614 ~~or property~~, and in which two or more of the following factors  
615 are present:

616 (a) Predominance of defective or inadequate street layout,  
617 parking facilities, roadways, bridges, or public transportation  
618 facilities.~~7~~

619 (b) Aggregate assessed values of real property in the area  
620 for ad valorem tax purposes have failed to show any appreciable  
621 increase over the 5 years prior to the finding of such  
622 conditions.~~7~~

623 (c) Faulty lot layout in relation to size, adequacy,  
624 accessibility, or usefulness.~~7~~

625 (d) Unsanitary or unsafe conditions.~~7~~

626 (e) Deterioration of site or other improvements.~~7~~

627 (f) Inadequate and outdated building density patterns.~~7~~

628 (g) Falling lease rates per square foot of office,  
629 commercial, or industrial space compared to the remainder of the  
630 county or municipality.~~7~~

631 (h) Tax or special assessment delinquency exceeding the  
632 fair value of the land.~~7~~

633 (i) Residential and commercial vacancy rates higher in the  
634 area than in the remainder of the county or municipality.~~7~~

635 (j) Incidence of crime in the area higher than in the  
636 remainder of the county or municipality.~~7~~

637 (k) Fire and emergency medical service calls to the area  
638 proportionately higher than in the remainder of the county or

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639 municipality.~~†~~

640 (l) A greater number of violations of the Florida Building  
641 Code in the area than the number of violations recorded in the  
642 remainder of the county or municipality.~~†~~

643 (m) Diversity of ownership or defective or unusual  
644 conditions of title which prevent the free alienability of land  
645 within the deteriorated or hazardous area.~~† or~~

646 (n) Governmentally owned property with adverse  
647 environmental conditions caused by a public or private entity.

648 (o) A substantial number or percentage of properties  
649 damaged by sinkhole activity which have not been adequately  
650 repaired or stabilized.

651  
652 However, the term "blighted area" also means any area in which  
653 at least one of the factors identified in paragraphs (a) through  
654 (o) is ~~(n) are~~ present and all taxing authorities subject to s.  
655 163.387(2)(a) agree, either by interlocal agreement ~~or~~  
656 ~~agreements~~ with the agency or by resolution, that the area is  
657 blighted. Such agreement or resolution must be limited to a  
658 determination ~~shall only determine~~ that the area is blighted.  
659 For purposes of qualifying for the tax credits authorized in  
660 chapter 220, "blighted area" means an area as defined in this  
661 subsection.

662 Section 8. Subsection (3) of section 163.524, Florida  
663 Statutes, is amended to read:

664 163.524 Neighborhood Preservation and Enhancement Program;  
665 participation; creation of Neighborhood Preservation and  
666 Enhancement Districts; creation of Neighborhood Councils and  
667 Neighborhood Enhancement Plans.-

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668 (3) After the boundaries and size of the Neighborhood  
669 Preservation and Enhancement District have been defined, the  
670 local government shall pass an ordinance authorizing the  
671 creation of the Neighborhood Preservation and Enhancement  
672 District. The ordinance shall contain a finding that the  
673 boundaries of the Neighborhood Preservation and Enhancement  
674 District comply with ~~meet the provisions of~~ s. 163.340(7) or s.  
675 (8) (a) - (o) ~~(8) (a) - (n)~~ or do not contain properties that are  
676 protected by deed restrictions. Such ordinance may be amended or  
677 repealed in the same manner as other local ordinances.

678 Section 9. Section 186.0201, Florida Statutes, is repealed.

679 Section 10. Subsection (22) of section 186.505, Florida  
680 Statutes, is amended to read:

681 186.505 Regional planning councils; powers and duties.—Any  
682 regional planning council created hereunder shall have the  
683 following powers:

684 ~~(22) To establish and conduct a cross-acceptance~~  
685 ~~negotiation process with local governments intended to resolve~~  
686 ~~inconsistencies between applicable local and regional plans,~~  
687 ~~with participation by local governments being voluntary.~~

688 Section 11. Section 186.512, Florida Statutes, is created  
689 to read:

690 186.512 Designation of regional planning councils.—

691 (1) The territorial area of the state is subdivided into  
692 the following districts for the purpose of regional  
693 comprehensive planning. The name and geographic area of each  
694 respective district must accord with the following:

695 (a) West Florida Regional Planning Council: Bay, Escambia,  
696 Holmes, Okaloosa, Santa Rosa, Walton, and Washington Counties.



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697 (b) Apalachee Regional Planning Council: Calhoun, Franklin,  
698 Gadsden, Gulf, Jackson, Jefferson, Leon, Liberty, and Wakulla  
699 Counties.

