

EAR-BASED AMENDMENTS STATUTORY PROVISIONS (2016 - 2025)			
Legislative Change	Description	Not Applicable	Addressed Where?/How?
2016			
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.	X	
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.	X	Procedural
Section 163.3184 Process for Adoption of Comprehensive Plans or Plan Amendments (Chapter 2016-148, Section 3, Laws of Florida)	Refines the procedures for adopting comprehensive plans and plan amendments by clarifying timelines and state review processes. It requires that plan amendments approving developments of regional impact (DRI-sized) undergo the state coordinated review process, aligning with updates in section 380.06, F.S., without making substantive changes. A new provision stipulates that if an administrative law judge recommends a plan amendment be found in compliance, the recommended order becomes final after 90 days unless the state land planning agency acts or the parties agree to an extension. Additionally, for amendment challenges under mediation or expedited resolution, the state must issue a final order within 45 days of a compliance recommendation, or the judge's recommendation becomes the final order by default—unless otherwise agreed upon or in exceptional circumstances.		Procedural

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Sections 163.3221(4)(b)(2) and (4)(b)(8) Florida Local Government Development Agreement Act; definitions (Chapter 2018-34, Section 1, 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.		Procedural
2017 (none)			
2018			
Sections 163.3221(4)(b)(2) and (4)(b)(8) Florida Local Government Development Agreement Act; definitions (Chapter 2018-34, Section 1, Laws of Florida)	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.		Introduction, “Development” Definition 3. b
Sections 163.3245(3)(e), (3)(e)6., and (3)(e)12. Sector Plans (Chapter 2018-158, Section 7, Laws of Florida)	Update statutory cross references related to sector plans—long-term, large-scale planning tools for areas over 15,000 acres.		Noted, DRIs are mentioned in the Transportation Element, but there is no reference to sector plans; statutory references are included
Sections 163.3246(11), (12), and (14) Local Government Comprehensive Planning Certification Program (Chapter 2018-158, Section 8, Laws of Florida)	Local Government Comprehensive Planning Certification Program updated to delete references to Development of Regional Impact Review.		Confirmed, the Local Government Comprehensive Planning Certification Program is not included in any Element
Section 163.3164 Master Development Plan (Chapter 2018-158, Section 21, Laws of Florida)	Definitions, added a new definition of “master development plan” or “master plan” as subsection (31) and renumbered subsequent sections. (2018)		Procedural

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2019			
Section 163.3177(6)(f) 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.		Statutory reference not made in housing element. Note changes that were made in Housing Element
Section 163.31801 Impact Fees (Chapter 2019-106, Section 1, Laws of Florida)	Revises and expands the minimum requirements for how local governments adopt and administer impact fees. The changes clarify allowable uses of impact fee revenues, impose additional restrictions to ensure transparency and accountability, and require certain procedural standards such as demonstrated need and a rational nexus between the fee and the impact of new development. Subsections (3)(e) through (i) were added to formalize these standards. Additionally, the amendment exempts water and sewer connection fees from the scope of the Florida Impact Fee Act by adding subsection (6), recognizing them as distinct from traditional impact fees.		Procedural Located in Zoning Code
Section 163.3175(2) 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)	Expands coordination requirements between local governments and military installations to ensure land development compatibility. The amendment adds new paragraphs (i) and (p) to designate additional local governments that must coordinate with specific military installations, reflecting the Legislature's ongoing concern for protecting the operational integrity of military facilities from encroaching incompatible development. It also relocates and redesignates existing paragraphs within the subsection for organizational clarity. These changes reinforce the requirement for affected local governments to engage in communication with nearby military installations during the planning and development process.	X	

