

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

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WITHDRAWN	_____	(Y/N)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

1 Committee/Subcommittee hearing bill: Local Administration,
 2 Federal Affairs & Special Districts Subcommittee
 3 Representative McClain offered the following:

Amendment (with title amendment)

Remove everything after the enacting clause and insert:

Section 1. Section 83.8085, Florida Statutes, is created
to read:

83.8085 Self-storage facility expansion.—For purposes of
any minimum distance requirements imposed by local ordinances or
regulations, the expansion of a self-storage facility that is
adjacent to and abutting an existing self-storage facility, and
that is owned and managed by the same person or entity, may not
be considered or deemed a new self-storage facility. The
proposed expansion facility shall be deemed an integral part of
the existing facility for the purposes of satisfying any minimum

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17 distance requirements established by a local authority. Any
18 expansion of such facilities is subject to the provisions of
19 general law related to the satisfaction of an owner's lien,
20 notice requirements, and publication requirements, as applicable
21 to existing self-service storage facilities.

22 Section 2. Subsections (22) through (52) of section
23 163.3164, Florida Statutes, are renumbered as subsections (23)
24 through (53), respectively, subsection (12) and present
25 subsections (22), (51), and (52) of that section are amended,
26 and a new subsection (22) is added to that section, to read:

27 163.3164 Community Planning Act; definitions.—As used in
28 this act:

29 (12) "Density" means an objective measurement of the
30 number of people or residential units allowed per unit of land,
31 such as dwelling units residents or employees per acre.

32 (22) "Infill residential development" means the expansion
33 of an existing residential development on a contiguous vacant
34 parcel of no more than 20 acres in size within a residential
35 future land use category and a residential zoning district that
36 is contiguous on the majority of all sides by residential
37 development. The term "contiguous" means touching, bordering, or
38 adjoining along a boundary. Properties that would be contiguous
39 if not separated by a roadway, railroad, canal, or other public
40 easement are considered contiguous.

41 (23)-(22) "Intensity" means an objective measurement of the

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42 extent to which land may be developed or used, expressed in
43 square feet per unit of land including the consumption or use of
44 ~~the space above, on, or below ground; the measurement of the use~~
45 ~~of or demand on natural resources; and the measurement of the~~
46 ~~use of or demand on facilities and services.~~

47 ~~(52)-(51)~~ "Urban service area" means areas ~~identified in~~
48 ~~the comprehensive plan~~ where public facilities and services,
49 including, but not limited to, central water and sewer capacity
50 and roads, are already in place or may be expanded through
51 investment by the ~~or are identified in the capital improvements~~
52 ~~element. The term includes any areas identified in the~~
53 ~~comprehensive plan as urban service areas, regardless of local~~
54 government or the private sector as evidenced by an executed
55 agreement with the local government to provide urban services
56 within the local government's 20-year planning period
57 ~~limitation.~~

58 ~~(53)-(52)~~ "Urban sprawl" means an unplanned or uncontrolled
59 a development pattern ~~characterized by low density, automobile-~~
60 ~~dependent development with either a single use or multiple uses~~
61 ~~that are not functionally related, requiring the extension of~~
62 ~~public facilities and services in an inefficient manner, and~~
63 ~~failing to provide a clear separation between urban and rural~~
64 ~~uses.~~

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65 Section 3. Paragraph (f) of subsection (1), subsection
66 (2), and paragraph (a) of subsection (6) of section 163.3177,
67 Florida Statutes, are amended to read:

68 163.3177 Required and optional elements of comprehensive
69 plan; studies and surveys.—

70 (1) The comprehensive plan shall provide the principles,
71 guidelines, standards, and strategies for the orderly and
72 balanced future economic, social, physical, environmental, and
73 fiscal development of the area that reflects community
74 commitments to implement the plan and its elements. These
75 principles and strategies shall guide future decisions in a
76 consistent manner and shall contain programs and activities to
77 ensure comprehensive plans are implemented. The sections of the
78 comprehensive plan containing the principles and strategies,
79 generally provided as goals, objectives, and policies, shall
80 describe how the local government's programs, activities, and
81 land development regulations will be initiated, modified, or
82 continued to implement the comprehensive plan in a consistent
83 manner. It is not the intent of this part to require the
84 inclusion of implementing regulations in the comprehensive plan
85 but rather to require identification of those programs,
86 activities, and land development regulations that will be part
87 of the strategy for implementing the comprehensive plan and the
88 principles that describe how the programs, activities, and land
89 development regulations will be carried out. The plan shall

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90 establish meaningful and predictable standards for the use and
91 development of land and provide meaningful guidelines for the
92 content of more detailed land development and use regulations.