700 (c) North Central Florida Regional Planning Council:  
701 Alachua, Bradford, Columbia, Dixie, Gilchrist, Hamilton,  
702 Lafayette, Levy, Madison, Marion, Suwannee, Taylor, and Union  
703 Counties.

704 (d) Northeast Florida Regional Planning Council: Baker,  
705 Clay, Duval, Flagler, Nassau, Putnam, and St. Johns Counties.

706 (e) East Central Florida Regional Planning Council:  
707 Brevard, Lake, Orange, Osceola, Seminole, Sumter, and Volusia  
708 Counties.

709 (f) Central Florida Regional Planning Council: DeSoto,  
710 Hardee, Highlands, Okeechobee, and Polk Counties.

711 (g) Tampa Bay Regional Planning Council: Citrus, Hernando,  
712 Hillsborough, Manatee, Pasco, and Pinellas Counties.

713 (h) Southwest Florida Regional Planning Council: Charlotte,  
714 Collier, Glades, Hendry, Lee, and Sarasota Counties.

715 (i) Treasure Coast Regional Planning Council: Indian River,  
716 Martin, Palm Beach, and St. Lucie Counties.

717 (j) South Florida Regional Planning Council: Broward,  
718 Miami-Dade, and Monroe Counties.

719 (2) Beginning January 1, 2016, and thereafter, the Governor  
720 may review and update the district boundaries of the regional  
721 planning councils pursuant to his authority under s. 186.506(4).

722 (3) For the purposes of transition from one regional  
723 planning council to another, the successor regional planning  
724 council shall apply the prior strategic regional policy plan to  
725 a local government until such time as the successor regional

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726 planning council amends its plan pursuant to this chapter to  
727 include the affected local government within the new region.

728 Section 12. Section 186.513, Florida Statutes, is amended  
729 to read:

730 186.513 Reports.—Each regional planning council shall  
731 prepare and furnish an annual report on its activities to the  
732 state land planning agency as defined in s. 163.3164 and the  
733 local general-purpose governments within its boundaries and,  
734 upon payment as may be established by the council, to any  
735 interested person. ~~The regional planning councils shall make a~~  
736 ~~joint report and recommendations to appropriate legislative~~  
737 ~~committees.~~

738 Section 13. Subsection (2) of section 190.005, Florida  
739 Statutes, is amended to read:

740 190.005 Establishment of district.—

741 (2) The exclusive and uniform method for the establishment  
742 of a community development district of less than 1,000 acres in  
743 size or a community development district of up to 7,000 acres in  
744 size located within a connected-city corridor established  
745 pursuant to s. 163.3246(14) shall be pursuant to an ordinance  
746 adopted by the county commission of the county having  
747 jurisdiction over the majority of land in the area in which the  
748 district is to be located granting a petition for the  
749 establishment of a community development district as follows:

750 (a) A petition for the establishment of a community  
751 development district shall be filed by the petitioner with the  
752 county commission. The petition shall contain the same  
753 information as required in paragraph (1) (a).

754 (b) A public hearing on the petition shall be conducted by

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755 the county commission in accordance with the requirements and  
756 procedures of paragraph (1)(d).

757 (c) The county commission shall consider the record of the  
758 public hearing and the factors set forth in paragraph (1)(e) in  
759 making its determination to grant or deny a petition for the  
760 establishment of a community development district.

761 (d) The county commission shall not adopt any ordinance  
762 which would expand, modify, or delete any provision of the  
763 uniform community development district charter as set forth in  
764 ss. 190.006-190.041. An ordinance establishing a community  
765 development district shall only include the matters provided for  
766 in paragraph (1)(f) unless the commission consents to any of the  
767 optional powers under s. 190.012(2) at the request of the  
768 petitioner.

769 (e) If all of the land in the area for the proposed  
770 district is within the territorial jurisdiction of a municipal  
771 corporation, then the petition requesting establishment of a  
772 community development district under this act shall be filed by  
773 the petitioner with that particular municipal corporation. In  
774 such event, the duties of the county, hereinabove described, in  
775 action upon the petition shall be the duties of the municipal  
776 corporation. If any of the land area of a proposed district is  
777 within the land area of a municipality, the county commission  
778 may not create the district without municipal approval. If all  
779 of the land in the area for the proposed district, even if less  
780 than 1,000 acres, is within the territorial jurisdiction of two  
781 or more municipalities, except for proposed districts within a  
782 connected-city corridor established pursuant to s. 163.3246(14),  
783 the petition shall be filed with the Florida Land and Water

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784 Adjudicatory Commission and proceed in accordance with  
785 subsection (1).