EVALUATION & APPRAISAL REPORT

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Legislative Change	Description	Not Applicable	Addressed Where?/How?
Section 163.3209 Electric Transmission and Distribution Line Right-of-way Maintenance (Chapter 2019-155, Section 2, Laws of Florida)	Deletes a provision that authorizes electric utilities to perform certain right-of-way tree maintenance only if a property owner has received local government approval.		Procedural
Section 163.3187(1)(b) Process for Adoption of Small-Scale Comprehensive Plan Amendments (Chapter 2019-157, Section 1, Laws of Florida)	Removes subsection 163.3187(1)(b), which specified the cumulative annual acreage maximum of adopted small-scale comprehensive plan amendments.		Procedural
Section 163.3167(3), Scope of Act (Chapter 2019-165, Section 3, Laws of Florida)	This subsection is amended to require the incorporation of development orders, existing prior to the comprehensive plan, into comprehensive plans adopted after January 1, 2019.		Procedural
Section 163.3180 Concurrency (Chapter 2019-165, Section 4, Laws of Florida)	- Amends subsection 163.3180(5)(i) to clarify compliance requirements for a mobility fee-based funding system. - Revises subsection 163.3180(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.		- Updated page 11-4 of the Public School Facilities Element to reflect the revised section. "The City shall coordinate with Broward County to implement the Transportation Concurrency Management System, requiring developers to obtain a Transportation Concurrency Satisfaction Certificate prior to building permit issuance, in accordance with the Broward County Land Development Plan." "The City of Hallandale Beach shall maintain a concurrency management system ensuring that public facilities and services, including transportation, potable water, wastewater, solid waste, drainage, and public schools, are available at adopted levels of service concurrent with the impacts of development, in accordance with Section 163.3180, Florida Statutes."

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Section 163.31801 Impact Fees (Chapter 2019-165, Section 5, Laws of Florida)	Enhances transparency and fairness in local government impact fee practices by establishing minimum conditions for imposing fees and requiring that contributions related to public education facilities be credited against collected impact fees. It ensures that developers holding impact fee credits retain the full benefit of their credit's original value, even if fee rates increase. The amendment shifts the burden of proof to local governments in disputes over fee imposition and restricts courts from deferring to government decisions. It also allows local governments to waive or exempt impact fees for affordable housing without needing to backfill the cost and clarifies that the statute does not apply to water and sewer connection fees.		- Updated page 11-4 of the Public School Facilities Element to reflect the revised section. "The local government shall credit such a contribution, construction, expansion, or payment toward any other impact fee or exaction imposed by local ordinance for public educational facilities the same need, on a dollar-for-dollar basis at fair market value. The credit must be based on the total impact fee assessed and not on the impact fee for any particular type of school." - ORDINANCE NO. 2022 – 001
Section 163.3215(8) Standing to Enforce Local Comprehensive Plans Through Development Orders (Chapter 2019-165, Section 7, Laws of Florida)	- Amends subsection 163.3215(8)(a) to provide that either party is entitled to a certain summary procedure in certain court proceedings. - Adds subsection 163.3215(8)(b) clarifying how a court may find a summary procedure does not apply. - Adds subsection 163.3215(8)(c) which provides that a prevailing party in a challenge to certain development orders can be entitled to recover certain fees and costs.		Procedural
2020			
Section 163.3178 Coastal Management (Chapter 2020-2, Section 27, Laws of Florida)	- Amends subsection 163.3178(2)(k) to update statutory references. - Revises subsection 163.3178(8)(b) and (c) to remove outdated deadlines.		Noted, excluded from Coastal Management Element

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Section 163.31771 Accessory Dwelling Units (Chapter 2020-27, Section 4, Laws of Florida)	Amends subsections 163.31771(3) and (4) to remove the requirement that a local government must adopt an ordinance finding a shortage of affordable rentals in the jurisdiction before allowing accessory dwelling units to be located in any area zoned for single family residential use.		p. 46 of Housing “The City shall permit the development of accessory dwelling units (ADUs) in single-family residential zones to promote affordable housing opportunities. In accordance with Section 163.31771, Florida Statutes, ADUs that are rented at rates affordable to extremely-low, very-low, low, or moderate-income persons shall not be counted towards the maximum allowable density calculations. The City shall ensure that such ADUs comply with all applicable land development regulations and maintain neighborhood compatibility.”
Section 163.31801 Impact Fees (Chapter 2020-27, Section 5, Laws of Florida)	Adds subsection 163.31801(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.		Procedural
Section 163.31801 Impact Fees (Chapter 2020-58, Section 1, Laws of Florida)	- Amends subsection 163.31801(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. - Amends subsection 163.31801(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. - Adds subsection 163.31801(8) that sets forth the provisions by which impact fee credits are assignable and transferable and rennumbers subsequent subsections.		Procedural

