



477146

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
01/10/2024	.	
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The Committee on Community Affairs (Calatayud) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

Section 1. Present paragraphs (g), (h), and (i) of subsection (7) of section 125.01055, Florida Statutes, are redesignated as paragraphs (h), (i), and (j), respectively, a new paragraph (g) is added to that subsection, a new subsection



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10 (8) is added to that section, and paragraphs (a) through (d),
11 (f), and present paragraph (h) of subsection (7) of that section
12 are amended, to read:

13 125.01055 Affordable housing.—

14 (7) (a) A county must authorize multifamily and mixed-use
15 residential as allowable uses in any area zoned for commercial,
16 ~~industrial~~, or mixed use if at least 40 percent of the
17 residential units in a proposed multifamily ~~rental~~ development
18 are rental units that, for a period of at least 30 years, are
19 affordable as defined in s. 420.0004. Notwithstanding any other
20 law, local ordinance, or regulation to the contrary, a county
21 may not require a proposed multifamily development to obtain a
22 zoning or land use change, special exception, conditional use
23 approval, variance, or comprehensive plan amendment for the
24 building height, zoning, and densities authorized under this
25 subsection. For mixed-use residential projects, at least 65
26 percent of the total square footage must be used for residential
27 purposes.

28 (b) A county may not restrict the density or floor area
29 ratio of a proposed development authorized under this subsection
30 below the highest currently allowed density or floor area ratio
31 on any unincorporated land in the county where residential
32 development is allowed under the county's land development
33 regulations. The currently allowed density or floor area ratio
34 does not include the density or floor area ratio of any
35 development that meets the requirements of this subsection or
36 any bonus, variance, or other special exception for density or
37 floor area ratio provided in the county's land development
38 regulations as an incentive for development.



39 (c) A county may not restrict the height of a proposed
40 development authorized under this subsection below the highest
41 currently allowed height for a commercial or residential
42 building development located in its jurisdiction within one-
43 quarter ± mile of the proposed development or 3 stories,
44 whichever is higher. If the height of each building on property
45 adjacent to the proposed development is 3 stories or less, the
46 county may restrict the height of the proposed development to
47 135 percent of the tallest building on property adjacent to the
48 proposed development or 3 stories, whichever is higher. The
49 currently allowed height does not include the height of any
50 development that meets the requirements of this subsection or
51 any bonus, variance, or other special exception for height
52 provided in the county's land development regulations as an
53 incentive for development.

54 (d) A proposed development authorized under this subsection
55 must be administratively approved and no further action by the
56 board of county commissioners is required if the development
57 satisfies the county's land development regulations for
58 multifamily developments in areas zoned for such use and is
59 otherwise consistent with the comprehensive plan, with the
60 exception of provisions establishing allowable densities,
61 height, and land use. Such land development regulations include,
62 but are not limited to, regulations relating to setbacks and
63 parking requirements. A proposed development located within one-
64 quarter mile of a military installation identified in s.
65 163.3175(2) may not be administratively approved. Each county
66 shall maintain on its website a policy containing procedures and
67 expectations for administrative approval pursuant to this



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68 subsection.

69 (f) For proposed multifamily developments in an
70 unincorporated area zoned for commercial ~~or industrial~~ use which
71 is within the boundaries of a multicounty independent special
72 district that was created to provide municipal services and is
73 not authorized to levy ad valorem taxes, and less than 20
74 percent of the land area within such district is designated for
75 commercial ~~or industrial~~ use, a county must authorize, as
76 provided in this subsection, such development only if the
77 development is mixed-use residential.

78 (g) For proposed multifamily developments located within a
79 transit-oriented development or area, as recognized by the
80 respective county, a county must authorize such development, as
81 provided in this subsection, only if the development is mixed-
82 use residential and otherwise complies with requirements of the
83 county's regulations applicable to the transit-oriented
84 development or area except for use, height, density, and floor
85 area ratio as provided in this section or as otherwise agreed to
86 by the county and the applicant for the development.

