

Polk County

Florida Statutes, Chapter 163, Part II: Growth Policy; County and Municipal Planning; Land Development Regulation

Legend: Comprehensive Plan change needed; Green amendment needed, but recommend addressing in the LDC; Grey shading: Needed.

Years	Source	Title	Description	Recommended Action
General				
	NA	Statute & Florida Admin. Code References	Sever references to 9J which has been repealed. As such the County should remove these citations.	<i>Remove all citations to 9J.</i>
	NA	Statute & Florida Admin. Code References	Several Florida Statutes and Rules within the Florida Administration Code have been moved, consolidated, or deleted. As such, the County should update its Comp. Plan to reflect these changes.	<i>There are several references in the GOPs to F.S. which may need to be updated to reference the correct chapter.</i>

Years	Source	Title	Description	Recommended Action
	NA	Obsolete Timeframes and References	There are several outdated entities, projects, and reports that are discussed in the plan.	<i>Completed projects should generally be eliminated. Inspire will need help identifying these items. Incomplete projects should be re-evaluated as part of the visioning process.</i>
2024	Section 163.3164 (32) and (33)	Alternative Mobility Funding Systems and Impact Fees (Chapter 2024-266)	Adds "mobility fee" and "mobility plan" definitions	<i>Consider adding definitions related to the transportation element</i>
	Section 163.3180(5)c	Alternative Mobility Funding Systems and Impact Fees (Chapter 2024-266)	- Modifies the conditions for allowing an applicant for a DRI DO, rezoning, or other land use development permit to satisfy the transportation concurrency requirements. It clarifies that if an applicant makes its contribution or constructs its proportionate share pursuant to the requirements stated, the project shall be considered to have mitigated its transportation impacts and be allowed to proceed. - Changes the language from "encourage" to "may" when it comes to a government transitioning from concurrency to mobility or an alternate system. - If the governemtn charges for transportation capacity, there must be an agreement to coordinate mitigation. Includes agreement requirements.	<i>Ensure consistency of new transportation element with these changes.</i>
	Section 163.3180(5)c	Alternative Mobility Funding Systems and Impact Fees (Chapter 2024-266)	- Includes language to ensure an impact fee study uses recent data and is adopted within 12 months from initiation of the study if increasing fees; the holder of impact fee credits granted in existence before the adoption of the alternative transportation system is entitled to the full benefit of the intensity and density prepaid by the credit balance as of the date the alternative transportation system was first established.	<i>Not part of the comprehensive plan, but staff will need to ensure the code of ordinances is consistent with this statute.</i>
	Section 163.3164 (44)	Chapter 2024-6, Laws of Florida (SB 82)	Changed Department of Economic Opportunity to Department of Commerce	<i>Update DEO and DCA references to Florida Department of Commerce</i>
	Section 163.3221 (14)	Chapter 2024-6, Laws of Florida (SB 82)	Changed Department of Economic Opportunity to Department of Commerce	<i>See above</i>

Years	Source	Title	Description	Recommended Action
	Section 163.3251 (1)	Chapter 2024-6, Laws of Florida (SB 82)	Changed Department of Economic Opportunity to Department of Commerce	<i>See above</i>
	Section 163.3175	Ch. 2024-22, Laws of Florida (SB 1720)	Changes to requiring local governments to cooperate with certain major military installations and ranges to encourage compatible land use in associated areas	<i>No change necessary already compliant with Section 2.124-I</i>
	Section 163.3202(6)	Ch. 2024-2, Laws of Florida (SB 72)	Fixes cross-reference regarding Florida College System	<i>Statutory change does not appear to necessitate any amendments to the county's Comprehensive Plan. Clerical in nature.</i>
	Section 163.32051(6)	Ch. 2024-2, Laws of Florida (SB 72)	Deletes the requirement for the Office of Energy to develop and provide recommendations to the legislature regarding a regulatory framework for private and public entities that implement solar floating facilities.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan. In regards to DOE.</i>
	Section 163.3210 (NEW)	Ch. 2024-186	Creates a new section to maintain, encourage, and ensure adequate and reliable fuel sources for public utilities. A resiliency facility is a permitted use in all commercial, industrial, and manufacturing land use categories in a local government comprehensive plan and all commercial, industrial, and manufacturing districts. A resiliency facility must comply with the setback and landscape criteria for other similar uses. A local government may adopt an ordinance specifying buffer and landscaping requirements for resiliency facilities, provided such requirements do not exceed the requirements for similar uses involving the construction of other facilities that are permitted uses in commercial, industrial, and manufacturing land use categories and zoning districts. After July 1, 2024, a local government may not amend its comprehensive plan, land use map, zoning districts, or land development regulations in a manner that would conflict with a resiliency facility's classification as a permitted and allowable use, including, but not limited to, an amendment that causes a resiliency facility to be a nonconforming use, structure, or development.	<i>Ensure consistency of plan with new mandate, may be better suited as a specialized use rather than amending all affected FLUs.</i>
	Section 163.3167(8)(d)	Ch. 2024-234	Provides that a citizen-led county charter amendment that is not required to be approved by the BOCC preempting any development order, land development regulation, comprehensive plan, or voluntary annexation is prohibited unless expressly authorized in a county charter that was lawful and in effect on January 1, 2024.	<i>This is a statute clarifying procedures that are not necessary to reflect in the GOPs of the Comprehensive Plan. As such, no changes recommended.</i>
	Section 163.3184	Ch. 2024-235	Clarifies process to amend a plan - if the local government fails to adopt the amendment within 180 days after receipt of agency comments, the amendment "shall" be deemed withdrawn; transmittal shall be within 10 days of "final adoption" not just 2nd public hearing.	<i>This is a statute clarifying procedures that are not necessary to reflect in the GOPs of the Comprehensive Plan. As such, no changes recommended.</i>
2023	Section 163.3191	Evaluation and Appraisal of Comprehensive Plan (Chapter 2023-31)	Amends the requirements of the EAR process. Requires that when local governments notify the state land planning agency of a determination whether EAR-based plan amendments are needed, the notification must include a separate affidavit signed by the Chair or Mayor of the governing body, attesting that all elements of its comprehensive plan comply with section 163.3191, Florida Statutes. The affidavit must also certify that the adopted plan covers the minimum 10-year planning period and cite the source and date of the population projections used in establishing the 10-year planning period.	<i>Add language about the affidavit within Monitoring Section 4.304</i>

