



North Central Florida Regional Planning Council



2015 Growth Management Legislation



**North
Central
Florida
Regional
Planning
Council**

Sandra Joseph, Senior Planner
Local Government
Comprehensive Planning

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Overview

- ❑ Growth Management Omnibus Bill
 - Senate Bill 1216
 - ❑ Developments of Regional Impact
 - ❑ Sector Plans
 - ❑ Connected-City Corridors
 - ❑ Regional Planning Councils
 - ❑ Military Base Compatibility
 - ❑ Water Supply Planning
 - ❑ Community Redevelopment
 - ❑ Neighborhood Preservation and Enhancement Program
 - ❑ Land Authorities



Growth Management Omnibus Bill

Senate Bill 1216 – Developments of Regional Impact

Developments of Regional Impact:

- ❑ Eliminates the development of regional impact process for new proposed developments.
- ❑ Replaces process with the state coordinated review process for comprehensive plan amendments.
- ❑ Does not affect existing developments of regional impact.



Growth Management Omnibus Bill

Senate Bill 1216 – Sector Plans

Sector Plans:

- ❑ Amendments to an adopted sector plan are subject to the state coordinated review process for comprehensive plan amendments.
- ❑ Conservation easements may be based on digital photography prepared by a licensed surveyor.
- ❑ Conservation easements may be modified by substituting other similar lands if the local government agrees.



Growth Management Omnibus Bill

Senate Bill 1216 – Sector Plans

Sector Plans:

- ❑ Clarifies that specific requirements for sector plans supersede other and/or inconsistent provision of Chapter 163.
- ❑ Does not limit the data and analysis that a local government might require.
- ❑ Detailed specific area plans must be transmitted to reviewing agencies for 30-day review/comment period.



Growth Management Omnibus Bill

Senate Bill 1216 – Sector Plans

Sector Plans:

- ❑ Wetland or upland conservation easement may be used to meet any mitigation required by Chapters 319 and/or 373.
- ❑ Allows new agricultural or silvicultural uses consistent with the long-term master plan and/or detailed specific area plan.
- ❑ Consumptive water use permit period may be same as timeframe as approved master development order.



Growth Management Omnibus Bill

Senate Bill 1216 – Connected City Corridors

Connected City Corridors:

- ❑ Encourage creation of connected-city corridors that facilitate the growth of high-technology industry and innovation through partnerships that encourage:
 - ❑ Research
 - ❑ Marketing
 - ❑ Workforce
 - ❑ Entrepreneurship



Growth Management Omnibus Bill

Senate Bill 1216 – Connected City Corridors

Connected City Corridors:

- ❑ Provides for locally controlled, comprehensive plan amendment process for projects that are designed to:
 - ❑ Achieve a cleaner, healthier environment
 - ❑ Limit urban sprawl
 - ❑ Provide range of intergenerational housing types



Growth Management Omnibus Bill

Senate Bill 1216 – Connected City Corridors

Connected City Corridors:

- ❑ Protect wildlife and natural areas
- ❑ Promote efficient use of land and other resources
- ❑ Promote alternative transportation networks and travel by multiple transportation modes
- ❑ Enhance prospects for creation of jobs



Growth Management Omnibus Bill

Senate Bill 1216 – Connected City Corridors

Connected City Corridors:

- ❑ Connected-city corridors subject to reduced level of state and regional review.
- ❑ Pasco County selected as the connected-city corridors pilot community for 10-year period.
- ❑ Connected-city corridor plan amendments may exceed the planning period of the comprehensive plan.



Growth Management Omnibus Bill

Senate Bill 1216 – Connected City Corridors

Connected City Corridors:

- ❑ Plan amendments not required to demonstrate need based on projected population growth or any other basis.
- ❑ If county adopts long-term transportation network plan and financial feasibility plan, deemed to meet all concurrency and state mitigation requirements.



Growth Management Omnibus Bill

Senate Bill 1216 – Regional Planning Councils

Regional Planning Councils:

- ❑ Dissolves Withlacoochee Regional Planning Council.
- ❑ Reduces number of regional planning councils to 10.
- ❑ Incorporates the 5 counties into 3 surrounding regional planning councils.
 - ❑ Levy and Marion Counties – North Central Florida
 - ❑ Sumter County – East Central Florida
 - ❑ Citrus and Hernando Counties – Tampa Bay



Growth Management Omnibus Bill

Senate Bill 1216 – Regional Planning Councils

Regional Planning Councils:

- ❑ Previous strategic regional policy plan applies until successor regional planning council updates their plan.
- ❑ Governor retains the authority to review and update regional planning council boundaries after 1/1/16.
- ❑ Repeals requirement to prepare reports regarding impacts of proposed electrical power plant, proposed electrical transmission line or corridor, and natural gas transmission pipelines.



Growth Management Omnibus Bill

Senate Bill 1216 – Regional Planning Councils

Regional Planning Councils:

- ❑ Repeals requirement for electric utilities to provide regional planning councils with advisory reports on for electric utility substation development.
- ❑ Repeals requirement to assist Florida Department of Environmental Protection with amnesty days for small quantities of hazardous waste.



Growth Management Omnibus Bill

Senate Bill 1216 – Regional Planning Councils

Regional Planning Councils:

- ❑ Repeals requirement to review and evaluate urban transportation plans of metropolitan planning organizations.
- ❑ Repeals use of dispute resolution process for location of community residential homes.



Growth Management Omnibus Bill

Senate Bill 1216 – Regional Planning Councils

Regional Planning Councils:

- ❑ Eliminates requirement for assistance with rural land stewardship areas.
- ❑ Eliminates cross acceptance negotiation process for local government comprehensive plans.



Growth Management Omnibus Bill

Senate Bill 1216 – Military Compatibility

Military Compatibility:

- ❑ Eliminates requirement for local comprehensive plan compatibility with military bases because task already completed.



Growth Management Omnibus Bill

Senate Bill 1216 – Water Supply Planning

Water Supply Planning:

- ❑ Local governments not required to amend their comprehensive plan to reflect changes in regional water supply plan or to include related work plan if:
 - ❑ Does not own, operate or maintain water supply facility
 - ❑ Water usage constitutes 1 percent of water utility that has a capacity of 300 million gallons a day.
 - ❑ Cooperate and provide data with utility
 - ❑ Keep comprehensive plan public facilities element current



Growth Management Omnibus Bill

Senate Bill 1216 – Community Redevelopment

Community Redevelopment:

- ❑ Revises definition of “blighted area” to include circumstances that endanger life or property .
- ❑ Adds properties damaged by sinkholes to list of factors that define “blighted area”.



Growth Management Omnibus Bill

Senate Bill 1216 – Neighborhood Preservation and Enhancement Program

Neighborhood Preservation and Enhancement Program:

- ❑ Ordinance authorizing creation of Neighborhood Preservation and Enhancement District shall contain finding that boundaries comply with definition of “slum area” or “blighted area”.



Growth Management Omnibus Bill

Senate Bill 1216 – Land Authorities

Land Authorities:

- ❑ Authorizes land authorities to use land acquisition funds from tourist tax for construction of affordable housing.



Summary

- ❑ Developments of Regional Impact
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2009 NW 67th Place
Gainesville, FL 32653-1603
352.955.2200, ext. 111
joseph@ncfrpc.org
www.ncfrpc.org