87 (i) ~~(h)~~ This subsection does not apply to airport-impacted
88 areas as provided in s. 333.03 property defined as recreational
89 and commercial working waterfront in s. 342.201(2) (b) in any
90 area zoned as industrial.

91 (8) Any development authorized under paragraph (7) (a) must
92 be treated as a conforming use even after the expiration of
93 subsection (7) and the development's affordability period as
94 provided in paragraph (7) (a), notwithstanding the county's
95 comprehensive plan, future land use designation, or zoning. If
96 at any point during the development's affordability period the



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97 development violates the affordability period requirement
98 provided in paragraph (7) (a), the development must be allowed a
99 reasonable time to cure such violation. If the violation is not
100 cured within a reasonable time, the development must be treated
101 as a nonconforming use.

102 Section 2. Present paragraphs (g), (h), and (i) of
103 subsection (7) of section 166.04151, Florida Statutes, are
104 redesignated as paragraphs (h), (i), and (j), respectively, a
105 new paragraph (g) is added to that subsection, a new subsection
106 (8) is added to that section, and paragraphs (a) through (d),
107 (f), and present paragraph (h) of subsection (7) of that section
108 are amended, to read:

109 166.04151 Affordable housing.—

110 (7) (a) A municipality must authorize multifamily and mixed-
111 use residential as allowable uses in any area zoned for
112 commercial, ~~industrial~~, or mixed use if at least 40 percent of
113 the residential units in a proposed multifamily ~~rental~~
114 development are rental units that, for a period of at least 30
115 years, are affordable as defined in s. 420.0004. Notwithstanding
116 any other law, local ordinance, or regulation to the contrary, a
117 municipality may not require a proposed multifamily development
118 to obtain a zoning or land use change, special exception,
119 conditional use approval, variance, or comprehensive plan
120 amendment for the building height, zoning, and densities
121 authorized under this subsection. For mixed-use residential
122 projects, at least 65 percent of the total square footage must
123 be used for residential purposes.

124 (b) A municipality may not restrict the density or floor
125 area ratio of a proposed development authorized under this



126 subsection below the highest currently allowed density or floor
127 area ratio on any land in the municipality where residential
128 development is allowed under the municipality's land development
129 regulations. The currently allowed density or floor area ratio
130 does not include the density or floor area ratio of any
131 development that meets the requirements of this subsection or
132 any bonus, variance, or other special exception for density or
133 floor area ratio provided in the municipality's land development
134 regulations as an incentive for development.

135 (c) A municipality may not restrict the height of a
136 proposed development authorized under this subsection below the
137 highest currently allowed height for a commercial or residential
138 building development located in its jurisdiction within one-
139 quarter mile ~~1 mile~~ of the proposed development or 3 stories,
140 whichever is higher. If the height of each building on property
141 adjacent to the proposed development is 3 stories or less, the
142 municipality may restrict the height to 135 percent of the
143 tallest building on property adjacent to the proposed
144 development or 3 stories, whichever is higher. The currently
145 allowed height does not include the height of any development
146 that meets the requirements of this subsection or any bonus,
147 variance, or other special exception for height provided in the
148 municipality's land development regulations as an incentive for
149 development.

150 (d) A proposed development authorized under this subsection
151 must be administratively approved and no further action by the
152 governing body of the municipality is required if the
153 development satisfies the municipality's land development
154 regulations for multifamily developments in areas zoned for such



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155 use and is otherwise consistent with the comprehensive plan,
156 with the exception of provisions establishing allowable
157 densities, height, and land use. Such land development
158 regulations include, but are not limited to, regulations
159 relating to setbacks and parking requirements. A proposed
160 development located within one-quarter mile of a military
161 installation identified in s. 163.3175(2) may not be
162 administratively approved. Each municipality shall maintain on
163 its website a policy containing procedures and expectations for
164 administrative approval pursuant to this subsection.