93 (f) All required ~~mandatory~~ and optional elements of the
94 comprehensive plan and plan amendments must ~~shall~~ be based upon
95 relevant ~~and appropriate~~ data and an analysis by the local
96 government that may include, but not be limited to, surveys,
97 studies, ~~community goals and vision~~, and other data available at
98 the time of adoption of the comprehensive plan or plan
99 amendment. To be based on data means to react to it ~~in an~~
100 ~~appropriate way and~~ to the extent necessary indicated by the
101 data available on that particular subject at the time of
102 adoption of the plan or plan amendment at issue.

103 1. Surveys, studies, and data utilized in the preparation
104 of the comprehensive plan may not be deemed a part of the
105 comprehensive plan unless adopted as a part of it. Copies of
106 such studies, surveys, data, and supporting documents for
107 proposed plans and plan amendments must ~~shall~~ be made available
108 for public inspection, and copies of such plans must ~~shall~~ be
109 made available to the public upon payment of reasonable charges
110 for reproduction. Support data or summaries shall be ~~are not~~
111 subject to the compliance review process, ~~but~~ The comprehensive
112 plan, the support data, and the summaries must be clearly based
113 on current appropriate data and analysis, which is relevant to
114 and correlates with the proposed amendment. Support data or

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115 summaries may be used to aid in the determination of compliance
116 and consistency.

117 2. Data must be taken from professionally accepted
118 sources. The application of a methodology utilized in data
119 collection or whether a particular methodology is professionally
120 accepted may be evaluated. ~~However, the evaluation may not
121 include whether one accepted methodology is better than another.
122 Original data collection by local governments is not required.
123 However, local governments may use original data so long as
124 methodologies are professionally accepted.~~

125 3. The comprehensive plan must ~~shall~~ be based upon
126 permanent and seasonal population estimates and projections,
127 which must ~~shall~~ either be ~~those~~ published by the Office of
128 Economic and Demographic Research or generated by the local
129 government based upon a professionally acceptable methodology,
130 whichever is greater. The plan must be based on at least the
131 minimum amount of land required to accommodate the medium
132 projections as published by the Office of Economic and
133 Demographic Research for at least a 10-year planning period
134 unless otherwise limited under s. 380.05, including related
135 rules of the Administration Commission. Absent physical
136 limitations on population growth, population projections for
137 each municipality, and the unincorporated area within a county
138 must, at a minimum, be reflective of each area's proportional
139 share of the total county population and the total county

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140 population growth.

141 (2) Coordination of the required and optional ~~several~~
142 elements of the local comprehensive plan must ~~shall~~ be a major
143 objective of the planning process. The required and optional
144 ~~several~~ elements of the comprehensive plan must ~~shall~~ be
145 consistent. Optional elements of the comprehensive plan may not
146 contain policies that restrict the density or intensity
147 established in the future land use element. Where data is
148 relevant to required and optional ~~several~~ elements, consistent
149 data must ~~shall~~ be used, including population estimates and
150 projections ~~unless alternative data can be justified for a plan~~
151 ~~amendment through new supporting data and analysis.~~ Each map
152 depicting future conditions must reflect the principles,
153 guidelines, and standards within all elements, and each such map
154 must be contained within the comprehensive plan.

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

158 (a) A future land use plan element designating proposed
159 future general distribution, location, and extent of the uses of
160 land for residential uses, commercial uses, industry,
161 agriculture, recreation, conservation, education, public
162 facilities, and other categories of the public and private uses
163 of land. The approximate acreage and the general range of
164 density or intensity of use must ~~shall~~ be provided for the gross

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165 land area included in each existing land use category. The
166 element must ~~shall~~ establish the long-term end toward which land
167 use programs and activities are ultimately directed.