786 (f) Notwithstanding any other provision of this subsection,  
787 within 90 days after a petition for the establishment of a  
788 community development district has been filed pursuant to this  
789 subsection, the governing body of the county or municipal  
790 corporation may transfer the petition to the Florida Land and  
791 Water Adjudicatory Commission, which shall make the  
792 determination to grant or deny the petition as provided in  
793 subsection (1). A county or municipal corporation shall have no  
794 right or power to grant or deny a petition that has been  
795 transferred to the Florida Land and Water Adjudicatory  
796 Commission.

797 Section 14. Section 253.7828, Florida Statutes, is amended  
798 to read:

799 253.7828 Impairment of use or conservation by agencies  
800 prohibited.—All agencies of the state, ~~regional planning~~  
801 ~~councils~~, water management districts, and local governments  
802 shall recognize the special character of the lands and waters  
803 designated by the state as the Cross Florida Greenways State  
804 Recreation and Conservation Area and shall not take any action  
805 which will impair its use and conservation.

806 Section 15. Section 260.018, Florida Statutes, is repealed.

807 Section 16. Paragraph (b) of subsection (4) of section  
808 339.155, Florida Statutes, is amended to read:

809 339.155 Transportation planning.—

810 (4) ADDITIONAL TRANSPORTATION PLANS.—

811 (b) Each regional planning council, as provided for in s.  
812 186.504, or any successor agency thereto, shall develop, as an

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813 element of its strategic regional policy plan, transportation  
814 goals and policies. The transportation goals and policies must  
815 be prioritized to comply with the prevailing principles provided  
816 in subsection (1) and s. 334.046(1). The transportation goals  
817 and policies shall be consistent, to the maximum extent  
818 feasible, with the goals and policies of the metropolitan  
819 planning organization and the Florida Transportation Plan. The  
820 transportation goals and policies of the regional planning  
821 council will be advisory only and shall be submitted to the  
822 department and any affected metropolitan planning organization  
823 for their consideration and comments. Metropolitan planning  
824 organization plans and other local transportation plans shall be  
825 developed consistent, to the maximum extent feasible, with the  
826 regional transportation goals and policies. ~~The regional  
827 planning council shall review urbanized area transportation  
828 plans and any other planning products stipulated in s. 339.175  
829 and provide the department and respective metropolitan planning  
830 organizations with written recommendations, which the department  
831 and the metropolitan planning organizations shall take under  
832 advisement. Further, the regional planning councils shall  
833 directly assist local governments that are not part of a  
834 metropolitan area transportation planning process in the  
835 development of the transportation element of their comprehensive  
836 plans as required by s. 163.3177.~~

837 Section 17. Subsection (8) is added to section 373.236,  
838 Florida Statutes, to read:

839 373.236 Duration of permits; compliance reports.-

840 (8) A water management district may issue a permit to an  
841 applicant, as set forth in s. 163.3245(13), for the same period

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842 of time as the applicant's approved master development order if  
843 the master development order was issued under s. 380.06(21) by a  
844 county which, at the time the order issued, was designated as a  
845 rural area of opportunity under s. 288.0656, was not located in  
846 an area encompassed by a regional water supply plan as set forth  
847 in s. 373.709(1), and was not located within the basin  
848 management action plan of a first magnitude spring. In reviewing  
849 the permit application and determining the permit duration, the  
850 water management district shall apply s. 163.3245(4)(b).

851 Section 18. Subsection (18) of section 380.06, Florida  
852 Statutes, is amended and subsection (30) is added to that  
853 section, to read:

854 380.06 Developments of regional impact.—

855 (18) BIENNIAL REPORTS.—The developer shall submit a  
856 biennial report on the development of regional impact to the  
857 local government, the regional planning agency, the state land  
858 planning agency, and all affected permit agencies in alternate  
859 years on the date specified in the development order, unless the  
860 development order by its terms requires more frequent  
861 monitoring. If the report is not received, ~~the regional planning~~  
862 ~~agency or~~ the state land planning agency shall notify the local  
863 government. If the local government does not receive the report  
864 or receives notification that ~~the regional planning agency or~~  
865 the state land planning agency has not received the report, the  
866 local government shall request in writing that the developer  
867 submit the report within 30 days. The failure to submit the  
868 report after 30 days shall result in the temporary suspension of  
869 the development order by the local government. If no additional  
870 development pursuant to the development order has occurred since

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871 the submission of the previous report, then a letter from the  
872 developer stating that no development has occurred shall satisfy  
873 the requirement for a report. Development orders that require  
874 annual reports may be amended to require biennial reports at the  
875 option of the local government.