Years	Source	Title	Description	Recommended Action
	Section 163.3177(6)(c)3	Required and optional elements of comprehensive plan; studies and surveys. (Chapter 2023-169)	"Septic to Sewer." Requires that for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, the Infrastructure Element must consider the feasibility of providing sanitary sewer services within a 10-year planning horizon and must identify the name and location of the wastewater facility that could receive sanitary sewer flows after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; and a timeline for the construction of the sanitary sewer system. An onsite sewage treatment and disposal system is presumed to exist on a parcel if sanitary sewer services are not available at or adjacent to the parcel boundary. Each comprehensive plan must be updated to include this requirement by July 1, 2024 , and as needed thereafter to account for future applicable developments.	<i>In discussion with staff - Will need to be addressed as part of the EAR, if not before.</i>
	Section 163.3208	Substation Approval Process (Chapter 2023-31)	Statute preempts local governments from adopting or enforcing land development regulations for new and existing electrical substations. New and existing electrical substations must be permitted in all land use categories and no size limitations can be enforced.	<i>Ensure consistency of plan with new mandate, may be better suited as a specialized use rather than amending all affected FLUs.</i>
2019-2022	Section 163.3178	Coastal Management, (Chapter 2022-204, section 2, Laws of Florida	Reenacts Subsections (2)(k), (5), and (6) to incorporate the amendment made to Section 311.09 by Chapter 2022-204, Laws of Florida, adding Putnam County to the Florida Seaport Transportation and Economic Development Council	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan. Only in regards to Putnam County.</i>
	Section 163.3175	Updating Military Base Names, (Chapter 2022-183, section 5, Laws of Florida).	Amends paragraph (n) subsection (2) to update two military base names to Patrick Space Force Base and Cape Canaveral Space Force Station, associated with Brevard County and Satellite Beach	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan. Does not impact Polk County.</i>
	Section 163.3180	Amending Concurrency, (Chapter 2022-122, section 1, Laws of Florida)	Amends subsection (6)(h)2 to revise provisions specifying when school concurrency is deemed satisfied. Requires the district school board to notify the local government that capacity is available for development within 30 days after receipt of the developer's legally binding commitment. Specifies that any proportionate-share mitigation directed toward a school capacity improvement not identified in the 5-year school board educational facilities plan must be set aside and not spent until such an improvement has been identified.	<i>Recommend incorporating into the Public School Facilities Element.</i>

Years	Source	Title	Description	Recommended Action
	Section 163.32051	Floating Solar Facilities, (Chapter 2022-83, section 1, Laws of Florida).	Creates 163.32051, which provides legislative findings regarding floating solar facilities. Defines the term “floating solar facility.” Requires a floating solar facility to be a permitted use in the appropriate land use categories and requires local governments to amend their land development regulations to promote expanded uses of floating solar facilities. Authorizes a county or municipality to specify buffer and landscaping requirements, which may not exceed the requirements for similar uses involving the construction of other solar facilities permitted in agricultural land use categories and zoning districts. Provides exceptions to the construction of floating solar facilities in an Everglades Agricultural Area reservoir project if it is determined to have negative impacts on the project	<i>Ensure consistency of plan with new mandate, may be better suited as a specialized use rather than amending all affected FLUs.</i>
	Section 163.3187	Process for Adoption of Small-Scale Comprehensive Plan Amendment (Chapter 2021-206, section 3, Laws of Florida).	Amends subsection (1)(a) to increase the small-scale development amendment limit to 50 acres or fewer. Revises subsection (3) pertaining to small-scale development amendments for sites within a rural area of opportunity to allow a 100 percent increase to the 50-acre acreage limit now included in subsection (1)(a)	<i>Statutory change does not necessitate any amendments to the County's Comprehensive Plan. But could occur in Section 4.305</i>
	Section 163.3167	Scope of Act (Chapter 2021-206, section 1, Laws of Florida).	Revises subsection (5) to allow landowners with a development order approved before the municipality was incorporated to abandon said development order and develop the order’s vested density and intensity as long as the vested uses, density, and intensity are consistent with the municipality’s comprehensive plan and all existing concurrency obligations in the development order remain in effect	<i>Statutory change does not necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.3202	Land Development Regulations (Chapter 2021-201, section 1, Laws of Florida). No longer applicable - see 2024-2	Adds new subsection (5) to specify that land development regulations relating to building design elements may not be applied to a single-family or two-family dwelling except under certain listed conditions	<i>This is more applicable to an update of the Land Development Code.</i>
	Section 163.3237	Amendment or Cancellation of a Development Agreement (Chapter 2021-195, section 3, Laws of Florida)	Amends this section to allow a party to a development agreement and a local government to amend or cancel a development agreement without consent of other affected property owners unless the amendment or cancellation will modify the allowable uses or entitlements on such owner’s property	<i>Not relevant to the Comprhensive Plan; no amendments are required.</i>

Years	Source	Title	Description	Recommended Action
	Section 163.3177	Required and Optional Elements of Comprehensive Plan; Studies and Surveys (Chapter 2021-195, section 2, Laws of Florida).	Adds subsection (6)(i) which requires each local government to include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. The statute also provides a statement of rights local governments may adopt in order to meet these requirements	No action necessary; Division 2.500 is the Property Rights Element
	Section 163.3167	Scope of Act (Chapter 2021-195, section 1, Laws of Florida).	Amends subsection (3) to clarify that requirements pertaining to development orders and their incorporation and interaction with comprehensive plans are specifically related to plans for municipalities incorporated after January 1, 2016	Statutory change does not necessitate any amendments to the County's Comprehensive Plan. Not in regards to a County.
	Section 163.3205	Solar Facility Approval Process, (Chapter 2021-178, section 1, Laws of Florida)	Creates section 163.3205, F.S., which applies to sites that are subject to an application to construct a solar facility submitted to a local government on, or after, July 1, 2021, to encourage renewable solar electrical generation, define “solar facility”, and set forth an allowance for solar facilities in all agricultural land use categories in a local government comprehensive plan and all agricultural zoning districts in an unincorporated area.	Changes to the glossary to define the term "solar facility" and changes to the Agricultural/Residential FLU
	Section 163.3168	Planning Innovations and Technical Assistance (Chapter 2021-161, section 1, Laws of Florida; and Chapter 2021-186, section 1, Laws of Florida)	Repeals existing subsection (4) that directed the state land planning agency to give preference when selecting applications for funding for technical assistance to counties with a population of 200,000 or less, and to municipalities within those counties, for assistance in determining whether the area in and around a proposed multiuse corridor interchange contains appropriate land uses and natural resource protections and amending a comprehensive plan to provide for such land uses and protections	Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.
	Section 163.31801	Impact Fees; Short Title; Intent; Minimum Requirements; Audits; Challenges, (Chapter 2021-63, section 1, Laws of Florida).	Adds a new subsection (3) to define “Infrastructure” and “Public facilities.” Renumbers existing subsections (3) through (11) and rewords existing subsections (3), (5), (6), (8), and (11) for clarity. Amends existing subsection (4) to provide additional regulations pertaining to impact fee credits. Adds a new subsection (6), which prescribes the circumstances under which impact fees may be increased, sets forth limitations on those fee increases, and notes that this section applies retroactively to January 1, 2021.	Define the term "Infrastructure" and ensure that "Public Facilities is consistent with the statute in the comp plan's glossary.
	Section 163.3163	Applications for Development Permits; Disclosure and Acknowledgement of Contiguous Sustainable Agricultural Land, (Chapter 2021-7, section 7, Laws of Florida)	Reenacts subsection (3)(b) to provide a definition for “Farm operation.”	Recommend incorporating definition for "farm operation" to be added to the glossary