168 1. Each future land use category must be defined in terms
169 of uses included, and must include standards to be followed in
170 the control and distribution of population densities and
171 building and structure intensities. The proposed distribution,
172 location, and extent of the various categories of land use must
173 ~~shall~~ be shown on a land use map or map series which is ~~shall be~~
174 supplemented by goals, policies, and measurable objectives.

175 2. The future land use plan and plan amendments must ~~shall~~
176 be based upon surveys, studies, and data regarding the area, as
177 applicable, including:

178 a. The amount of land required to accommodate anticipated
179 growth, including the amount of land necessary to accommodate
180 single-family, two-family, and fee simple townhome development.

181 b. The projected permanent and seasonal population of the
182 area.

183 c. The character of undeveloped land.

184 d. The availability of water supplies, public facilities,
185 and services.

186 e. The amount of land located outside the urban service
187 area, excluding lands designated for conservation, preservation,
188 or other public use.

189 ~~f.e.~~ The need for redevelopment, including the renewal of

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190 blighted areas and the elimination of nonconforming uses which
191 are inconsistent with the character of the community.

192 ~~g.f.~~ The compatibility of uses on lands adjacent to or
193 closely proximate to military installations.

194 ~~h.g.~~ The compatibility of uses on lands adjacent to an
195 airport as defined in s. 330.35 and consistent with s. 333.02.

196 ~~i.h.~~ The discouragement of urban sprawl.

197 ~~j.i.~~ The need for job creation, capital investment, and
198 economic development that will strengthen and diversify the
199 community's economy.

200 ~~k.j.~~ The need to modify land uses and development patterns
201 within antiquated subdivisions.

202 3. The future land use plan element must ~~shall~~ include
203 criteria to be used to:

204 a. Achieve the compatibility of lands adjacent or closely
205 proximate to military installations, considering factors
206 identified in s. 163.3175(5).

207 b. Achieve the compatibility of lands adjacent to an
208 airport as defined in s. 330.35 and consistent with s. 333.02.

209 c. Encourage preservation of recreational and commercial
210 working waterfronts for water-dependent uses in coastal
211 communities.

212 d. Encourage the location of schools proximate to urban
213 service residential areas to the extent possible and encourage
214 the location of schools in all areas if necessary to provide

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215 adequate school capacity to serve residential development.

216 e. Coordinate future land uses with the topography and
217 soil conditions, and the availability of facilities and
218 services.

219 f. Ensure the protection of natural and historic
220 resources.

221 g. Provide for the compatibility of adjacent land uses.

222 h. Provide guidelines for the implementation of mixed-use
223 development including the types of uses allowed, the percentage
224 distribution among the mix of uses, or other standards, and the
225 density and intensity of each use.

226 4. The amount of land designated for future planned uses
227 must ~~shall~~ provide a balance of uses that foster vibrant, viable
228 communities and economic development opportunities and address
229 outdated development patterns, such as antiquated subdivisions.
230 The amount of land designated for future land uses should allow
231 the operation of real estate markets to provide adequate choices
232 for permanent and seasonal residents and business and may not be
233 limited solely by the projected population. The element must
234 ~~shall~~ accommodate at least the minimum amount of land required
235 to accommodate the medium projections as published by the Office
236 of Economic and Demographic Research for at least a 10-year
237 planning period unless otherwise limited under s. 380.05,
238 including related rules of the Administration Commission.

239 5. The future land use plan of a county may designate

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240 areas for possible future municipal incorporation.

241 6. The land use maps or map series must ~~shall~~ generally
242 identify and depict historic district boundaries and must ~~shall~~
243 designate historically significant properties meriting
244 protection.

245 7. The future land use element must clearly identify the
246 land use categories in which public schools are an allowable
247 use. When delineating the land use categories in which public
248 schools are an allowable use, a local government shall include
249 in the categories sufficient land proximate to residential
250 development to meet the projected needs for schools in
251 coordination with public school boards and may establish
252 differing criteria for schools of different type or size. Each
253 local government shall include lands contiguous to existing
254 school sites, to the maximum extent possible, within the land
255 use categories in which public schools are an allowable use.

256 8. Future land use map amendments must ~~shall~~ be based upon
257 the following analyses:

258 a. An analysis of the availability of facilities and
259 services.