876 (30) NEW PROPOSED DEVELOPMENTS.—A new proposed development  
877 otherwise subject to the review requirements of this section  
878 shall be approved by a local government pursuant to s.  
879 163.3184(4) in lieu of proceeding in accordance with this  
880 section.

881 Section 19. Subsections (2) and (3) of section 403.50663,  
882 Florida Statutes, are amended to read:

883 403.50663 Informational public meetings.—

884 (2) Informational public meetings shall be held solely at  
885 the option of each local government ~~or regional planning council~~  
886 ~~if a public meeting is not held by the local government.~~ It is  
887 the legislative intent that local governments ~~or regional~~  
888 ~~planning councils~~ attempt to hold such public meetings. Parties  
889 to the proceedings under this act shall be encouraged to attend;  
890 however, no party other than the applicant and the department  
891 shall be required to attend such informational public meetings.

892 (3) A local government ~~or regional planning council~~ that  
893 intends to conduct an informational public meeting must provide  
894 notice of the meeting to all parties not less than 5 days prior  
895 to the meeting and to the general public in accordance with s.  
896 403.5115(5). The expense for such notice is eligible for  
897 reimbursement under s. 403.518(2)(c)1.

898 Section 20. Paragraph (a) of subsection (2) of section  
899 403.507, Florida Statutes, is amended to read:

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900           403.507 Preliminary statements of issues, reports, project  
901 analyses, and studies.—

902           (2) (a) No later than 100 days after the certification  
903 application has been determined complete, the following agencies  
904 shall prepare reports as provided below and shall submit them to  
905 the department and the applicant, unless a final order denying  
906 the determination of need has been issued under s. 403.519:

907           1. The Department of Economic Opportunity shall prepare a  
908 report containing recommendations which address the impact upon  
909 the public of the proposed electrical power plant, based on the  
910 degree to which the electrical power plant is consistent with  
911 the applicable portions of the state comprehensive plan,  
912 emergency management, and other such matters within its  
913 jurisdiction. The Department of Economic Opportunity may also  
914 comment on the consistency of the proposed electrical power  
915 plant with applicable strategic regional policy plans or local  
916 comprehensive plans and land development regulations.

917           2. The water management district shall prepare a report as  
918 to matters within its jurisdiction, including but not limited  
919 to, the impact of the proposed electrical power plant on water  
920 resources, regional water supply planning, and district-owned  
921 lands and works.

922           3. Each local government in whose jurisdiction the proposed  
923 electrical power plant is to be located shall prepare a report  
924 as to the consistency of the proposed electrical power plant  
925 with all applicable local ordinances, regulations, standards, or  
926 criteria that apply to the proposed electrical power plant,  
927 including any applicable local environmental regulations adopted  
928 pursuant to s. 403.182 or by other means.



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929 4. The Fish and Wildlife Conservation Commission shall  
930 prepare a report as to matters within its jurisdiction.

931 ~~5. Each regional planning council shall prepare a report~~  
932 ~~containing recommendations that address the impact upon the~~  
933 ~~public of the proposed electrical power plant, based on the~~  
934 ~~degree to which the electrical power plant is consistent with~~  
935 ~~the applicable provisions of the strategic regional policy plan~~  
936 ~~adopted pursuant to chapter 186 and other matters within its~~  
937 ~~jurisdiction.~~

938 5.6. The Department of Transportation shall address the  
939 impact of the proposed electrical power plant on matters within  
940 its jurisdiction.

941 Section 21. Paragraph (a) of subsection (3) and paragraph  
942 (a) of subsection (4) of section 403.508, Florida Statutes, are  
943 amended to read:

944 403.508 Land use and certification hearings, parties,  
945 participants.—

946 (3) (a) Parties to the proceeding shall include:

- 947 1. The applicant.  
948 2. The Public Service Commission.  
949 3. The Department of Economic Opportunity.  
950 4. The Fish and Wildlife Conservation Commission.  
951 5. The water management district.  
952 6. The department.  
953 ~~7. The regional planning council.~~

954 7.8. The local government.

955 8.9. The Department of Transportation.

956 (4) (a) The order of presentation at the certification  
957 hearing, unless otherwise changed by the administrative law

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958 judge to ensure the orderly presentation of witnesses and  
959 evidence, shall be:

- 960 1. The applicant.
- 961 2. The department.
- 962 3. State agencies.
- 963 4. Regional agencies, including ~~regional planning councils~~  
964 ~~and~~ water management districts.
- 965 5. Local governments.
- 966 6. Other parties.

