



174210

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/10/2026	.	
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The Committee on Judiciary (McClain) recommended the following:

Senate Amendment (with title amendment)

Delete lines 88 - 144
and insert:
quasi-judicial process or public hearing.

(h) Notwithstanding paragraph (e), a certified agricultural enclave as defined in s. 163.3164(4)(c)1.c. which is adjacent to an interstate highway may be developed for commercial, industrial, or single-family residential purposes if one or more adjacent parcels or an adjacent development permits the same density or intensity as the proposed development ~~AMENDMENT TO~~



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12 ~~LOCAL GOVERNMENT COMPREHENSIVE PLAN. The owner of a parcel of~~
13 ~~land defined as an agricultural enclave under s. 163.3164 may~~
14 ~~apply for an amendment to the local government comprehensive~~
15 ~~plan pursuant to s. 163.3184. Such amendment is presumed not to~~
16 ~~be urban sprawl as defined in s. 163.3164 if it includes land~~
17 ~~uses and intensities of use that are consistent with the uses~~
18 ~~and intensities of use of the industrial, commercial, or~~
19 ~~residential areas that surround the parcel. This presumption may~~
20 ~~be rebutted by clear and convincing evidence. Each application~~
21 ~~for a comprehensive plan amendment under this subsection for a~~
22 ~~parcel larger than 640 acres must include appropriate new~~
23 ~~urbanism concepts such as clustering, mixed-use development, the~~
24 ~~creation of rural village and city centers, and the transfer of~~
25 ~~development rights in order to discourage urban sprawl while~~
26 ~~protecting landowner rights.~~

27 ~~(a) The local government and the owner of a parcel of land~~
28 ~~that is the subject of an application for an amendment shall~~
29 ~~have 180 days following the date that the local government~~
30 ~~receives a complete application to negotiate in good faith to~~
31 ~~reach consensus on the land uses and intensities of use that are~~
32 ~~consistent with the uses and intensities of use of the~~
33 ~~industrial, commercial, or residential areas that surround the~~
34 ~~parcel. Within 30 days after the local government's receipt of~~
35 ~~such an application, the local government and owner must agree~~
36 ~~in writing to a schedule for information submittal, public~~
37 ~~hearings, negotiations, and final action on the amendment, which~~
38 ~~schedule may thereafter be altered only with the written consent~~
39 ~~of the local government and the owner. Compliance with the~~
40 ~~schedule in the written agreement constitutes good faith~~



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41 ~~negotiations for purposes of paragraph (c).~~

42 ~~(b) Upon conclusion of good faith negotiations under~~
43 ~~paragraph (a), regardless of whether the local government and~~
44 ~~owner reach consensus on the land uses and intensities of use~~
45 ~~that are consistent with the uses and intensities of use of the~~
46 ~~industrial, commercial, or residential areas that surround the~~
47 ~~parcel, the amendment must be transmitted to the state land~~
48 ~~planning agency for review pursuant to s. 163.3184. If the local~~
49 ~~government fails to transmit the amendment within 180 days after~~
50 ~~receipt of a complete application, the amendment must be~~
51 ~~immediately transferred to the state land planning agency for~~
52 ~~such review. A plan amendment transmitted to the state land~~
53 ~~planning agency submitted under this subsection is presumed not~~
54 ~~to be urban sprawl as defined in s. 163.3164. This presumption~~
55 ~~may be rebutted by clear and convincing evidence.~~

56 ~~(c) If the owner fails to negotiate in good faith, a plan~~
57 ~~amendment submitted under this subsection is not entitled to the~~
58 ~~rebuttable presumption under this subsection in the negotiation~~
59 ~~and amendment process.~~

60 ~~(i)~~(d) Nothing within this subsection relating to
61 agricultural enclaves shall preempt or replace any protection
62 currently existing for any property located within the
63 boundaries of any of the following areas:

- 64 1. The Wekiva Study Area, as described in s. 369.316.~~;~~ ~~or~~
65 2. The Everglades Protection Area, as defined in s.
66 373.4592(2).

67 3. Any area of critical state concern, as designated in s.
68 s. 380.055, s. 380.0551, s. 380.0552, s. 380.0553, or s.
69 380.0555.



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70 4. The Florida wildlife corridor, as defined in s.
71 259.1055(4).

72 5. A military installation or range identified in s.

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

75 And the title is amended as follows:

76 Delete line 25

77 and insert:

78 to enter a certain written agreement; authorizing the
79 development of certain certified agricultural enclaves
80 for commercial, industrial, or single-family
81 residential purposes under certain circumstances;
82 deleting