260 b. An analysis of the suitability of the plan amendment
261 for its proposed use considering the character of the
262 undeveloped land, soils, topography, natural resources, and
263 historic resources on site.

264 c. An analysis of the minimum amount of land needed to

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265 achieve the goals and requirements of this section.

266 9. The future land use element must ~~and any amendment to~~
267 ~~the future land use element shall~~ discourage the proliferation
268 of urban sprawl by planning for future development as provided
269 in this section.

270 a. The primary indicators that a plan or plan amendment
271 does not discourage the proliferation of urban sprawl are listed
272 below. The evaluation of the presence of these indicators shall
273 consist of an analysis of the plan or plan amendment within the
274 context of features and characteristics unique to each locality
275 in order to determine whether the plan or plan amendment:

276 (I) Promotes, allows, or designates for development
277 substantial areas of the jurisdiction to develop as low-
278 intensity, low-density, or single-use development or uses.

279 (II) Promotes, allows, or designates significant amounts
280 of urban development to occur in rural areas at substantial
281 distances from existing urban areas while not using undeveloped
282 lands that are available and suitable for development.

283 (III) Promotes, allows, or designates urban development in
284 radial, strip, isolated, or ribbon patterns generally emanating
285 from existing urban developments.

286 (IV) Fails to adequately protect and conserve natural
287 resources, such as wetlands, floodplains, native vegetation,
288 environmentally sensitive areas, natural groundwater aquifer
289 recharge areas, lakes, rivers, shorelines, beaches, bays,

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290 estuarine systems, and other significant natural systems.

291 (V) Fails to adequately protect adjacent agricultural
292 areas and activities, including silviculture, active
293 agricultural and silvicultural activities, passive agricultural
294 activities, and dormant, unique, and prime farmlands and soils.

295 (VI) Fails to maximize use of existing public facilities
296 and services.

297 (VII) Fails to maximize use of future public facilities
298 and services.

299 (VIII) Allows for land use patterns or timing which
300 disproportionately increase the cost in time, money, and energy
301 of providing and maintaining facilities and services, including
302 roads, potable water, sanitary sewer, stormwater management, law
303 enforcement, education, health care, fire and emergency
304 response, and general government.

305 (IX) Fails to provide a clear separation between rural and
306 urban uses.

307 (X) Discourages or inhibits infill development or the
308 redevelopment of existing neighborhoods and communities.

309 (XI) Fails to encourage a functional mix of uses.

310 (XII) Results in poor accessibility among linked or
311 related land uses.

312 (XIII) Results in the loss of significant amounts of
313 functional open space.

314 b. The future land use element or plan amendment shall be

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315 determined to discourage the proliferation of urban sprawl if it
316 incorporates a development pattern or urban form that achieves
317 four or more of the following:

318 (I) Directs or locates economic growth and associated land
319 development to geographic areas of the community in a manner
320 that does not have an adverse impact on and protects natural
321 resources and ecosystems.

322 (II) Promotes the efficient and cost-effective provision
323 or extension of public infrastructure and services.

324 (III) Promotes walkable and connected communities and
325 provides for compact development and a mix of uses at densities
326 and intensities that will support a range of housing choices and
327 a multimodal transportation system, including pedestrian,
328 bicycle, and transit, if available.

329 (IV) Promotes conservation of water and energy.

330 (V) Preserves agricultural areas and activities, including
331 silviculture, and dormant, unique, and prime farmlands and
332 soils.

333 (VI) Preserves open space and natural lands and provides
334 for public open space and recreation needs.

335 (VII) Creates a balance of land uses based upon demands of
336 the residential population for the nonresidential needs of an
337 area.

338 (VIII) Provides uses, densities, and intensities of use
339 and urban form that would remediate an existing or planned

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340 development pattern in the vicinity that constitutes sprawl or
341 if it provides for an innovative development pattern such as
342 transit-oriented developments or new towns as defined in s.
343 163.3164.

344 10. The future land use element must ~~shall~~ include a
345 future land use map or map series.

346 a. The proposed distribution, extent, and location of the
347 following uses must ~~shall~~ be shown on the future land use map or
348 map series:

349 (I) Residential.

350 (II) Commercial.

351 (III) Industrial.

352 (IV) Agricultural.

353 (V) Recreational.

354 (VI) Conservation.