967 Section 22. Subsection (5) of section 403.5115, Florida  
968 Statutes, is amended to read:

969 403.5115 Public notice.—

970 (5) A local government ~~or regional planning council~~ that  
971 proposes to conduct an informational public meeting pursuant to  
972 s. 403.50663 must publish notice of the meeting in a newspaper  
973 of general circulation within the county or counties in which  
974 the proposed electrical power plant will be located no later  
975 than 7 days prior to the meeting. A newspaper of general  
976 circulation shall be the newspaper that has the largest daily  
977 circulation in that county and has its principal office in that  
978 county. If the newspaper with the largest daily circulation has  
979 its principal office outside the county, the notices shall  
980 appear in both the newspaper having the largest circulation in  
981 that county and in a newspaper authorized to publish legal  
982 notices in that county.

983 Section 23. Paragraph (a) of subsection (2) of section  
984 403.526, Florida Statutes, is amended to read:

985 403.526 Preliminary statements of issues, reports, and  
986 project analyses; studies.—

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987 (2) (a) No later than 90 days after the filing of the  
988 application, the following agencies shall prepare reports as  
989 provided below, unless a final order denying the determination  
990 of need has been issued under s. 403.537:

991 1. The department shall prepare a report as to the impact  
992 of each proposed transmission line or corridor as it relates to  
993 matters within its jurisdiction.

994 2. Each water management district in the jurisdiction of  
995 which a proposed transmission line or corridor is to be located  
996 shall prepare a report as to the impact on water resources and  
997 other matters within its jurisdiction.

998 3. The Department of Economic Opportunity shall prepare a  
999 report containing recommendations which address the impact upon  
1000 the public of the proposed transmission line or corridor, based  
1001 on the degree to which the proposed transmission line or  
1002 corridor is consistent with the applicable portions of the state  
1003 comprehensive plan, emergency management, and other matters  
1004 within its jurisdiction. The Department of Economic Opportunity  
1005 may also comment on the consistency of the proposed transmission  
1006 line or corridor with applicable strategic regional policy plans  
1007 or local comprehensive plans and land development regulations.

1008 4. The Fish and Wildlife Conservation Commission shall  
1009 prepare a report as to the impact of each proposed transmission  
1010 line or corridor on fish and wildlife resources and other  
1011 matters within its jurisdiction.

1012 5. Each local government shall prepare a report as to the  
1013 impact of each proposed transmission line or corridor on matters  
1014 within its jurisdiction, including the consistency of the  
1015 proposed transmission line or corridor with all applicable local

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1016 ordinances, regulations, standards, or criteria that apply to  
1017 the proposed transmission line or corridor, including local  
1018 comprehensive plans, zoning regulations, land development  
1019 regulations, and any applicable local environmental regulations  
1020 adopted pursuant to s. 403.182 or by other means. A change by  
1021 the responsible local government or local agency in local  
1022 comprehensive plans, zoning ordinances, or other regulations  
1023 made after the date required for the filing of the local  
1024 government's report required by this section is not applicable  
1025 to the certification of the proposed transmission line or  
1026 corridor unless the certification is denied or the application  
1027 is withdrawn.

1028 ~~6. Each regional planning council shall present a report~~  
1029 ~~containing recommendations that address the impact upon the~~  
1030 ~~public of the proposed transmission line or corridor based on~~  
1031 ~~the degree to which the transmission line or corridor is~~  
1032 ~~consistent with the applicable provisions of the strategic~~  
1033 ~~regional policy plan adopted under chapter 186 and other impacts~~  
1034 ~~of each proposed transmission line or corridor on matters within~~  
1035 ~~its jurisdiction.~~

1036 6.7. The Department of Transportation shall prepare a  
1037 report as to the impact of the proposed transmission line or  
1038 corridor on state roads, railroads, airports, aeronautics,  
1039 seaports, and other matters within its jurisdiction.

1040 7.8. The commission shall prepare a report containing its  
1041 determination under s. 403.537, and the report may include the  
1042 comments from the commission with respect to any other subject  
1043 within its jurisdiction.

1044 8.9. Any other agency, if requested by the department,

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1045 shall also perform studies or prepare reports as to subjects  
1046 within the jurisdiction of the agency which may potentially be  
1047 affected by the proposed transmission line.