165 (f) A municipality that designates less than 20 percent of
166 the land area within its jurisdiction for commercial ~~or~~
167 ~~industrial~~ use must authorize a proposed multifamily development
168 as provided in this subsection in areas zoned for commercial ~~or~~
169 ~~industrial~~ use only if the proposed multifamily development is
170 mixed-use residential.

171 (g) For proposed multifamily developments located within a
172 transit-oriented development or area, as recognized by the
173 municipality, a municipality must authorize, as provided in this
174 subsection, such development only if the development is mixed-
175 use residential and otherwise complies with requirements of the
176 municipality's regulations applicable to the transit-oriented
177 development or area except for use, height, density, and floor
178 area ratio as provided in this section or as otherwise agreed to
179 by the municipality and the applicant for the development.

180 (i) ~~(h)~~ This subsection does not apply to airport-impacted
181 areas as provided in s. 333.03 ~~property defined as recreational~~
182 ~~and commercial working waterfront in s. 342.201(2) (b) in any~~
183 ~~area zoned as industrial.~~



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184 (8) Any development authorized under paragraph (7) (a) must
185 be treated as a conforming use even after the expiration of
186 subsection (7) and the development's affordability period as
187 provided in paragraph (7) (a), notwithstanding the municipality's
188 comprehensive plan, future land use designation, or zoning. If
189 at any point during the development's affordability period the
190 development violates the affordability period requirement
191 provided in paragraph (7) (a), the development must be allowed a
192 reasonable time to cure such violation. If the violation is not
193 cured within a reasonable time, the development must be treated
194 as a nonconforming use.

195 Section 3. Subsection (3) of section 196.1978, Florida
196 Statutes, is amended to read:

197 196.1978 Affordable housing property exemption.—

198 (3) (a) As used in this subsection, the term:

199 1. "Corporation" means the Florida Housing Finance
200 Corporation.

201 2. "Newly constructed" means an improvement or the
202 substantial rehabilitation of an existing improvement to real
203 property which was substantially completed within 5 years before
204 the date of an applicant's first submission of a request for a
205 certification notice ~~or an application for an exemption pursuant~~
206 to this subsection section, whichever is earlier.

207 3. "Substantially completed" has the same meaning as in s.
208 192.042(1).

209 4. "Substantial rehabilitation" means the repair or
210 restoration of a unit which increases the market value of such
211 unit by at least 40 percent.

212 (b) Notwithstanding ss. 196.195 and 196.196, portions of



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213 property in a multifamily project are considered property used
214 for a charitable purpose and are eligible to receive an ad
215 valorem property tax exemption if such portions meet all of the
216 following conditions:

217 1. Provide affordable housing to natural persons or
218 families meeting the income limitations provided in paragraph
219 (d).[†]

220 2.a. Are within a newly constructed multifamily project
221 that contains more than 70 units dedicated to housing natural
222 persons or families meeting the income limitations provided in
223 paragraph (d); or

224 b. Are within a newly constructed multifamily project in an
225 area of critical state concern, as designated by s. 380.0552 or
226 chapter 28-36, Florida Administrative Code, which contains more
227 than 10 units dedicated to housing natural persons or families
228 meeting the income limitations provided in paragraph (d). ~~and~~

229 3. Are rented for an amount that does not exceed the amount
230 as specified by the most recent multifamily rental programs
231 income and rent limit chart posted by the corporation and
232 derived from the Multifamily Tax Subsidy Projects Income Limits
233 published by the United States Department of Housing and Urban
234 Development or 90 percent of the fair market value rent as
235 determined by a rental market study meeting the requirements of
236 paragraph (1) ~~(m)~~, whichever is less.

237 (c) If a unit that in the previous year received ~~qualified~~
238 ~~for~~ the exemption under this subsection and was occupied by a
239 tenant is vacant on January 1, the vacant unit is eligible for
240 the exemption if the use of the unit is restricted to providing
241 affordable housing that would otherwise meet the requirements of



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242 this subsection and a reasonable effort is made to lease the
243 unit to eligible persons or families.

