

Changes Made to Local Governments Considerations of Comprehensive Plan Amendments

[Senate Bill 1604](#) amends section 163.3191, Florida Statutes, to change the minimum planning periods after adopting a comprehensive plan from the first five years to the first 10 years, and from the first 10 years to the first 20 years. The bill also requires local governments to sign an affidavit attesting that all of the elements of the comprehensive plan comply with the minimum planning periods and requires local governments to cite the source and date of the population projects used to establish the 10-year planning period. If a local government fails to timely update its comprehensive plan pursuant to this section, the local government may not initiate any plan amendments. In addition, the state land planning agency will then provide the required population projections that must be used by the local government.

If the local government still fails to meet state agency expectations, the state agency must create a timeline to address the deficiencies. If the update is challenged by a third party, the local government may seek approval from the state land planning agency to process publicly initiated plan amendments that are necessary to accommodate population growth during the pendency of litigation.

The bill also adds a development agreement provision which precludes an independent special district from complying with the terms of any development agreement executed within 3 months of a law modifying the manner of selecting its members.

SB 1604 was signed into law and became effective on July 1, 2023.