1048 Section 24. Paragraph (a) of subsection (2) and paragraph  
1049 (a) of subsection (3) of section 403.527, Florida Statutes, are  
1050 amended to read:

1051 403.527 Certification hearing, parties, participants.—

1052 (2) (a) Parties to the proceeding shall be:

1053 1. The applicant.

1054 2. The department.

1055 3. The commission.

1056 4. The Department of Economic Opportunity.

1057 5. The Fish and Wildlife Conservation Commission.

1058 6. The Department of Transportation.

1059 7. Each water management district in the jurisdiction of  
1060 which the proposed transmission line or corridor is to be  
1061 located.

1062 8. The local government.

1063 ~~9. The regional planning council.~~

1064 (3) (a) The order of presentation at the certification  
1065 hearing, unless otherwise changed by the administrative law  
1066 judge to ensure the orderly presentation of witnesses and  
1067 evidence, shall be:

1068 1. The applicant.

1069 2. The department.

1070 3. State agencies.

1071 4. Regional agencies, including ~~regional planning councils~~  
1072 ~~and~~ water management districts.

1073 5. Local governments.

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1074 6. Other parties.

1075 Section 25. Subsections (2) and (3) of section 403.5272,  
1076 Florida Statutes, are amended to read:

1077 403.5272 Informational public meetings.—

1078 (2) Informational public meetings shall be held solely at  
1079 the option of each local government ~~or regional planning~~  
1080 ~~council~~. It is the legislative intent that local governments ~~or~~  
1081 ~~regional planning councils~~ attempt to hold such public meetings.  
1082 Parties to the proceedings under this act shall be encouraged to  
1083 attend; however, a party other than the applicant and the  
1084 department is not required to attend the informational public  
1085 meetings.

1086 (3) A local government ~~or regional planning council~~ that  
1087 intends to conduct an informational public meeting must provide  
1088 notice of the meeting, with notice sent to all parties listed in  
1089 s. 403.527(2) (a), not less than 15 days before the meeting and  
1090 to the general public in accordance with s. 403.5363(4).

1091 Section 26. Subsection (4) of section 403.7264, Florida  
1092 Statutes, is amended to read:

1093 403.7264 Amnesty days for purging small quantities of  
1094 hazardous wastes.—Amnesty days are authorized by the state for  
1095 the purpose of purging small quantities of hazardous waste, free  
1096 of charge, from the possession of homeowners, farmers, schools,  
1097 state agencies, and small businesses. These entities have no  
1098 appropriate economically feasible mechanism for disposing of  
1099 their hazardous wastes at the present time. In order to raise  
1100 public awareness on this issue, provide an educational process,  
1101 accommodate those entities which have a need to dispose of small  
1102 quantities of hazardous waste, and preserve the waters of the

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1103 state, amnesty days shall be carried out in the following  
1104 manner:

1105 ~~(4) Regional planning councils shall assist the department~~  
1106 ~~in site selection, public awareness, and program coordination.~~  
1107 ~~However, the department shall retain full responsibility for the~~  
1108 ~~state amnesty days program.~~

1109 Section 27. Paragraph (a) of subsection (2) of section  
1110 403.941, Florida Statutes, is amended to read:

1111 403.941 Preliminary statements of issues, reports, and  
1112 studies.-

1113 (2) (a) The affected agencies shall prepare reports as  
1114 provided in this paragraph and shall submit them to the  
1115 department and the applicant within 60 days after the  
1116 application is determined sufficient:

1117 1. The department shall prepare a report as to the impact  
1118 of each proposed natural gas transmission pipeline or corridor  
1119 as it relates to matters within its jurisdiction.

1120 2. Each water management district in the jurisdiction of  
1121 which a proposed natural gas transmission pipeline or corridor  
1122 is to be located shall prepare a report as to the impact on  
1123 water resources and other matters within its jurisdiction.

1124 3. The Department of Economic Opportunity shall prepare a  
1125 report containing recommendations which address the impact upon  
1126 the public of the proposed natural gas transmission pipeline or  
1127 corridor, based on the degree to which the proposed natural gas  
1128 transmission pipeline or corridor is consistent with the  
1129 applicable portions of the state comprehensive plan and other  
1130 matters within its jurisdiction. The Department of Economic  
1131 Opportunity may also comment on the consistency of the proposed

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1132 natural gas transmission pipeline or corridor with applicable  
1133 strategic regional policy plans or local comprehensive plans and  
1134 land development regulations.

1135 4. The Fish and Wildlife Conservation Commission shall  
1136 prepare a report as to the impact of each proposed natural gas  
1137 transmission pipeline or corridor on fish and wildlife resources  
1138 and other matters within its jurisdiction.