355 (VII) Educational.

356 (VIII) Public.

357 b. The following areas must ~~shall~~ also be shown on the
358 future land use map or map series, if applicable:

359 (I) Historic district boundaries and designated
360 historically significant properties.

361 (II) Transportation concurrency management area boundaries
362 or transportation concurrency exception area boundaries.

363 (III) Multimodal transportation district boundaries.

364 (IV) Mixed-use categories.

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365 c. The following natural resources or conditions must
366 ~~shall~~ be shown on the future land use map or map series, if
367 applicable:

368 (I) Existing and planned public potable waterwells, cones
369 of influence, and wellhead protection areas.

370 (II) Beaches and shores, including estuarine systems.

371 (III) Rivers, bays, lakes, floodplains, and harbors.

372 (IV) Wetlands.

373 (V) Minerals and soils.

374 (VI) Coastal high hazard areas.

375 Section 4. Paragraph (a) of subsection (1) of section
376 163.3187, Florida Statutes, is amended to read:

377 163.3187 Process for adoption of small scale comprehensive
378 plan amendment.—

379 (1) A small scale development amendment may be adopted
380 under the following conditions:

381 (a) The proposed amendment involves a use of 150 ~~50~~ acres
382 or fewer. ~~and:~~

383 Section 5. Subsection (2) of section 163.3202, Florida
384 Statutes, is amended, and subsection (8) is added to that
385 section, to read:

386 163.3202 Land development regulations.—

387 (2) Local land development regulations shall contain
388 specific and detailed provisions necessary or desirable to
389 implement the adopted comprehensive plan and shall at a minimum:

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- 390 (a) Regulate the subdivision of land.
- 391 (b) Establish minimum lot sizes within single-family, two-
- 392 family, and fee simple, single-family townhouse zoning districts
- 393 to accommodate the maximum density authorized in the
- 394 comprehensive plan, net of the land area required to be set
- 395 aside for subdivision roads, sidewalks, stormwater ponds, open
- 396 space, landscape buffers, and any other mandatory land
- 397 development regulations that require land to be set aside that
- 398 could otherwise be used for the development of single-family
- 399 homes, two-family homes, and fee simple, single-family
- 400 townhouses.
- 401 (c)-(b) Regulate the use of land and water for those land
- 402 use categories included in the land use element and ensure the
- 403 compatibility of adjacent uses and provide for open space.
- 404 (d)-(e) Provide for protection of potable water wellfields.
- 405 (e)-(d) Regulate areas subject to seasonal and periodic
- 406 flooding and provide for drainage and stormwater management.
- 407 (f)-(e) Ensure the protection of environmentally sensitive
- 408 lands designated in the comprehensive plan.
- 409 (g)-(f) Regulate signage.
- 410 (h)-(g) Provide that public facilities and services meet or
- 411 exceed the standards established in the capital improvements
- 412 element required by s. 163.3177 and are available when needed
- 413 for the development, or that development orders and permits are
- 414 conditioned on the availability of these public facilities and

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415 services necessary to serve the proposed development. A local
416 government may not issue a development order or permit that
417 results in a reduction in the level of services for the affected
418 public facilities below the level of services provided in the
419 local government's comprehensive plan.

420 ~~(i)-(h)~~ Ensure safe and convenient onsite traffic flow,
421 considering needed vehicle parking.

422 ~~(j)-(i)~~ Maintain the existing density of residential
423 properties or recreational vehicle parks if the properties are
424 intended for residential use and are located in the
425 unincorporated areas that have sufficient infrastructure, as
426 determined by a local governing authority, and are not located
427 within a coastal high-hazard area under s. 163.3178.

428 ~~(k)-(j)~~ Incorporate preexisting development orders
429 identified pursuant to s. 163.3167(3).

430 (8) Notwithstanding any ordinance existing on July 1,
431 2024, to the contrary, an application for infill development
432 shall be administratively approved and no comprehensive plan
433 amendment, rezoning, or variance shall be required if the
434 proposed infill development has the same or less gross density
435 as the existing development and is generally consistent with the
436 development standards, including lot size and setbacks, of the
437 existing development. A development order issued for development
438 authorized pursuant to this subsection is deemed consistent with
439 all applicable local government comprehensive plans and land

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440 development regulations.

