

**The Florida Senate**  
**COMMITTEE MEETING EXPANDED AGENDA**

**COMMUNITY AFFAIRS**  
**Senator McClain, Chair**  
**Senator Massullo, Vice Chair**

**MEETING DATE:** Tuesday, February 3, 2026

**TIME:** 3:30—5:30 p.m.

**PLACE:** *Mallory Horne Committee Room, 37 Senate Building*

**MEMBERS:** Senator McClain, Chair; Senator Massullo, Vice Chair; Senators Jones, Leek, Passidomo, Pizzo, Sharief, and Trumbull

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
1	<b>SB 484</b> Avila (Compare H 1517, Linked S 1118)	Data Centers; Prohibiting an agency from entering into a nondisclosure agreement or other contract that restricts the agency from disclosing certain information to the public; specifying that local governments maintain authority to exercise power and responsibility over comprehensive planning and land development regulations related to large load customers; requiring the Florida Public Service Commission to develop minimum tariff and service requirements for large load customers; prohibiting the governing board of a water management district or the Department of Environmental Protection from issuing a permit for the consumptive use of water to a large-scale data center under certain circumstances, etc.  RI      01/20/2026 Favorable CA      02/03/2026 Fav/CS RC	Fav/CS Yeas 8 Nays 0
2	<b>CS/SB 698</b> Environment and Natural Resources / Martin (Similar CS/CS/H 589)	Onsite Sewage Treatment and Disposal System Permits; Prohibiting a municipality or political subdivision of the state from requiring owners and builders of certain residences to receive construction permits from the Department of Environmental Protection as a condition of issuing building or plumbing permits; requiring such owners and builders to provide certain proof to the municipality or political subdivision, etc.  EN      01/20/2026 Fav/CS CA      02/03/2026 Favorable RC	Favorable Yeas 8 Nays 0

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3	<b>CS/SB 706</b> Transportation / Mayfield (Similar CS/CS/H 919)	Commercial Service Airports; Preempting the naming of major commercial service airports to the state; providing names for major commercial service airports; providing that such airport names continue to be valid under certain circumstances; requiring the Department of Transportation to annually review provisions naming major commercial service airports for a certain purpose; providing that a political subdivision is in compliance with certain provisions under specified circumstances, etc.  TR 01/27/2026 Fav/CS CA 02/03/2026 Favorable RC	Favorable Yeas 8 Nays 0
4	<b>SB 968</b> McClain (Similar CS/H 1049, Compare CS/H 803, H 1227, S 1234, S 1444)	Home Backup Power Systems; Prohibiting a local government from adopting a technical amendment to the Florida Building Code which requires a permit or any functionally equivalent local review or approval for certain backup power systems; prohibiting a local government that issues building permits from requiring an owner of a single-family dwelling or such owner's contractor to obtain a building permit to perform work on the single-family lot valued at less than a specified sum; prohibiting a local enforcement agency from requiring a permit or any functionally equivalent local review or approval for the installation, relocation, replacement, or repair of an eligible residential backup power system; defining the term "backup power system", etc.  CA 02/03/2026 Favorable RI RC	Favorable Yeas 8 Nays 0
5	<b>SB 1118</b> Avila (Linked S 484)	Public Records/Data Centers; Providing an exemption from public records requirements for information relating to the plans, intentions, or interest of a person to locate a data center; providing for future legislative review and repeal of the exemption; providing a statement of public necessity, etc.  RI 01/20/2026 Favorable CA 02/03/2026 Fav/CS RC	Fav/CS Yeas 7 Nays 1

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6	<b>SB 1122</b> Gruters (Identical H 1047)	Activities of Special Districts; Authorizing certain special districts meeting particular criteria to jointly enter into, participate in, establish, and control specified joint relationships or collaborations anywhere within the boundaries of either or all such special districts; establishing state action immunity; authorizing such districts to exercise such powers regardless of certain consequences, etc.  CA 02/03/2026 Temporarily Postponed JU RC	Temporarily Postponed
7	<b>SB 1134</b> Yarborough (Identical H 1001, Compare H 1329, S 1566)	Official Actions of Local Governments; Prohibiting counties and municipalities, respectively, from funding or promoting or taking official action as it relates to diversity, equity, and inclusion; providing that certain ordinances, resolutions, rules, regulations, programs, and policies are void; providing that a county commissioner, a member of the governing body of a municipality, or any other county or municipal official acting in an official capacity who violates certain provisions commits misfeasance or malfeasance in office, etc.  CA 02/03/2026 Favorable JU RC	Favorable Yeas 6 Nays 2
8	<b>SB 1320</b> Martin (Identical H 1439)	Tax Referenda; Defining the term "local government spending analysis"; requiring a local government spending analysis be included on certain referenda, etc.  CA 02/03/2026 Favorable BI RC	Favorable Yeas 5 Nays 3

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9	<b>SB 1342</b> Rouson (Identical H 1183)	Transportation Infrastructure Land Development Regulations; Citing this act as the “Transit-Oriented Development Act” or the “TOD Act”; requiring the governing body of a county or municipality to adopt an ordinance, and the governing body of a special district to adopt a resolution, establishing specified transit-oriented development (TOD) zones and rural livable urban village (LUV) areas by a certain date; prohibiting a local government from imposing certain building regulations in specified TOD zones and rural LUV areas; prohibiting the reduction or elimination of TOD zones after establishment; prohibiting a local government from imposing certain regulations for lots that contain historic property; providing a waiver of sovereign immunity, etc.  CA 02/03/2026 Fav/CS JU RC	Fav/CS Yeas 8 Nays 0
10	<b>SB 1548</b> Calatayud (Compare CS/H 837, S 962)	Affordable Housing; Requiring counties and municipalities, respectively, to authorize certain residential use on property owned by a county, municipality, or school district under certain circumstances; revising the definition of the term “person”; revising a prohibition on discriminatory practices in land use decisions and in permitting of development to include housing that is affordable; waiving the state’s sovereign immunity for certain causes of action based upon housing discrimination, etc.  CA 02/03/2026 Favorable FP RC	Favorable Yeas 8 Nays 0
11	<b>SB 1614</b> Leek (Compare H 1169)	Florida Building Code; Prohibiting a local government from receiving state funds through a local funding initiative request to its legislative designation unless it has expended all funds through enforcing the Florida Building Code on authorized uses and does not have excess funds; providing that a local government is not eligible for additional state funds if it has been subject to a legislative committee’s audit within a specified timeframe or if it fails to submit an affirmation to its legislative delegation, etc.  CA 02/03/2026 Fav/CS AEG AP	Fav/CS Yeas 8 Nays 0
Other Related Meeting Documents			