244 (d)1. The property appraiser shall exempt:

245 a. Seventy-five percent of the assessed value of the units
246 in multifamily projects that meet the requirements of this
247 subsection and are ~~Qualified property~~ used to house natural
248 persons or families whose annual household income is greater
249 than 80 percent but not more than 120 percent of the median
250 annual adjusted gross income for households within the
251 metropolitan statistical area or, if not within a metropolitan
252 statistical area, within the county in which the person or
253 family resides; and, ~~must receive an ad valorem property tax~~
254 ~~exemption of 75 percent of the assessed value.~~

255 b.2. From ad valorem property taxes the units in
256 multifamily projects that meet the requirements of this
257 subsection and are ~~Qualified property~~ used to house natural
258 persons or families whose annual household income does not
259 exceed 80 percent of the median annual adjusted gross income for
260 households within the metropolitan statistical area or, if not
261 within a metropolitan statistical area, within the county in
262 which the person or family resides, ~~is exempt from ad valorem~~
263 ~~property taxes.~~

264 2. When determining the value of a unit for purposes of
265 applying an exemption pursuant to this paragraph, the property
266 appraiser must include in such valuation the proportionate share
267 of the residential common areas, including the land, fairly
268 attributable to such unit.

269 (e) To be eligible to receive an exemption under this
270 subsection, a property owner must submit an application on a



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271 form prescribed by the department by March 1 for the exemption,
272 accompanied by a certification notice from the corporation to
273 the property appraiser. The property appraiser shall review the
274 application and determine whether the applicant meets all of the
275 requirements of this subsection and is entitled to an exemption.
276 A property appraiser may request and review additional
277 information necessary to make such determination. A property
278 appraiser may grant an exemption only for a property for which
279 the corporation has issued a certification notice and which the
280 property appraiser determines is entitled to an exemption.

281 (f) To receive a certification notice, a property owner
282 must submit a request to the corporation ~~for certification~~ on a
283 form provided by the corporation which includes all of the
284 following:

285 1. The most recently completed rental market study meeting
286 the requirements of paragraph (1) ~~(m)~~.

287 2. A list of the units for which the property owner seeks
288 an exemption.

289 3. The rent amount received by the property owner for each
290 unit for which the property owner seeks an exemption. If a unit
291 is vacant and qualifies for an exemption under paragraph (c),
292 the property owner must provide evidence of the published rent
293 amount for each vacant unit.

294 4. If the units for which the property owner seeks an
295 exemption have been substantially rehabilitated but have not
296 been certified previously by the corporation pursuant to
297 paragraph (g), a market value analysis meeting the requirements
298 of paragraph (m) demonstrating that the units meet the
299 definition of substantial rehabilitation in subparagraph (a)4.



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300 After receiving an initial certification notice for
301 substantially rehabilitated units, a property owner is not
302 required to submit a new market value analysis when requesting
303 certification notices for subsequent years.

304 5. A sworn statement, under penalty of perjury, from the
305 applicant restricting the property for a period of not less than
306 3 years to housing persons or families who meet the income
307 limitations under this subsection.

308 (g) The corporation shall review the request for a
309 certification notice and certify whether a property that meets
310 the eligibility criteria of paragraphs (b) and (c) this
311 subsection. A determination by the corporation regarding a
312 request for a certification notice does not constitute a grant
313 of an exemption pursuant to this subsection or final agency
314 action pursuant to chapter 120.

315 1. If the corporation determines that the property meets
316 the eligibility criteria for an exemption under this subsection,
317 the corporation must send a certification notice to the property
318 owner and the property appraiser.

319 2. If the corporation determines that the property does not
320 meet the eligibility criteria, the corporation must notify the
321 property owner and include the reasons for such determination.

322 (h) The corporation shall post on its website the deadline
323 to submit a request for a certification notice. The deadline
324 must allow adequate time for a property owner to submit a timely
325 application for exemption to the property appraiser.