1139 5. Each local government in which the natural gas  
1140 transmission pipeline or natural gas transmission pipeline  
1141 corridor will be located shall prepare a report as to the impact  
1142 of each proposed natural gas transmission pipeline or corridor  
1143 on matters within its jurisdiction, including the consistency of  
1144 the proposed natural gas transmission pipeline or corridor with  
1145 all applicable local ordinances, regulations, standards, or  
1146 criteria that apply to the proposed natural gas transmission  
1147 pipeline or corridor, including local comprehensive plans,  
1148 zoning regulations, land development regulations, and any  
1149 applicable local environmental regulations adopted pursuant to  
1150 s. 403.182 or by other means. No change by the responsible local  
1151 government or local agency in local comprehensive plans, zoning  
1152 ordinances, or other regulations made after the date required  
1153 for the filing of the local government's report required by this  
1154 section shall be applicable to the certification of the proposed  
1155 natural gas transmission pipeline or corridor unless the  
1156 certification is denied or the application is withdrawn.

1157 ~~6. Each regional planning council in which the natural gas~~  
1158 ~~transmission pipeline or natural gas transmission pipeline~~  
1159 ~~corridor will be located shall present a report containing~~  
1160 ~~recommendations that address the impact upon the public of the~~



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1161 ~~proposed natural gas transmission pipeline or corridor, based on~~  
1162 ~~the degree to which the natural gas transmission pipeline or~~  
1163 ~~corridor is consistent with the applicable provisions of the~~  
1164 ~~strategic regional policy plan adopted pursuant to chapter 186~~  
1165 ~~and other impacts of each proposed natural gas transmission~~  
1166 ~~pipeline or corridor on matters within its jurisdiction.~~

1167 6.7. The Department of Transportation shall prepare a  
1168 report on the effect of the natural gas transmission pipeline or  
1169 natural gas transmission pipeline corridor on matters within its  
1170 jurisdiction, including roadway crossings by the pipeline. The  
1171 report shall contain at a minimum:

1172 a. A report by the applicant to the department stating that  
1173 all requirements of the department's utilities accommodation  
1174 guide have been or will be met in regard to the proposed  
1175 pipeline or pipeline corridor; and

1176 b. A statement by the department as to the adequacy of the  
1177 report to the department by the applicant.

1178 7.8. The Department of State, Division of Historical  
1179 Resources, shall prepare a report on the impact of the natural  
1180 gas transmission pipeline or natural gas transmission pipeline  
1181 corridor on matters within its jurisdiction.

1182 8.9. The commission shall prepare a report addressing  
1183 matters within its jurisdiction. The commission's report shall  
1184 include its determination of need issued pursuant to s.  
1185 403.9422.

1186 Section 28. Paragraph (a) of subsection (4) and subsection  
1187 (6) of section 403.9411, Florida Statutes, are amended to read:

1188 403.9411 Notice; proceedings; parties and participants.—

1189 (4) (a) Parties to the proceeding shall be:

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- 1190 1. The applicant.  
1191 2. The department.  
1192 3. The commission.  
1193 4. The Department of Economic Opportunity.  
1194 5. The Fish and Wildlife Conservation Commission.  
1195 6. Each water management district in the jurisdiction of  
1196 which the proposed natural gas transmission pipeline or corridor  
1197 is to be located.  
1198 7. The local government.  
1199 ~~8. The regional planning council.~~  
1200 8.9. The Department of Transportation.  
1201 ~~9.10.~~ The Department of State, Division of Historical  
1202 Resources.

1203 (6) The order of presentation at the certification hearing,  
1204 unless otherwise changed by the administrative law judge to  
1205 ensure the orderly presentation of witnesses and evidence, shall  
1206 be:

- 1207 (a) The applicant.  
1208 (b) The department.  
1209 (c) State agencies.  
1210 (d) Regional agencies, including ~~regional planning councils~~  
1211 ~~and~~ water management districts.  
1212 (e) Local governments.  
1213 (f) Other parties.

1214 Section 29. Subsection (6) of section 419.001, Florida  
1215 Statutes, is amended to read:

1216 419.001 Site selection of community residential homes.—

1217 (6) If agreed to by both the local government and the  
1218 sponsoring agency, a conflict may be resolved through informal

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1219 mediation. The local government shall arrange for the services  
1220 of an independent mediator ~~or may utilize the dispute resolution~~  
1221 ~~process established by a regional planning council pursuant to~~  
1222 ~~s. 186.509~~. Mediation shall be concluded within 45 days of a  
1223 request therefor. The resolution of any issue through the  
1224 mediation process shall not alter any person's right to a  
1225 judicial determination of any issue if that person is entitled  
1226 to such a determination under statutory or common law.

