



North Central Florida Regional Planning Council



2016 Growth Management Legislation



**North
Central
Florida
Regional
Planning
Council**

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Overview

- ❑ House Bill 1361
 - ❑ Developments of Regional Impact
 - ❑ Sector Plans
 - ❑ Annexation of Enclaves
 - ❑ County Commission Board Meetings

- ❑ Senate Bill 1508
 - ❑ Airport Zoning



House Bill 1361

Developments of Regional Impact:

- ❑ Proposed developments that would have required a Development of Regional Impact review only need to go thru State Coordinated Review process if a comprehensive plan amendment is required.
- ❑ Local government may approve change to existing Developments of Regional Impact that seeks to reduce density, height, or intensity if the change is consistent with comprehensive plan in effect when Development of Regional Impact was originally approved.



House Bill 1361

Developments of Regional Impact:

- ❑ For built out Developments of Regional Impact, local government may swap one approved land use for another, if the applicant can demonstrate no net increase of impacts to public facilities that meets all applicable comprehensive plan and development code provisions.
- ❑ For developments previously determined to impact strategic intermodal facilities, local government shall consult with the Florida Department of Transportation before approving exchange.



House Bill 1361

Sector Plans:

- Minimum acreage for sector plans decreased from 15,000 acres to 5,000 acres.



House Bill 1361

Annexation of Enclaves:

- ❑ Acreage for enclave annexation initiated by local government was increased from 10 acres or less to 110 acres or less.



House Bill 1361

County Commission Board Meetings:

- ❑ Board may hold joint meetings with neighboring governing bodies to discuss matters of mutual interest. However, due public notice is required within all participating municipalities and counties.
- ❑ To participate in a joint public meeting, governing body of a county or municipality must first adopt a resolution authorizing such participation.



House Bill 1361

County Commission Board Meetings:

- ❑ No official vote may be taken at a joint meeting.
- ❑ A joint meeting may not take the place of any public hearing required by law.



Senate Bill 1508

Airport Zoning:

- ❑ Updates definitions and terminology in accordance with federal regulations and removes antiquated definitions.
- ❑ Streamlines current local airport protection zoning process.
- ❑ For local governments that have not adopted airport zoning regulations by July 1, 2017, the Florida Department of Transportation will administer the permitting process.



Senate Bill 1508

Airport Zoning:

- ❑ By July 1, 2017 those without airport zoning regulations shall adopt regulations consistent with this bill.
- ❑ By July 1, 2017 any airport zoning regulations in effect on July 1, 2016 must conform with the provision of this bill.



Summary

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- Airport Zoning





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