Years	Source	Title	Description	Recommended Action
	Section 163.3162	Agricultural Lands and Practices, (Chapter 2021-7, section 6, Laws of Florida)	Reenacts subsection (2)(b) to provide a definition for “Farm operation.”	<i>See above</i>
	Section 163.3180	Concurrency (Chapter 2020-150, section 28, Laws of Florida.	Amends subsection (2) to alter the governmental entity that approves onsite sewage treatment and disposal systems from the Department of Health to the Department of Environmental Protection	<i>Update policies to reflect this change</i>
	Section 163.3168	Planning Innovations and Technical Assistance (Chapter 2020-122, section 2, Laws of Florida)	Adds subsection (4) providing guidance to the state land planning agency when selecting applications for technical assistance funding to give preference to counties with a population of 200,000 or less, and to municipalities located within such counties, in determining whether the area in and around a proposed multiuse corridor interchange as described in section 338.2278, F.S., contains appropriate land uses and protections and aiding in amending a comprehensive plan to provide such appropriate land uses and protections	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.31801	Impact Fees; Short Title; Intent; Minimum Requirements; Audits, Challenges (Chapter 2020-58, section 1, Laws of Florida.	Amends subsection (3)(d) to specify that a new or increased impact fee may not be charged to current or pending permit applications submitted before the effective date of an ordinance or resolution imposing such an impact fee unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant. Amends subsection (4) to clarify that a local government must provide credit against the collection of an impact fee of any contribution related to public education facilities regardless of any charter provision, comprehensive plan policy, ordinance, or resolution. Renumbers existing subsections (8) and (9) as subsections (9) and (10). Adds a new subsection (8) that sets forth the provisions by which impact fee credits are assignable and transferable and renumbers subsequent subsections.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.31801	Impact Fees; Short Title; Intent; Minimum Requirements; Audits; Challenges (Chapter 2020-27, section 5, Laws of Florida.	Adds subsection (10) and supporting paragraphs (a) through (e) to address the data on impact fee charges that must be reported in an annual financial report by a county, municipality, or special district.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>

Years	Source	Title	Description	Recommended Action
	Section 163.31771	Accessory Dwelling Units (Chapter 2020-27, section 4, Laws of Florida.	Amends subsections (3) and (4) to allow a local government to adopt an ordinance allowing accessory dwelling units to be located in any area zoned for single family residential use and removes the requirement that the ordinance be conditioned upon a finding that there is a shortage of affordable rentals within the jurisdiction	<i>Could potentially require a change to the land development code.</i>
	Section 163.3178	Coastal Management (Chapter 2020-2, section 27, Laws of Florida).	Amends subsection (2)(k) to update statutory references. Revises paragraphs (b) and (c) within subsection (8) to remove outdated deadlines	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.3215	Standing to Enforce Local Comprehensive Plans Through Development Orders (Chapter 2019-165, section 7, Laws of Florida.	Amends subsection (8)(a) to provide that either party is entitled to a certain summary procedure in certain court proceedings. Adds subsection (8)(b) clarifying how a court may find a summary procedure does not apply. Adds subsection (8)(c), which provides that a prevailing party in a challenge to certain development orders can be entitled to recover certain fees and costs	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.3202	Land Development Regulations (Chapter 2019-165, section 6, Laws of Florida).	Adds paragraph (j) to subsection (2) to require preexisting development orders to be incorporated into local land development regulations.	<i>Ensure LDC is in compliance with this statute</i>

Years	Source	Title	Description	Recommended Action
	Section 163.31801	Impact Fees; Short Title; Minimum Requirements; Audits; Challenges (Chapter 2019-165, section 5, Laws of Florida).	Amends subsection (3) to add minimum conditions that certain impact fees must satisfy. Renumbers existing subsections (4) and (5) as subsections (6) and (7) Adds a new subsection (4) to require local governments to credit against the collection of an impact fee any contribution related to public education facilities. Adds subsection (5) so that if a local government increases its impact fee rates then the holder of impact fee credits is entitled to the full benefit of the intensity or density of the credit balance as of the date it was established and renumbers subsequent subsections. Amends renumbered subsection (7) to provide that in certain actions, the local government has the burden of proving by a preponderance of the evidence that the imposition or amount of certain required dollar-for-dollar credits for the payment of impact fees meets certain requirements and prohibits the court from using a deferential standard for the benefit of the government. Adds subsection (8) to authorize a local government to provide an exception or waiver for an impact fee for the development or construction of affordable housing, and in doing such is not required to use any revenues to offset the impact. Adds subsection (9) to clarify that this section does not apply to water and sewer connection fees	Ensure LDC is in compliance with this statute
	Section 163.3180	Concurrency (Chapter 2019-165, section 4, Laws of Florida).	Amends subsection (5)(i) to clarify compliance requirements for a mobility fee-based funding system. Revises subsection (6)(h)2.b. to require a local government to credit certain contributions, constructions, expansions, or payments toward any other impact fee or exaction imposed by local ordinance for public educational facilities and provides the requirements for the basis of that credit	Ensure LDC is in compliance with this statute
	Section 163.3167	Scope of Act (Chapter 2019-165, section 3, Laws of Florida).	Amends subsection (3) to require local governments that have adopted comprehensive plans after January 1, 2019 to incorporate into their comprehensive plans development orders that existed before the comprehensive plan's effective date	Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.
	Section 163.3187	Process for Adoption of Small-Scale Comprehensive Plan Amendment (Chapter 2019-157, section 1, Laws of Florida).	Removes subsection (1)(b), which specified the cumulative annual acreage maximum of adopted small-scale comprehensive plan amendments	Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.