326 (i) The property appraiser shall review the application and
327 determine if the applicant is entitled to an exemption. A
328 property appraiser may grant an exemption only for a property



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329 ~~for which the corporation has issued a certification notice.~~

330 ~~(j)~~ If the property appraiser determines that for any year
331 during the immediately previous 10 years a person who was not
332 entitled to an exemption under this subsection was granted such
333 an exemption, the property appraiser must serve upon the owner a
334 notice of intent to record in the public records of the county a
335 notice of tax lien against any property owned by that person in
336 the county, and that property must be identified in the notice
337 of tax lien. Any property owned by the taxpayer and situated in
338 this state is subject to the taxes exempted by the improper
339 exemption, plus a penalty of 50 percent of the unpaid taxes for
340 each year and interest at a rate of 15 percent per annum. If an
341 exemption is improperly granted as a result of a clerical
342 mistake or an omission by the property appraiser, the property
343 owner improperly receiving the exemption may not be assessed a
344 penalty or interest.

345 (j)~~(k)~~ Units subject to an agreement with the corporation
346 pursuant to chapter 420 recorded in the official records of the
347 county in which the property is located to provide housing to
348 natural persons or families meeting the extremely-low-income,
349 very-low-income, or low-income limits specified in s. 420.0004
350 are not eligible for this exemption.

351 (k)~~(l)~~ Property receiving an exemption pursuant to s.
352 196.1979 is not eligible for this exemption.

353 (l)~~(m)~~ A rental market study submitted as required by
354 subparagraph (f)1. ~~paragraph (f)~~ must identify the fair market
355 value rent of each unit for which a property owner seeks an
356 exemption. Only a certified general appraiser as defined in s.
357 475.611 may issue a rental market study. The certified general



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358 appraiser must be independent of the property owner who requests
359 the rental market study. In preparing the rental market study, a
360 certified general appraiser shall comply with the standards of
361 professional practice pursuant to part II of chapter 475 and use
362 comparable property within the same geographic area and of the
363 same type as the property for which the exemption is sought. A
364 rental market study must have been completed within 3 years
365 before submission of the application.

366 (m) A market value analysis submitted as required by
367 subparagraph (f)4. must identify the change in the market value
368 of the unit attributable to the rehabilitation of the unit,
369 expressed as a percentage of the market value before the
370 rehabilitation, for each unit that has undergone rehabilitation.
371 Only a certified general appraiser as defined in s. 475.611 may
372 issue a market value analysis. The certified general appraiser
373 must be independent of the property owner who requests the
374 market value analysis. In preparing the market value analysis, a
375 certified general appraiser shall comply with the standards of
376 professional practice pursuant to part II of chapter 475 and use
377 comparable property within the same geographic area and of the
378 same type as the property for which the exemption is sought.

379 (n) The corporation may adopt rules to implement this
380 section.

381 (o) This subsection first applies to the 2024 tax roll and
382 is repealed December 31, 2059.

383 Section 4. The amendments made by this act to s. 196.1978,
384 Florida Statutes, are intended to be remedial and clarifying in
385 nature and apply retroactively to January 1, 2024.

386 Section 5. Present subsection (5) of section 333.03,



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387 Florida Statutes, is redesignated as subsection (6), and a new
388 subsection (5) is added to that section, to read:

389 333.03 Requirement to adopt airport zoning regulations.—

390 (5) Sections 125.01055(7) and 166.04151(7) do not apply to
391 any of the following:

392 (a) A proposed development within 10,000 feet of the
393 nearest point of any existing airport runway or planned airport
394 runway identified in the local government's airport master plan.

395 (b) A proposed development within any airport noise zone
396 identified in the federal land use compatibility table.

397 (c) A proposed development that exceeds maximum height
398 restrictions identified in the political subdivision's airport
399 zoning regulation adopted pursuant to this section.

