

The Florida Senate
HOUSE MESSAGE SUMMARY

Prepared By: The Professional Staff of the Committee on Community Affairs

[2023s01604.hms.ca]

BILL: CS/CS/SB 1604, 1st Eng.
INTRODUCER: Rules Committee; Community Affairs Committee; and Senator Ingoglia
SUBJECT: Land Use and Development Regulations
DATE: May 3, 2023

I. Amendments Contained in Message:

House Amendment — 714203 (body with title)

II. Summary of Amendments Contained in Message:

House Amendment — 714203 adds a new provision to the bill pertaining to electric substation approval processes. Under current law, the construction of new “distribution electrical substations” is a permitted use in all future land use categories and zoning districts, except for those designated for preservation, conservation, or historic preservation. Local governments may adopt reasonable land development regulations for new substations, addressing only setback, landscaping, buffering, screening, lighting, and other aesthetic compatibility-based standards.

“Distribution electrical substation” is defined in current law as an electrical substation which takes electricity from the transmission grid and converts it to a lower voltage so it can be distributed to customers in the local area on the local distribution grid through one or more distribution lines less than 69 kilovolts in size.

The amendment modifies the term “distribution electrical substation” to include accessory administration or maintenance buildings and related accessory uses and structures. It also removes reference to “distribution” and the kilovolt limitation, applying the local regulation limitations to electric substations of all sizes, i.e., distribution and transmission substations. Additionally, the amendment makes the electric substation approval process applicable to *existing* substations, as well as new ones.