Years	Source	Title	Description	Recommended Action
	Section 163.3209	Electric Transmission and Distribution Line Right-of-way Maintenance (Chapter 2019-155, section 2, Laws of Florida)	Removes language requiring local government approval of a property owner's request for electric utilities to perform certain right-of-way vegetation and tree maintenance	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.3175	Legislative Findings on Compatibility of Development with Military Installations; Exchange of Information Between Local Governments and Military Installations (Chapter 2019-144, section 1, Laws of Florida).	Redesignates existing paragraphs (i) through (n) of subsection (2) as paragraphs (j) through (o). Adds new paragraphs (i) and (p) to subsection (2) to specify additional local governments that must coordinate with certain military installations regarding the compatibility of land development	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.31801	Impact Fees; Short Title; Intent; Minimum Requirements; Audits; Challenges (Chapter 2019-106, section 1, Laws of Florida.	Revises the section's title. Amends language of paragraphs (a) through (d) of subsection (3) to clarify the local government responsibilities related to impact fees. Adds new paragraphs (e) through (i) to subsection (3) to amend the minimum requirements for the adoption of impact fees by specified local governments and note restrictions to the allowable uses of those impact fees. Adds a new subsection (6), which exempts water and sewer connection fees from the Florida Impact Fee Act.	<i>Ensure LDC is in compliance with this statute</i>
	Section 163.3177	Required and Optional Elements of Comprehensive Plan; Studies and Surveys (Chapter 2019-3, section 31, Laws of Florida).	Updates statutory reference related to affordable workforce housing within subsection (6)(f)	<i>Update Glossary reference</i>
2016 - 2018	Section 163.3177(6)(a)11	Amendments to Future Land Use Element to Address Military Base Compatibility (Chapter 2016-10, section 13, Laws of Florida).	Deletes this obsolete subsection which required local governments to transmit comprehensive plan updates or amendments to address compatibility of lands adjacent or closely proximate to existing military installations or lands adjacent to an airport to the state land planning agency by June 30, 2012.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.3175(7)	Financial Reporting for Ex Officio Military Representatives on Local Boards (Chapter 2016-148, section 2, Laws of Florida).	Modifies this section to state that a representative of a military installation is not required to file a statement of financial interest pursuant to section 112.3145, F.S., solely due to his or her service on the local government's land planning or zoning board.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>

Years	Source	Title	Description	Recommended Action
	Section 163.3184	Process for Adoption of Comprehensive Plans or Plan Amendments (Chapter 2016-148, section 3, Laws of Florida).	Amends section 163.3184(2)(c) to modify the language pursuant to changes in section 380.06, F.S., to require state coordinated review of plan amendments that approve DRI-sized proposed developments; no substantive change *** Adds subsection 163.3184(5)(e)3 to provide that when an administrative law judge issues an order recommending that a plan amendment be found in compliance, the recommended order becomes the final order 90 days after issuance unless the state land planning agency issues a final order finding the amendment in compliance, refers the recommended order to the Administration Commission, or all parties consent in writing to an extension of the 90-day period. ***** Amends section 163.3184(7)(d), for plan amendment challenges that are subject to mediation or expeditious resolution, to provide that when an administrative law judge issues a recommended order finding an amendment in compliance, except where the parties agree or there are exceptional circumstances, the state land planning agency must issue a final order within 45 days after issuance of a recommended order; and if the final order is not issued in 45 days, the recommended order finding the amendment in compliance becomes the final order.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.3245(1)	Sector Plans (Chapter 2016-148, section 4, Laws of Florida).	Modifies this section to reduce the minimum amount of total land area required for a sector plan from 15,000 acres to 5,000 acres.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Sections 163.3221(4)(b)(2) and (4)(b)(8)	Florida Local Government Development Agreement Act; Definitions. .	Amends the definition of “development” to exclude work by electric utility providers on utility infrastructure on certain rights-of-way or corridors and the creation or termination of distribution and transmission corridors.	<i>Glossary definition of "Development" already accounts for this change.</i>
	Sections 163.3245(3)(e), (3)(e)6., and (3)(e)12	Chapter 2018-158	Sector Plans, updated statutory cross references.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Sections 163.3246 (11), (12), and (14)	Chapter 2018-158	Local Government Comprehensive Planning Certification Program updated to delete references to Development of Regional Impact Review.	<i>Will need to change the citations to statutes for multiple policies related to DRI monitoring/review</i>
	Section 163.3164	Chapter 2024-266	Definitions, added a new definition of “master development plan” or “master plan” as subsection (31) and renumbered subsequent sections.	<i>No change necessary unless these defintions are added to the glossary.</i>

Years	Source	Title	Description	Recommended Action
2015	Section 163.3178	Coastal Management Element (Chapter 2015-69, section 1, Laws of Florida)	Adds a requirement that the redevelopment component of the Coastal Management Element must: · Reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. · Encourage removal of coastal real property from FEMA flood zone designations. · Be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and federal flood plain management regulations. · Require construction seaward of the coastal construction control line to be consistent with chapter 161, Florida Statutes. · Encourage local governments to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for their residents.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan. (No CME)</i>
	Section 163.3175 (9)	Compatibility of Development with Military Installations (Chapter 2015-30, section 1, Laws of Florida).	Deletes obsolete provisions establishing 2012 deadlines for a local government to adopt plan amendments related to military base compatibility.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.3177 (6)(c)4	Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (Chapter 2015-30, section 2, Laws of Florida).	· Provides that a local government that does not own, operate, or maintain its own water supply facilities and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not required to amend its comprehensive plan in response to an updated regional water supply plan or maintain a work plan if the local government's usage of water is less than 1 percent of the public water utility's total permitted allocation. · The local government must cooperate with any local government or utility provider that provides service within its jurisdiction. · The local government must keep the element up to date in accordance with section 163.3191 (evaluation and appraisal).	<i>The County owns, operates, and maintains its own water supply facilities. Therefore, this statutory changes does not apply to the County.</i>
	Section 163.3184(2)	Comprehensive Plan/Plan Amendment Procedures (Chapter 2015-30, section 3, Laws of Florida).	The list of plan amendments subject to the coordinated state review process is expanded to include plan amendments that propose an amendment to an adopted sector plan and plan amendments that propose a development that qualifies as a development of regional impact pursuant to section 380.06, Florida Statutes.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>