400 Section 6. Subsection (35) of section 420.507, Florida
401 Statutes, is amended to read:

402 420.507 Powers of the corporation.—The corporation shall
403 have all the powers necessary or convenient to carry out and
404 effectuate the purposes and provisions of this part, including
405 the following powers which are in addition to all other powers
406 granted by other provisions of this part:

407 (35) To preclude any applicant, sponsor, or affiliate of an
408 applicant or sponsor from further participation in any of the
409 corporation's programs as provided in s. 420.518, ~~any applicant~~
410 ~~or affiliate of an applicant which has made a material~~
411 ~~misrepresentation or engaged in fraudulent actions in connection~~
412 ~~with any application for a corporation program.~~

413 Section 7. Subsection (3) of section 420.5096, Florida
414 Statutes, is amended to read:

415 420.5096 Florida Hometown Hero Program.—



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416 (3) For loans made available pursuant to s.
417 420.507(23)(a)1. or 2., the corporation may underwrite and make
418 those mortgage loans through the program to persons or families
419 who have household incomes that do not exceed 150 percent of the
420 state median income or local median income, whichever is
421 greater. A borrower must be seeking to purchase a home as a
422 primary residence; must be a first-time homebuyer and a Florida
423 resident; and must be employed full-time by a Florida-based
424 employer. The borrower must provide documentation of full-time
425 employment, or full-time status for self-employed individuals,
426 ~~of 35 hours or more per week.~~ The requirement to be a first-time
427 homebuyer does not apply to a borrower who is an active duty
428 servicemember of a branch of the armed forces or the Florida
429 National Guard, as defined in s. 250.01, or a veteran.

430 Section 8. Section 420.518, Florida Statutes, is amended to
431 read:

432 420.518 Preclusion from participation in corporation
433 programs ~~Fraudulent or material misrepresentation.~~-

434 (1) An applicant, a sponsor, or an affiliate of an
435 applicant or a sponsor may be precluded from participation in
436 any corporation program if the applicant or affiliate of the
437 applicant has:

438 (a) Made a material misrepresentation or engaged in
439 fraudulent actions in connection with any corporation program.

440 (b) Been convicted or found guilty of, or entered a plea of
441 guilty or nolo contendere to, regardless of adjudication, a
442 crime in any jurisdiction which directly relates to the
443 financing, construction, or management of affordable housing or
444 the fraudulent procurement of state or federal funds. The record



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445 of a conviction certified or authenticated in such form as to be
446 admissible in evidence under the laws of the state shall be
447 admissible as prima facie evidence of such guilt.

448 (c) Been excluded from any federal funding program related
449 to the provision of housing, including debarment from
450 participation in federal housing programs by the United States
451 Department of Housing and Urban Development.

452 (d) Been excluded from any federal or Florida procurement
453 programs.

454 (e) Offered or given consideration, other than the
455 consideration to provide affordable housing, with respect to a
456 local contribution.

457 (f) Demonstrated a pattern of noncompliance and a failure
458 to correct any such noncompliance after notice from the
459 corporation in the construction, operation, or management of one
460 or more developments funded through a corporation program.

461 (g) Materially or repeatedly violated any condition imposed
462 by the corporation in connection with the administration of a
463 corporation program, including a land use restriction agreement,
464 an extended use agreement, or any other financing or regulatory
465 agreement with the corporation.

466 (2) Upon a determination by the board of directors of the
467 corporation that an applicant or affiliate of the applicant be
468 precluded from participation in any corporation program, the
469 board may issue an order taking any or all of the following
470 actions:

471 (a) Preclude such applicant or affiliate from applying for
472 funding from any corporation program for a specified period. The
473 period may be a specified period of time or permanent in nature.



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474 With regard to establishing the duration, the board shall
475 consider the facts and circumstances, inclusive of the
476 compliance history of the applicant or affiliate of the
477 applicant, the type of action under subsection (1), and the
478 degree of harm to the corporation's programs that has been or
479 may be done.

480 (b) Revoke any funding previously awarded by the
481 corporation for any development for which construction or
482 rehabilitation has not commenced.