EVALUATION & APPRAISAL REPORT

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Section 163.3168 Planning Innovations and Technical Assistance (Chapter 2020-122, Section 2, Laws of Florida)	Adds subsection 163.3168(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 contains appropriate land uses and protections and aiding in amending a comprehensive plan to provide such appropriate land uses and protections.	X	"200K or less"
Section 163.3180 Concurrency (Chapter 2020-150, Section 28, Laws of Florida)	Amends subsection 163.3180(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.		Procedural
Section 163.31801 Impact Fees (Chapter 2019-165, Section 5, Laws of Florida)	- Amends subsection 163.31801(3) to add minimum conditions that certain impact fees must satisfy. - Adds subsection 163.31801(4) to require local governments to credit against the collection of an impact fee any contribution related to public education facilities. - Adds subsection 163.31801(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 rennumbers subsequent subsections. - Amends renumbered subsection 163.31801(7) to provide that in certain actions, the 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 163.31801(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 163.31801(9) to clarify that this section does not apply to water and sewer connection fees.		P. 11-4, Public School Facilities Element - The City shall ensure that impact fees are legally defensible, proportionate, and used solely for capital improvements necessitated by new development, in compliance with Section 163.31801, Florida Statutes, and shall provide timely and transparent accounting of impact fee revenues and expenditures. - The City shall support the collection and use of public school impact fees that are proportionate, legally defensible, and exclusively allocated to capital improvements needed to accommodate new student enrollment, consistent with Section 163.31801, Florida Statutes.



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2021			
Section 163.3177(6)(i) Property Rights Chapter 2021-195	Amends s. 163.3177, F.S.; requiring local governments to include a property rights element in their comprehensive plans; providing a statement of rights which a local government may use; requiring a local government to adopt a property rights element by the earlier of its adoption of its next proposed plan amendment initiated after a certain date or the next scheduled evaluation and appraisal of its comprehensive plan; prohibiting a local government's property rights element from conflicting with the statement of rights contained in the act		See adopted Property Rights Element added to Comprehensive Plan, ref. Ordinance no. 2022-009 ("Hallandale Beach 22-ESR (3)")
2022			
Section. 163.3164 Education Chapter 2022-144	Proving that a charter school may not be subject to any land use regulation requiring a change to a local government comprehensive plan or requiring a development order or development permit, as those terms are defined in that would not be required for a public school in the same location (identified effective date of July 1, 2022).		Procedural
s.163.3205(2) Floating Solar Facilities Chapter 2022-83	Defines "floating solar facilities" as solar installations located on water bodies such as wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds, reclaimed water ponds, or other water storage reservoirs. The law requires local governments to treat floating solar facilities as permitted uses in applicable land use categories within their comprehensive plans and mandates updates to development regulations to encourage their expansion. While counties and municipalities may impose buffer and landscaping standards, such standards must not exceed those applied to similar solar facilities in agricultural zones. The law also prohibits floating solar development in Everglades Agricultural Area reservoir projects if it negatively impacts the project and directs the Florida Office of Energy to submit regulatory recommendations by December 31, 2022.	X	- The City operates its own wastewater treatment plant and it's within the CF district. CF is listed under light industrial. Solar facility has been added as a use under Light Industrial in the Future Land Use Element. And a definition has been added in the Introduction Element. - Optional later step may be to include into landscape requirements of the ZLDC

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2023			
ss.163.3184(5), ss.163.3187(5), s.163.3202, s.1000.21, and s.163.3215 Local Government Comprehensive Plans Chapter 2023-115	- Amends multiple sections related to local government comprehensive plans. It updates ss.163.3184(5) and ss.163.3187(5) to entitle the prevailing party in administrative challenges to comprehensive plans or amendments—including small-scale amendments—to recover attorney fees and costs, including those for appeals. - Amends s.163.3202 to exempt Florida College System institutions, as defined in s.1000.21, from local land development regulations that concern development characteristics other than use, or intensity or density of use. - Amends s.163.3215 to clarify that legal challenges to development orders must focus solely on whether the order materially alters the use, density, or intensity of a property in a way that is inconsistent with the comprehensive plan, resolving prior inconsistencies in court interpretations.		Procedural