Years	Source	Title	Description	Recommended Action
	Section 163.3245	Sector Plans (Chapter 2015-30, section 4, Laws of Florida)	Amends the section as follows: · For both the long-term master plan and detailed specific area plans, provisions in the Community Planning Act that are inconsistent with or are superseded by the planning standards in sections 163.3245(3)(a) and (b) do not apply. · Conservation easements may be based on digital orthophotography that meets certain criteria. · A conservation easement may include a provision for the grantor to substitute other land that meets certain criteria by recording an amendment to the conservation easement; substitution requires the consent of the grantee, which consent shall not be unreasonably withheld (sections 163.3245(3)(b)7. and 9.). · An applicant for a detailed specific area plan must transmit a copy of the application to reviewing agencies, which must provide written comments to the local government within 30 days after the applicant transmits the application (section 163.3245(3)(f)). · Authorizes the Department of Environmental Protection, the Fish and Wildlife Conservation Commission, or the water management district to accept a conservation easement provided for a detailed specific area plan as mitigation under chapters 373 and 379 and section 373.414, Florida Statutes (section 163.3245(3)(h)). · Clarifies that adoption of a long-term master plan or a detailed specific area plan does not limit the right to establish new agricultural or silvicultural uses in the sector plan or detailed specific area plan area (section 163.3245(9)). · Provides that an applicant with an approved master development order may request that the water management district issue a consumptive use permit for the same time period as the approved master development order (section 163.3245(13)). · The more specific provisions of this section supersede the generally applicable provisions of this chapter which otherwise would apply. · This section does not preclude a local government from requiring data and analysis beyond the minimum criteria established by this section (section 163.3245(15)).	<i>No changes to the County's comprehensive plan but if there were it would be in Policy 4.102-A13</i>

Years	Source	Title	Description	Recommended Action
	Section 163.3246(11) and (14)	Local Government Comprehensive Planning Certification Program – Connected-City Corridor Pilot Program [New] (Chapter 2015-30, section 5, Laws of Florida)	· Deletes requirements for notice to and coordination by regional planning councils in connection with developments of regional impact within a certified local government. · Creates a connected-city corridor plan amendment pilot program. · Expresses legislative intent to encourage growth of high-technology industry and innovation through a locally controlled comprehensive plan amendment process. · Establishes Pasco County as a pilot community for connected-city corridor plan amendments for a period of 10 years. · Requires the state land planning agency to issue a written notice of certification to Pasco County by July 15, 2015 that includes the geographic boundary of the connected-city corridor and a requirement for annual or biennial monitoring reports. · Provides that the notice of certification is subject to challenge under section 120.569. · Establishes criteria for connected-city corridor plan amendments. · Provides that except for site-specific access management requirements, development in the certification area is deemed to satisfy concurrency if the County adopts a long-term transportation network plan and financial feasibility plan. · Provides an exemption from development of regional impact review. · Requires that the Office of Program Policy Analysis and Government Accountability provide a report and recommendations for implementing a statewide program to the Governor, President of the Senate, and Speaker of the House by December 1, 2024.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.3248(4)	Rural Land Stewardships (Chapter 2015-30, section 6, Laws of Florida)	Deletes regional planning councils as entities that provide assistance and participate in developing a plan for the rural land stewardship area.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
2014	Section 163.3167(8)(b)	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.3167(8)(c)	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land.	<i>See above</i>
	Section 163.3177(7)(a)2	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Changes “rural areas of critical economic concern” to “rural areas of opportunity.”	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan. (No mention of "rural area(s) of critical economic concern")</i>
	Section 163.3177(7)(a)3.b	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Changes “rural area of critical economic concern” to “rural area of opportunity.”	<i>See above</i>
	Section 163.3177(7)e	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Provides general re-wording and changes “rural area of critical economic concern” to “rural area of opportunity.”	<i>See above</i>
	Section 163.3187(3)	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Changes “rural area of critical economic concern” to “rural area of opportunity.”	<i>See above</i>

Years	Source	Title	Description	Recommended Action
	Section 163.3202(1)	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Requires that local governments must adopt, amend, and enforce land development regulations that are consistent with and implement the comprehensive plan within one year after submission of the comprehensive plan or amended comprehensive plan pursuant to section 163.3191, Florida Statutes (evaluation and appraisal process), instead of section 163.3167(2), Florida Statutes).	<i>Although not required by the Statute to be stated within the Plan, we recommend adding a policy in the FLUE to help the County prioritize its execution.</i>
	Section 163.3206(1) [New]	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Provides a definition of “fuel” with cross references	<i>No change unless, you want to add "fuel" to the glossary.</i>
	Section 163.3206(2)(b) [New]	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Provides a definition of “fuel terminal.”	<i>No change unless, you want to add "fuel terminal" to the glossary.</i>
	Section 163.3206(3) [New]	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Provides that after July 1, 2014, a local government may not amend its comprehensive plan, land use map, zoning districts, or land use regulations to conflict with a fuel terminal’s classification as a permitted and allowable use, including an amendment that causes a fuel terminal to be a nonconforming use, structure, or development.	<i>Should add "Fuel Terminals" as a specialized use</i>
	Section 163.3206(4) [New]	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Provides that if a fuel terminal is damaged or destroyed due to a natural disaster or other catastrophe, a local government must allow the timely repair of the fuel terminal to its capacity before the natural disaster or catastrophe.	<i>see above</i>
	Section 163.3206(5) [New]	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Provides that the section does not limit the authority of a local government to adopt, implement, modify, and enforce applicable state and federal requirements for fuel terminals, including safety and building standards. Local authority may not conflict with federal or state safety and security requirements.	<i>see above</i>
	Section 163.3246(10)	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Changes “rural area of critical economic concern” to “rural area of opportunity.”	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
2013	Section 163.2136(3)(c)-(k) [re-numbered]. No longer applicable.	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Re-numbers section 163.3162(3)(b)-(j) as 163.3162(3)(c)-(k) in order to accommodate new section 163.3162(3)(b) - see Section 163.3162(3)(b) [New]	<i>No longer applicable</i>
	Section 163.3162(2)(d)	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Amends the definition of “governmental entity” in the provisions for agricultural lands and practices to provide that the term does not include a water management district (in addition to the term not including a water control district established under chapter 298 and a special district created by special act for water management purposes).	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.3162(3)(a)	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Replaces “county” with “governmental entity.”	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>