441 Section 6. Paragraph (d) of subsection (2) of section
442 212.055, Florida Statutes, is amended to read:

443 212.055 Discretionary sales surtaxes; legislative intent;
444 authorization and use of proceeds.—It is the legislative intent
445 that any authorization for imposition of a discretionary sales
446 surtax shall be published in the Florida Statutes as a
447 subsection of this section, irrespective of the duration of the
448 levy. Each enactment shall specify the types of counties
449 authorized to levy; the rate or rates which may be imposed; the
450 maximum length of time the surtax may be imposed, if any; the
451 procedure which must be followed to secure voter approval, if
452 required; the purpose for which the proceeds may be expended;
453 and such other requirements as the Legislature may provide.
454 Taxable transactions and administrative procedures shall be as
455 provided in s. 212.054.

456 (2) LOCAL GOVERNMENT INFRASTRUCTURE SURTAX.—

457 (d) The proceeds of the surtax authorized by this
458 subsection and any accrued interest shall be expended by the
459 school district, within the county and municipalities within the
460 county, or, in the case of a negotiated joint county agreement,
461 within another county, to finance, plan, and construct
462 infrastructure; to acquire any interest in land for public
463 recreation, conservation, or protection of natural resources or
464 to prevent or satisfy private property rights claims resulting

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465 from limitations imposed by the designation of an area of
466 critical state concern; to provide loans, grants, or rebates to
467 residential or commercial property owners who make energy
468 efficiency improvements to their residential or commercial
469 property, if a local government ordinance authorizing such use
470 is approved by referendum; or to finance the closure of county-
471 owned or municipally owned solid waste landfills that have been
472 closed or are required to be closed by order of the Department
473 of Environmental Protection. Any use of the proceeds or interest
474 for purposes of landfill closure before July 1, 1993, is
475 ratified. The proceeds and any interest may not be used for the
476 operational expenses of infrastructure, except that a county
477 that has a population of fewer than 75,000 and that is required
478 to close a landfill may use the proceeds or interest for long-
479 term maintenance costs associated with landfill closure.
480 Counties, as defined in s. 125.011, and charter counties may, in
481 addition, use the proceeds or interest to retire or service
482 indebtedness incurred for bonds issued before July 1, 1987, for
483 infrastructure purposes, and for bonds subsequently issued to
484 refund such bonds. Any use of the proceeds or interest for
485 purposes of retiring or servicing indebtedness incurred for
486 refunding bonds before July 1, 1999, is ratified.

487 1. For the purposes of this paragraph, the term

488 "infrastructure" means:

489 a. Any fixed capital expenditure or fixed capital outlay

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490 associated with the construction, reconstruction, or improvement
491 of public facilities that have a life expectancy of 5 or more
492 years, any related land acquisition, land improvement, design,
493 and engineering costs, and all other professional and related
494 costs required to bring the public facilities into service. For
495 purposes of this sub-subparagraph, the term "public facilities"
496 means facilities as defined in s. 163.3164(40) ~~163.3164(39)~~, s.
497 163.3221(13), or s. 189.012(5), and includes facilities that are
498 necessary to carry out governmental purposes, including, but not
499 limited to, fire stations, general governmental office
500 buildings, and animal shelters, regardless of whether the
501 facilities are owned by the local taxing authority or another
502 governmental entity.

503 b. A fire department vehicle, an emergency medical service
504 vehicle, a sheriff's office vehicle, a police department
505 vehicle, or any other vehicle, and the equipment necessary to
506 outfit the vehicle for its official use or equipment that has a
507 life expectancy of at least 5 years.

508 c. Any expenditure for the construction, lease, or
509 maintenance of, or provision of utilities or security for,
510 facilities, as defined in s. 29.008.

511 d. Any fixed capital expenditure or fixed capital outlay
512 associated with the improvement of private facilities that have
513 a life expectancy of 5 or more years and that the owner agrees
514 to make available for use on a temporary basis as needed by a

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515 local government as a public emergency shelter or a staging area
516 for emergency response equipment during an emergency officially
517 declared by the state or by the local government under s.
518 252.38. Such improvements are limited to those necessary to
519 comply with current standards for public emergency evacuation
520 shelters. The owner must enter into a written contract with the
521 local government providing the improvement funding to make the
522 private facility available to the public for purposes of
523 emergency shelter at no cost to the local government for a
524 minimum of 10 years after completion of the improvement, with
525 the provision that the obligation will transfer to any
526 subsequent owner until the end of the minimum period.