483 (3) Before any order issued under this section can be
484 final, an administrative complaint must be served on the
485 applicant, affiliate of the applicant, or its registered agent
486 that provides notification of findings of the board, the
487 intended action, and the opportunity to request a proceeding
488 pursuant to ss. 120.569 and 120.57.

489 (4) Any funding, allocation of federal housing credits,
490 credit underwriting procedures, or application review for any
491 development for which construction or rehabilitation has not
492 commenced may be suspended by the corporation upon the service
493 of an administrative complaint on the applicant, affiliate of
494 the applicant, or its registered agent. The suspension shall be
495 effective from the date the administrative complaint is served
496 until an order issued by the corporation in regard to that
497 complaint becomes final.

498 Section 9. For the 2024-2025 fiscal year, from the funds
499 received and deposited into the General Revenue Fund from the
500 state's allocation from the federal Coronavirus State Fiscal
501 Recovery Fund created under the American Rescue Plan Act of
502 2021, Pub. L. No. 117-2, the sum of \$100 million in nonrecurring



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503 funds is appropriated to the State Housing Trust Fund for use by
504 the Florida Housing Finance Corporation to implement the Florida
505 Hometown Hero Program established in s. 420.5096, Florida
506 Statutes.

507 Section 10. This act shall take effect upon becoming a law.

508

509 ===== T I T L E A M E N D M E N T =====

510 And the title is amended as follows:

511 Delete everything before the enacting clause
512 and insert:

513

A bill to be entitled

514

An act relating to affordable housing; amending ss.

515

125.01055 and 166.04151, F.S.; deleting a provision

516

related to the authorization of multifamily and mixed-

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use residential development uses in any area zoned for

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industrial use; prohibiting counties and

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municipalities, respectively, from restricting the

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floor area ratio of certain proposed developments

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under certain circumstances; providing that the

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density or floor area ratio of certain developments,

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bonuses, variances, or other special exceptions are

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not included in the calculation of the currently

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allowed density or floor area ratio by counties and

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municipalities, respectively; revising prohibitions

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relating to counties' and municipalities' restrictions

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of the height of certain proposed developments,

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respectively; authorizing counties and municipalities,

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respectively, to restrict the height of proposed

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developments under certain circumstances; providing



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532 that certain factors may not be taken into account in
533 the calculation of the currently allowed height;
534 prohibiting the administrative approval by counties
535 and municipalities, respectively, of a proposed
536 development within a specified proximity to a military
537 installation; requiring counties and municipalities,
538 respectively, to maintain a certain policy on their
539 websites; making technical changes; providing
540 requirements for developments authorized as a transit-
541 oriented development or area; revising applicability;
542 authorizing specified developments to be treated as a
543 conforming use; amending s. 196.1978, F.S.; revising
544 the definition of the term "newly constructed";
545 defining the term "substantial rehabilitation";
546 revising conditions for when multifamily projects are
547 considered property used for a charitable purpose and
548 are eligible to receive an ad valorem property tax
549 exemption; making technical changes; requiring
550 property appraisers to make certain exemptions from ad
551 valorem property taxes; providing the method for
552 determining the value of a unit for certain purposes;
553 requiring property appraisers to review certain
554 applications and make certain determinations;
555 authorizing property appraisers to request and review
556 additional information; authorizing property
557 appraisers to grant exemptions only under certain
558 conditions; revising requirements for property owners
559 seeking a certification notice from the Florida
560 Housing Finance Corporation; providing that a certain



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561 determination by the corporation does not constitute
562 an exemption; specifying requirements for a market
563 value analysis; conforming provisions to changes made
564 by the act; providing for retroactive application;
565 amending s. 333.03, F.S.; excluding certain proposed
566 developments from specified airport zoning provisions;
567 amending s. 420.507, F.S.; revising the enumerated
568 powers of the Florida Housing Finance Corporation;
569 amending s. 420.5096, F.S.; making technical changes;
570 amending s. 420.518, F.S.; specifying conditions under
571 which the Florida Housing Finance Corporation may
572 preclude applicants from corporation programs;
573 providing an appropriation; providing an effective
574 date.