Years	Source	Title	Description	Recommended Action
	Section 163.3162(3)(b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Prohibits a governmental entity from charging a fee on a specific agricultural activity of a bona fide farm operation on land classified as agricultural land pursuant to section 193.461, if such agricultural activity is regulated through implemented best management practices, interim measures, or regulations adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program; or if such agricultural activity is expressly regulated by the United States Department of Agriculture, the United States Army Corps of Engineers, or the United States Environmental Protection Agency.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.3167(8)(a) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Provides that an initiative or referendum process in regard to any <u>development order</u> is prohibited. Removes language that allowed an initiative or referendum process by a local government charter in effect as of June 1, 2011 to be retained and implemented.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.3167(8)(b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Provides that an initiative or referendum process in regard to any <u>local comprehensive plan amendment or map amendment</u> is prohibited, except for those amendments that affect more than five parcels of land if it is expressly authorized by specific language in a local government charter that was lawful and in effect on June 1, 2011. A general local government charter provision for an initiative or referendum process is not sufficient.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.3167(8)(c) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· States the intent of the Legislature to prohibit any initiative and referendum in regard to any development order, and prohibit any initiative and referendum in regard to any local comprehensive plan or map amendment except as specifically and narrowly permitted in paragraph (b). States that these prohibitions are remedial in nature and apply retroactively to any initiative or referendum process commenced after June 1, 2011, and that any such initiative or referendum process commenced or completed thereafter is null and void and of no legal force and effect.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan.</i>
	Section 163.3180(5)(h)1 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Revises and adds requirements for local governments that continue to implement a transportation concurrency system, whether in the form adopted into the comprehensive plan before the effective date of the Community Planning Act, Chapter 2011-139, Laws of Florida, or as subsequently modified.	<i>If Polk County is still going to continue with a transportation concurrency system, the comprehensive will need to be in compliance with this change</i>
	Section 163.3180(5)(h)1.c [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Adds “development agreement” in the listed land use development permits for which an applicant may satisfy transportation concurrency requirements of the local comprehensive plan, the local government’s concurrency management system and section 380.06 when applicable, if conditions in subsequent sections are met.	<i>See above</i>
	Section 163.3180(5)(h)1.c.II [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Adds language allowing a local government to accept contributions from multiple applicants for a planned improvement if it maintains contributions in a separate account designated for that purpose.	<i>See above</i>
	Section 163.3180(5)(h)1.d [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Modifies language to require local governments that continue to implement a transportation concurrency system to provide the basis upon which the landowners will be assessed a proportionate share of the cost addressing the transportation impacts resulting from a proposed development.	<i>See above</i>

Years	Source	Title	Description	Recommended Action
	Section 163.3180(5)(h)3 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Clarifies that a local government is not required to approve a development that, for reasons other than transportation impacts, is not qualified for approval pursuant to the applicable local comprehensive plan and land development regulations.	See above
	Section 163.3180(5)(i) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Sets forth new provisions for any local government that elects to repeal transportation concurrency. · Encourages adoption of alternative mobility funding system that uses one or more of the tools and techniques identified in subsection (f). · Provides that any alternative mobility funding system adopted may not be used to deny, time or phase an application for site plan approval, plat approval, final subdivision approval, building permits, or the functional equivalent of such approvals provided that the developer agrees to pay for the development's identified transportation impacts via the funding mechanism implemented by the local government. States that the revenue from the funding mechanism used in the alternative system must be used to implement the needs of the local government's plan which serves as the basis for the fee imposed. · Requires a mobility fee-based funding system to comply with the dual rational nexus test applicable to impact fees. An alternative system that is not mobility fee-based shall not be applied in a manner that imposes upon new development any responsibility for funding an existing transportation deficiency as defined in subsection (h).	See above
	Section 163.3246(1),(4)-(7), (9)(a), (12) and (13)	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Changes numerous references in the provisions for the local government comprehensive planning certification program from "department" to "state land planning agency."	Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan. Clerical in nature.
	Section 163.325 [New]B50:E52D52B5B50:E67	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Creates short title for sections 163.325-163.3253 as the "Manufacturing Competitiveness Act."	Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan. Clerical in nature.

Years	Source	Title	Description	Recommended Action
	Section 163.3251(1)–(6) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Creates six definitions as used in the provisions for manufacturing development in sections 163.3251-163.3253: · (1) “Department” means Department of Economic Opportunity; · (2) “Local government development approval” means a local land development permit, order, or other approval issued by a local government, or a modification of such permit, order, or approval, which is required for a manufacturer to physically locate or expand and includes, but is not limited to, the review and approval of a master development plan required under section 163.3252(2)(c). · (3) “Local manufacturing development program” means a program enacted by a local government for approval of master development plans under section 163.3252. · (4) “Manufacturer” means a business that is classified in Sectors 31-33 of the National American Industry Classification System (NAICS) and is located, or intends to locate, within the geographic boundaries of an area designated by a local government as provided under section 163.3252. · (5) “Participating agency” means: (a) The Department of Environmental Protection, (b) The Department of Transportation, (c) The Fish and Wildlife Conservation Commission, when acting pursuant to statutory authority granted by the Legislature and (d) Water management districts. · (6) “State development approval” means a state or regional permit or other approval issued by a participating agency, or a modification of such permit or approval, which must be obtained before the development or expansion of a manufacturer’s site, and includes, but is not limited to, those specified in section 163.3253(1).	<i>Not required to be addressed by the Comprehensive Plan, but could look into this if county is interested in a "local manufacturing development program"</i>
	Section 163.3252 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Setting forth provisions for a local manufacturing development program and master development approval for manufacturers, allows a local government to adopt an ordinance establishing a local manufacturing development program through which the local government may grant master development approval for the development or expansion of sites that are, or are proposed to be, operated by manufacturers at specified locations within the local government’s geographic boundaries.	<i>Not required to be addressed by the Comprehensive Plan, but could look into this if county is interested in a "local manufacturing development program"</i>
	Section 163.3252(1)(a) and (b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires a local government that elects to establish a local manufacturing development program to submit a copy of the ordinance establishing the program to DEO within 20 days after the ordinance is enacted. · Provides that a local government ordinance adopted before the effective date of this act establishes a local manufacturing development program if it satisfies the minimum criteria established in subsection (3) and if the local government submits a copy of the ordinance to DEO on or before September 1, 2013.	<i>see above</i>
	Section 163.3252(2)[New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires that DEO develop a model ordinance by December 1, 2013, to guide local governments that intend to establish a local manufacturing development program. Requires the model ordinance, which need not be adopted by a local government, to include the elements set forth in sections 163.3252(2)(a)-(k).	<i>See above</i>