527 e. Any land acquisition expenditure for a residential
528 housing project in which at least 30 percent of the units are
529 affordable to individuals or families whose total annual
530 household income does not exceed 120 percent of the area median
531 income adjusted for household size, if the land is owned by a
532 local government or by a special district that enters into a
533 written agreement with the local government to provide such
534 housing. The local government or special district may enter into
535 a ground lease with a public or private person or entity for
536 nominal or other consideration for the construction of the
537 residential housing project on land acquired pursuant to this
538 sub-subparagraph.

539 f. Instructional technology used solely in a school

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Amendment No.

540 district's classrooms. As used in this sub-subparagraph, the
541 term "instructional technology" means an interactive device that
542 assists a teacher in instructing a class or a group of students
543 and includes the necessary hardware and software to operate the
544 interactive device. The term also includes support systems in
545 which an interactive device may mount and is not required to be
546 affixed to the facilities.

547 2. For the purposes of this paragraph, the term "energy
548 efficiency improvement" means any energy conservation and
549 efficiency improvement that reduces consumption through
550 conservation or a more efficient use of electricity, natural
551 gas, propane, or other forms of energy on the property,
552 including, but not limited to, air sealing; installation of
553 insulation; installation of energy-efficient heating, cooling,
554 or ventilation systems; installation of solar panels; building
555 modifications to increase the use of daylight or shade;
556 replacement of windows; installation of energy controls or
557 energy recovery systems; installation of electric vehicle
558 charging equipment; installation of systems for natural gas fuel
559 as defined in s. 206.9951; and installation of efficient
560 lighting equipment.

561 3. Notwithstanding any other provision of this subsection,
562 a local government infrastructure surtax imposed or extended
563 after July 1, 1998, may allocate up to 15 percent of the surtax
564 proceeds for deposit into a trust fund within the county's

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565 accounts created for the purpose of funding economic development
566 projects having a general public purpose of improving local
567 economies, including the funding of operational costs and
568 incentives related to economic development. The ballot statement
569 must indicate the intention to make an allocation under the
570 authority of this subparagraph.

571 Section 7. Subsection (29) of section 479.01, Florida
572 Statutes, is amended to read:

573 479.01 Definitions.—As used in this chapter, the term:

574 (29) "Zoning category" means the designation under the
575 land development regulations or other similar ordinance enacted
576 to regulate the use of land as provided in s. 163.3202(2) ~~s.~~
577 ~~163.3202(2)(b)~~, which designation sets forth the allowable uses,
578 restrictions, and limitations on use applicable to properties
579 within the category.

580 Section 8. If any provision of this act is held invalid
581 with respect to any person or circumstance, the invalidity does
582 not affect other provisions or applications of the act which can
583 be given effect without the invalid provision or application,
584 and to this end the provisions of this act are severable.

585 Section 9. This act shall take effect July 1, 2024.

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587 -----

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

589 Remove everything before the enacting clause and insert:

Amendment No.

590 A bill to be entitled
591 An act relating to land use and development
592 regulations; creating s. 83.8085, F.S.; providing
593 construction relating to the expansion of self-storage
594 facilities for purposes of certain local ordinances or
595 regulations; amending s. 163.3164, F.S.; revising and
596 providing definitions relating to the Community
597 Planning Act; amending s. 163.3177, F.S.; revising the
598 types of data that comprehensive plans and plan
599 amendments must be based on; revising means by which
600 an application of a methodology used in data
601 collection or whether a particular methodology is
602 professionally accepted and evaluated; revising the
603 elements that must be included in a comprehensive
604 plan; amending s. 163.3187, F.S.; revising criteria
605 for adopting a small scale development amendment;
606 amending s. 163.3202, F.S.; revising content
607 requirements for local land development regulations;
608 revising mechanisms by which applications for infill
609 development must be administratively approved;
610 amending ss. 212.055, and 479.01, F.S.; conforming
611 cross-references; providing severability; providing an
612 effective date.

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