1227 Section 30. Subsection (4) of section 985.682, Florida  
1228 Statutes, is amended to read:

1229 985.682 Siting of facilities; criteria.—

1230 (4) When the department requests such a modification and it  
1231 is denied by the local government, the local government or the  
1232 department shall initiate the dispute resolution process  
1233 ~~established under s. 186.509~~ to reconcile differences on the  
1234 siting of correctional facilities between the department, local  
1235 governments, and private citizens. ~~If the regional planning~~  
1236 ~~council has not established a dispute resolution process~~  
1237 ~~pursuant to s. 186.509~~, The department shall establish, by rule,  
1238 procedures for dispute resolution. The dispute resolution  
1239 process shall require the parties to commence meetings to  
1240 reconcile their differences. If the parties fail to resolve  
1241 their differences within 30 days after the denial, the parties  
1242 shall engage in voluntary mediation or similar process. If the  
1243 parties fail to resolve their differences by mediation within 60  
1244 days after the denial, or if no action is taken on the  
1245 department's request within 90 days after the request, the  
1246 department must appeal the decision of the local government on  
1247 the requested modification of local plans, ordinances, or

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1248 regulations to the Governor and Cabinet. Any dispute resolution  
1249 process initiated under this section must conform to the time  
1250 limitations set forth herein. However, upon agreement of all  
1251 parties, the time limits may be extended, but in no event may  
1252 the dispute resolution process extend over 180 days.

1253 Section 31. Subsection (3) of section 380.0666, Florida  
1254 Statutes, is amended to read:

1255 380.0666 Powers of land authority.—The land authority shall  
1256 have all the powers necessary or convenient to carry out and  
1257 effectuate the purposes and provisions of this act, including  
1258 the following powers, which are in addition to all other powers  
1259 granted by other provisions of this act:

1260 (3) To acquire and dispose of real and personal property or  
1261 any interest therein when such acquisition is necessary or  
1262 appropriate to protect the natural environment, provide public  
1263 access or public recreational facilities, preserve wildlife  
1264 habitat areas, provide affordable housing to families whose  
1265 income does not exceed 160 percent of the median family income  
1266 for the area, or provide access to management of acquired lands;  
1267 to acquire interests in land by means of land exchanges; to  
1268 contribute tourist impact tax revenues received pursuant to s.  
1269 125.0108 to its most populous municipality or the housing  
1270 authority of such municipality, at the request of the commission  
1271 or council of such municipality, for the construction,  
1272 redevelopment, or preservation of affordable housing in an area  
1273 of critical state concern within such municipality; and to enter  
1274 into all alternatives to the acquisition of fee interests in  
1275 land, including, but not limited to, the acquisition of  
1276 easements, development rights, life estates, leases, and

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1277 leaseback arrangements. However, the land authority shall make  
1278 such acquisition or contribution only if:

1279 (a) Such acquisition or contribution is consistent with  
1280 land development regulations and local comprehensive plans  
1281 adopted and approved pursuant to this chapter;

1282 (b) The property acquired is within an area designated as  
1283 an area of critical state concern at the time of acquisition or  
1284 is within an area that was designated as an area of critical  
1285 state concern for at least 20 consecutive years prior to removal  
1286 of the designation; and

1287 (c) The property to be acquired has not been selected for  
1288 purchase through another local, regional, state, or federal  
1289 public land acquisition program. Such restriction shall not  
1290 apply if the land authority cooperates with the other public  
1291 land acquisition programs which listed the lands for  
1292 acquisition, to coordinate the acquisition and disposition of  
1293 such lands. In such cases, the land authority may enter into  
1294 contractual or other agreements to acquire lands jointly or for  
1295 eventual resale to other public land acquisition programs.

1296 Section 32. Paragraph (a) of subsection (3) of section  
1297 125.0108, Florida Statutes, is amended to read:

1298 125.0108 Areas of critical state concern; tourist impact  
1299 tax.—

1300 (3) All tax revenues received pursuant to this section,  
1301 less administrative costs, shall be distributed as follows:

1302 (a) Fifty percent shall be transferred to the land  
1303 authority to be used in accordance with s. 380.0666 ~~to purchase~~  
1304 ~~property~~ in the area of critical state concern for which the  
1305 revenue is generated. An amount not to exceed 5 percent may be

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1306 used for administration and other costs incident to the exercise  
1307 of said powers ~~such purchases~~.

1308 Section 33. This act shall take effect upon becoming a law.