Years	Source	Title	Description	Recommended Action
	Section 163.3252(2)(a) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include procedures for a manufacturer to apply for a master development plan and procedures for a local government to review and approve a master development plan.	<i>see above</i>
	Section 163.3252(2)(b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to identify those areas within the local government's jurisdiction which are subject to the program.	<i>see above</i>
	Section 163.3252(2)(c)1-4 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include the minimum elements for a master development plan, including but not limited to: · (1) A site map · (2) A list proposing the site's land uses · (3) The maximum square footage, floor area ratio, and building heights for future development on the site, specifying with particularity those features and facilities for which the local government will require the establishment of maximum dimensions, and · (4) Development conditions	<i>see above</i>
	Section 163.3252(2)(d)1-11 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include a list of development impacts, if applicable to the proposed site, which the local government will require to be addressed in a master development plan, including but not limited to: · (1) Drainage · (2) Wastewater · (3) Potable water · (4) Solid waste · (5) Onsite and offsite natural resources · (6) Preservation of historic and archeological resources · (7) Offsite infrastructure · (8) Public services · (9) Compatibility with adjacent offsite land uses · (10) Vehicular and pedestrian entrance to and exit from the site, and · (11) Offsite transportation impacts	<i>see above</i>
	Section 163.3252(2)(e) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include a provision vesting any existing development rights authorized by the local government before the approval of a master development plan, if requested by the manufacturer.	<i>see above</i>
	Section 163.3252(2)(f) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include whether an expiration date is required for a master development plan and, if required, a provision stating that the expiration date may not be earlier than 10 years after the plan's adoption.	<i>see above</i>
	Section 163.3252(2)(g)1 and 2 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include a provision limiting the circumstances that require an amendment to an approved master development plan to: (1) Enactment of state law or local ordinance addressing an immediate and direct threat to the public safety that requires an amendment to the master development order, and (2) Any revision to the master development plan initiated by the manufacturer.	<i>see above</i>

Years	Source	Title	Description	Recommended Action
	Section 163.3252(2)(h) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include a provision stating the scope of review for any amendment to a master development plan is limited to the amendment and does not subject any other provision of the approved master development plan to further review.	<i>see above</i>
	Section 163.3252(2)(i) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include a provision stating that, during the term of a master development plan, the local government may not require additional local development approvals for those development impacts listed in paragraph (d) that are addressed in the master development plan, other than approval of a building permit to ensure compliance with the state building code and any other applicable state-mandated life and safety code.	<i>see above</i>
	Section 163.3252(2)(j) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include a provision stating that, before commencing construction or site development work, the manufacturer must submit a certification, signed by a licensed architect, engineer, or landscape architect, attesting that such work complies with the master development plan.	<i>see above</i>
	Section 163.3252(2)(k) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include a provision establishing the form that will be used by the local government to certify that a manufacturer is eligible to participate in the local manufacturing development program adopted by that jurisdiction.	<i>see above</i>
	Section 163.3252(3)(a)-(d) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires a local manufacturing development program ordinance to as a minimum be consistent with subsection (2) and establish procedures for (a) Reviewing an application from a manufacturer for approval of a master development plan, (b) Approving a master development plan, which may include conditions that address development impacts anticipated during the life of the development, (c) Developing the site in a manner consistent with the master development plan without requiring additional local development approvals other than building permits and (d) Certifying that a manufacturer is eligible to participate in the local manufacturing development program.	<i>see above</i>
	Section 163.3252(4)(a) and (b)1 and 2 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Prohibits a local government that establishes a local manufacturing development program from abolishing the program until it has been in effect for at least 24 months. · Sets forth provisions for a local government's repealing its local manufacturing development program ordinance, stating that (1) Any application for a master development plan which is submitted to the local government before the effective date of the repeal is vested and remains subject to the local manufacturing development program ordinance in effect when the application was submitted; and (2) The manufacturer that submitted the application is entitled to participate in the manufacturing development coordinated approval process established in section 163.3253.	<i>see above</i>
	Section 163.3253 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Creates provisions for a coordinated manufacturing development approval process, requiring DEO to coordinate the manufacturing development approval process with participating agencies, as set forth in this section, for manufacturers that are developing or expanding in a local government that has a local manufacturing development program.	<i>see above</i>

Years	Source	Title	Description	Recommended Action
	Section 163.3253(1)(a)-(i) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the approval process to include collaboration and coordination among, and simultaneous review by, the participating agencies of applications for: (a) Wetland or environmental resource permits, (b) Surface water management permits, (c) Stormwater permits, (d) Consumptive water use permits (e) Wastewater permits, (f) Air emission permits, (g) Permits relating to listed species, (h) Highway or roadway access permits and (i) Any other state development approval within the scope of a participating agency's authority.	<i>see above</i>
	Section 163.3253(2)(a) and (b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires a manufacturer to file its application for state development approval with DEO and each participating agency with proof that its development or expansion is located in a local government that has a local manufacturing development program. If a local government repeals its local manufacturing development program ordinance, a manufacturer developing or expanding in that jurisdiction remains entitled to participate in the process if the manufacturer submitted its application for a local government development approval before the effective date of repeal.	<i>see above</i>
	Section 163.3253(3)(a) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires DEO to convene a meeting with one or more participating agencies if a manufacturer requests one at any time during the process and that the participating agencies attend. · Allows DEO to participate as necessary to accomplish the purposes set forth in section 20.60(4)(f), does not require the department to mediate between the participating agencies and the manufacturer.	<i>see above</i>
	Section 163.3253(3)(b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Prohibits DEO from being a party to any proceeding initiated under sections 120.569 and 120.57 that relates to approval or disapproval of an application for state development approval processed under this section.	<i>see above</i>
	Section 163.3253(3)(c) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Prohibits DEO's participation in a coordinated manufacturing development approval process under this section from having any effect on its approval or disapproval of any application for economic development incentives sought under section 288.061 or another incentive requiring DEO approval.	<i>see above</i>
	Section 163.3253(4)(a) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires that if a participating agency determines an application is incomplete, the participating agency must notify the applicant and DEO in writing of the additional information necessary to complete the application. · Requires that a participating agency provide a request for additional information to the manufacturer and DEO within 20 days after the date the application is filed with the participating agency unless the deadline is waived in writing by the manufacturer.	<i>see above</i>
	163.3253(4)(b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Provides that if the participating agency does not request additional information within the 20-day period, the participating agency may not subsequently deny the application based on the manufacturer's failure to provide additional information.	<i>see above</i>
	Section 163.3253(4)(c) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Within 10 days after the manufacturer's response to the request for additional information, a participating agency may make a second request for additional information for the sole purpose of obtaining clarification of the manufacturer's response.	<i>see above</i>