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ss.189.031(7) and ss.163.3177(5)(a) Land Use and Development Regulations Chapter 2023-31	Extends the minimum planning horizons in comprehensive plans from 5 and 10 years to at least 10 and 20 years, ensuring long-term planning consistency. It also establishes stricter requirements for local governments to evaluate and update comprehensive plans, including mandatory updates to all required and optional elements in the same amendment cycle. If a local government fails to submit an Evaluation and Appraisal Report (EAR) notification and plan update on time, it may face limitations on initiating public plan amendments, though private amendments are unaffected. Additionally, the new ss.189.031(7), which took effect immediately upon the bill becoming law, mandates that development agreements entered into by independent special districts after January 1, 2023, be reviewed and adopted by the corresponding local government, thereby enhancing accountability and oversight of special district land use decisions.		p. 1 of FLU “The vision is described in immediate terms, a short term future (five ten years), and an ultimate future (build-out, approximately 2030 twenty years)” p. 6 of FLU “The City shall ensure that its land development regulations are consistent with its comprehensive plan and shall coordinate with any dependent special districts to ensure their regulations and development activities also align with the plan, in accordance with Sections 163.3177(5)(a) and 189.031(7), Florida Statutes, and Chapter 2023-31, Laws of Florida.” p. 9 of FLU “The City shall coordinate the location of public utilities with the Future Land Use Map to ensure adequate service delivery and infrastructure compatibility for the 2025–2045 planning horizon.” - Ensured the map title reflects the horizon year (e.g., “Future Land Use Map – 2045”), and that source data and adoption date are included in the map legend or metadata.
Natural Emergencies Chapter 2023-304	Encourages local governments to develop emergency financial plans for major natural disasters, prohibits them from prohibiting temporary residential structures for up to 36 months following a natural emergency under certain conditions, establishes expedited permitting processes during declared emergencies, authorizes specialized building inspection teams, and imposes restrictions on adopting more burdensome construction procedures in areas affected by Hurricane Ian or Hurricane Nicole until October 1, 2024.	X	Procedural ---- (Optional) “Following a declared natural emergency, the City shall permit the placement of temporary residential structures on private property for up to 36 months in accordance with state law and shall develop procedures for activating specialized building inspection teams and entering into interlocal agreements to expedite post-disaster recovery and ensure structural safety.”

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ss.163.3177(3)(a), ss.163.3177(6)(c), and ss.163.3177(6)(c)(3) Environmental Protection Chapter 2023-169	To strengthen environmental protection through local comprehensive planning. Local governments must now include in their capital improvements schedules the projects necessary to meet pollutant load reductions assigned in Basin Management Action Plans (BMAPs). The sanitary sewer, solid waste, drainage, potable water, and aquifer recharge element must also address facility upgrades and prioritize advanced wastewater treatment. For developments exceeding 50 residential lots with more than one onsite sewage treatment and disposal system (OSTDS) per acre, plans must evaluate the feasibility of providing sanitary sewer service within 10 years, identify the receiving wastewater facility, its capacity, projected flows, and a construction timeline. These updates must be reflected in local comprehensive plans by July 1, 2024, unless the jurisdiction is designated a rural area of opportunity.		p. 6 of Int. Coordination & p. 9 of Infrastructure & p. 6 of Conservation “The City shall maintain its commitment to environmental protection by coordinating with Broward County and state agencies to ensure continued operation and maintenance of its central sewer system, the eventual decommissioning of the remaining onsite sewage system at the Three Islands Fire Station, and support for the implementation of advanced wastewater treatment technologies where feasible and appropriate, consistent with ss.163.3177(3)(a), (6)(c), and (6)(c)(3), Florida Statutes.”
2024			
s.163.3167(8), s.163.3184(3), and s.163.3184(4) Department of Commerce Chapter 2024-234, Sections 1-3	CS/CS/SB 1420ER (2024) makes several amendments affecting local comprehensive planning procedures and charter authority. It prohibits citizen-led county charter amendments that preempt land use decisions unless explicitly authorized in a county charter effective as of January 1, 2024—a provision effective immediately upon the bill becoming law. It also revises the Expedited State Review and State Coordinated Review processes in s.163.3184, establishing that if a local government fails to adopt or transmit comprehensive plan amendments within 180 days of receiving state comments or within 10 working days after adoption, respectively, the amendments will be considered withdrawn—unless extended by mutual agreement. These changes emphasize stricter timelines and procedural discipline in the comprehensive planning process.		Procedural