Years	Source	Title	Description	Recommended Action
	Section 163.3253(5)(a) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires each participating agency to take final agency action on a state development approval within its authority within 60 days after a complete application is filed, unless the deadline is waived in writing by the manufacturer. The 60-day period is tolled by the initiation of a proceeding under sections 120.569 and 120.57.	<i>see above</i>
	Section 163.3253(5)(b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires a participating agency to notify DEO if the agency intends to deny a manufacturers application and, unless waived in writing by the manufacturer, the department shall timely convene an informal meeting to facilitate a resolution.	<i>see above</i>
	Section 163.3253(5)(c) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Unless waived in writing by the manufacturer, if a participating agency does not approve or deny an application within the 60-day period, within the time allowed by a federally delegated permitting program, or, if a proceeding is initiated under sections 120.569 and 120.57, within 45 days after a recommended order is submitted to the agency and the parties, the state development approval within the authority of the participating agency is deemed approved. A manufacturer seeking to claim approval by default under this subsection shall notify, in writing, the clerks of both the participating agency and DEO of that intent. A manufacturer may not take action based upon the default approval until such notice is received by both agency clerks.	<i>see above</i>
	Section 163.3253(5)(d) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Allows the manufacturer at any time after a proceeding is initiated under sections 120.569 and 120.57 to demand expeditious resolution by serving notice on an administrative law judge and all other parties to the proceeding. The administrative law judge is required to set the matter for final hearing no more than 30 days after receipt of such notice. After the final hearing is set, a continuance may not be granted without the written agreement of all parties.	<i>see above</i>
	Section 163.3253(6) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Provides that subsections (4) and (5) do not apply to permit applications governed by federally delegated or approved permitting programs to the extent that subsections (4) and (5) impose timeframes or other requirements that are prohibited by or inconsistent with such federally delegated or approved permitting programs.	<i>see above</i>
	Section 163.3253(7) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Authorizes the state land planning agency to adopt rules to administer section 163.3253.	<i>see above</i>
	Section 163.340(2)	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Updates a statutory reference in the definition of “public body” from section 165.031(5) to 163.031(7).	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan. Cerial in nature.</i>
	Note to Section 163.3162 (2012 version of statute)	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Repeals section 4 of Chapter 2012-75, Laws of Florida, which had established an alternate method for certain landowners to apply to DEO for an agricultural enclave designation. The right to apply for agricultural enclave designation under the alternate method expired on January 1, 2013.	<i>Statutory change does not appear to necessitate any amendments to the County's Comprehensive Plan. County does not have agricultural enclaves.</i>



GOPs Amendments	County Response	Recommended Actions Taken
<i>Section 1.103</i> <i>Section 1.302</i> <i>Section 2.101</i> <i>Section 2.301</i> <i>Section 4.100</i> <i>Policy 2.102-A11</i> <i>Section 4.101</i> <i>Policy 4.102-A6</i> <i>Policy 4.102-A7</i> <i>Policy 2.121-X1</i> <i>Objective 4.103-D</i> <i>Glossary (Area of concern, natural resource of regional significance)</i>		
<i>Section 1.101</i> <i>Section 1.107.K</i> <i>Section 2.130-A</i> <i>Section 1.302</i> <i>Objective 2.109-B</i> <i>Policy 2.109-B2</i> <i>Policy 2.111-A3</i> <i>Policy 2.116-A3</i> <i>Policy 2.121-A4</i> <i>Policy 2.123-D3</i> <i>Policy 2.123-F2</i> <i>Policy 2.127-A4</i> <i>Policy 2.129-A9</i> <i>Policy 2.131-A17</i> <i>Policy 2.132-E8</i> <i>Policy 2.132-E19</i> <i>Policy 3.102-B4</i> <i>Policy 3.105-D2</i> <i>Glossary (Family Homestead, Recreational Vehicle, State Road System, etc.)</i>		

GOPs Amendments	County Response	Recommended Actions Taken
Section 3.150 Objective 3.202-D Objective 3.202-F Objective 3.203-A Objective 2.131-B5.1.A		
Glossary		
Policy 3.204-C3 Policy 2.131-N1 Policy 2.131-X2 Policy 3.204-C3		
Policy 2.302-A4 Section 4.304 Section 2.130 Section 2.130-A Section 1.302 Section 2.101 Policy 2.131-X1 Policy 2.132-C10 Policy 2.108-A6 Policy 2.129-A7 Policy 2.129-A9 Policy 2.131-PA6		

GOPs Amendments	County Response	Recommended Actions Taken
Section 2.125		
Section 4.304		

GOPs Amendments	County Response	Recommended Actions Taken
<i>Section 2.125</i>		
<i>Section 3.603</i>		

GOPs Amendments	County Response	Recommended Actions Taken
<i>Section 2.125</i>		

GOPs Amendments	County Response	Recommended Actions Taken
<i>Section 2.121-A</i>		

GOPs Amendments	County Response	Recommended Actions Taken
Policy 2.113-B-4 Policy 2.306-A5 Policy 3.102-C1 Policy 3.102-C2 Policy 3.102-C3 Policy 3.102-C4 Policy 3.102-D5 Policy 3.103-C3 Policy 3.106-A3		

GOPs Amendments	County Response	Recommended Actions Taken

GOPs Amendments	County Response	Recommended Actions Taken

GOPs Amendments	County Response	Recommended Actions Taken
<i>Glossary Workforce Housing</i>		

GOPs Amendments	County Response	Recommended Actions Taken
Policy 2.131-PA7 Policy 2.126-A1 Policy 2.129-A9		

GOPs Amendments	County Response	Recommended Actions Taken

GOPs Amendments	County Response	Recommended Actions Taken

GOPs Amendments	County Response	Recommended Actions Taken

GOPs Amendments	County Response	Recommended Actions Taken
<i>Section 2.129</i>		
<i>Section 2.125</i>		

GOPs Amendments	County Response	Recommended Actions Taken
<i>Policy 4.208-A8</i>		

GOPs Amendments	County Response	Recommended Actions Taken

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