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Legislative Change	Description	Not Applicable	Addressed Where?/How?
s.163.3164 and ss.163.3220-163.3243. Local Government Actions Chapter 2024-145, Sections 2 & 3	Refine the scope of exemptions from the requirement for local governments to prepare a business impact statement before adopting certain ordinances. Previously, the entirety of growth policy, county and municipal planning, and land development regulations under Part II of Chapter 163 were exempt. The bill narrows this exemption to specifically include development orders, development permits, and development agreements, as defined in sections 163.3164 and 163.3220–163.3243, respectively. Additionally, the bill stipulates that the business impact statement requirement does not apply to comprehensive plan amendments or land development regulation amendments initiated by a private party other than the county or municipality. These changes aim to ensure that local governments assess the economic impact of their planning and regulatory decisions, with certain exceptions, before implementation.		Procedural
s.163.3210 Energy Resources Ch. 2024-186, Section 1	Establishing that resiliency facilities—defined as public utility-owned facilities for storing or deploying natural gas during outages or disasters—are a permitted use in all commercial, industrial, and manufacturing land use categories and zoning districts. These facilities must comply with the same setback and landscaping standards applicable to similar permitted uses. Local governments may adopt additional buffering or landscaping requirements, but they cannot impose more stringent regulations than those for comparable uses. Beginning July 1, 2024, local governments are prohibited from amending their comprehensive plans, land use maps, zoning, or land development regulations in any way that would conflict with this permitted use classification, including actions that would render such facilities non-conforming.		Added definition for resiliency facilities to P. 30/32 of the Future Land Use “The City shall include energy-related goals, objectives, and policies in its comprehensive plan to promote the development and use of renewable energy resources and energy conservation strategies, consistent with Section 163.3210, Florida Statutes, as amended by Chapter 2024-186.”

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s.163.3175(2) Affordable Housing Chapter 2024-188, Sections 1 & 2	To restrict the administrative approval process under the Live Local Act for qualifying affordable housing developments located within 1/4 mile of military installations. It also mandates that local governments reduce parking requirements by at least 20% for developments near major transportation hubs with safe pedestrian access and available nearby parking, and eliminate parking requirements entirely for mixed-use residential projects in officially recognized transit-oriented development (TOD) areas. Additionally, it allows administrative approval of height, density, and floor area ratio (FAR) bonuses where local bonus provisions apply, prohibits these provisions in airport-impacted areas, and requires local governments to publish a clear administrative approval policy on their website for qualifying Live Local Act developments.		p.11 of FLU “The City shall coordinate with Miami-Dade County and relevant public and private stakeholders to address affordable housing needs, consistent with Section 163.3175(2), Florida Statutes, and as amended by Chapter 2024-188, by ensuring intergovernmental coordination in the development and implementation of housing strategies that support a range of income levels.”
s.163.3164, s.163.3180, s.163.3180(5)(j), and s.163.31801 Alternative Mobility Funding Systems Chapter 2024-266, Sections 1-4	Support the adoption and implementation of alternative mobility funding systems. It defines “mobility fee” and “mobility plan” for use in comprehensive planning and authorizes local governments to replace transportation concurrency with mobility-plan-based or non-mobility-based systems. The law mandates that proportionate share agreements must allow developments to proceed once contributions are made and prohibits local governments from delaying projects that have met all other requirements. It also requires interlocal agreements between counties and municipalities charging transportation fees to ensure coordinated mitigation, prevent double charging, and establish equitable fee distribution methods. If an agreement is not in place by October 1, 2025, a default fee structure with a 10% developer discount applies. Finally, impact fees must be based on localized data updated within four years and adopted within 12 months of initiating a new fee study, with credits provided for previously contributed infrastructure improvements.		p. 136 of Transportation “The City/ County shall coordinate with the Florida Department of Transportation, Broward County, and applicable agencies to implement an Alternative Mobility Funding System in accordance with Sections 163.3164, 163.3180, 163.3180(5)(j), and 163.31801, F.S., as amended by Chapter 2024-266, Laws of Florida.” p. 21 of Introduction “A mobility hub is a location within the city where multiple transportation options are co-located to enable intermodal travel. A mobility hub shall include access to a public transit stop or station and infrastructure that supports multimodal access within a walkable distance, typically a quarter mile, from adjacent development.”

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Legislative Change	Description	Not Applicable	Addressed Where?/How?
2025			
SB 180 – Emergencies (post-disaster development preemptions) Ch. 2025-190	Limits post-disaster local moratoria/ fee hikes and restrains local comp plan/ LDC changes in FEMA-declared counties through specified dates; requires post-storm permitting plans.		p. p. 6-5, Coastal Management Element: (NEW) POLICY 3.2.6: Following a declared emergency, the City shall comply with Chapter 2025-190, Laws of Florida, and shall not adopt or enforce land development regulations, comprehensive plan amendments, or procedures that are more restrictive or burdensome than those in effect prior to the emergency, except as otherwise permitted by state law. The City shall prioritize timely permitting and recovery efforts to facilitate redevelopment.