

By the Committee on Rules; and Senator McClain

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1                                   A bill to be entitled  
2       An act relating to local government land regulation;  
3       amending s. 125.022, F.S.; requiring counties to  
4       specify minimum information necessary for certain  
5       applications; revising timeframes for processing  
6       applications for approval of development permits or  
7       development orders; prohibiting counties from limiting  
8       the number of quasi-judicial or public hearings held  
9       each month in certain circumstances; defining the term  
10      "substantive change"; providing refund parameters in  
11      situations where the county fails to meet certain  
12      timeframes; providing exceptions; amending s.  
13      163.3162, F.S.; authorizing owners of certain parcels  
14      to apply to the governing body of the local government  
15      for certification of such parcels as agricultural  
16      enclaves; requiring the local government to provide to  
17      the applicant a certain report within a specified  
18      timeframe; requiring the local government to hold a  
19      public hearing within a specified timeframe to approve  
20      or deny such certification; requiring the governing  
21      body to issue certain decisions in writing;  
22      authorizing an applicant to seek judicial review under  
23      certain circumstances; authorizing the owner of a  
24      parcel certified as an agricultural enclave to submit  
25      certain development plans; requiring that certain  
26      developments be treated as a conforming use;  
27      prohibiting a local government from enacting or  
28      enforcing certain laws or regulations; requiring a  
29      local government to treat certain agricultural

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30 enclaves as if they are within urban service  
31 districts; requiring the local government and the  
32 owner of a parcel certified as an agricultural enclave  
33 to enter a certain written agreement; deleting  
34 provisions relating to certain amendments to a local  
35 government's comprehensive plan; revising  
36 construction; amending s. 163.3164, F.S.; revising the  
37 definition of the term "agricultural enclave";  
38 providing for the future expiration and reversion of  
39 specified provisions; amending s. 163.3180, F.S.;  
40 prohibiting a school district from collecting,  
41 charging, or imposing certain fees unless they meet  
42 certain requirements; providing a standard of review  
43 for actions challenging such fees; amending s.  
44 163.31801, F.S.; revising the voting threshold  
45 required for approval of certain impact fee increase  
46 ordinances by local governments, school districts, and  
47 special districts; requiring that certain impact fee  
48 increases be implemented in specified increments;  
49 prohibiting a local government from increasing an  
50 impact fee rate beyond certain phase-in limitations  
51 under certain circumstances; deleting retroactive  
52 applicability; amending s. 163.3184, F.S.; revising  
53 the expedited state review process for adoption of  
54 comprehensive plan amendments; amending s. 166.033,  
55 F.S.; requiring municipalities to specify minimum  
56 information necessary for certain applications;  
57 revising timeframes for processing applications for  
58 approval of development permits or development orders;

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59 prohibiting municipalities from limiting the number of  
60 quasi-judicial or public hearings held each month in  
61 certain circumstances; defining the term "substantive  
62 change"; providing refund parameters in situations  
63 where the municipality fails to meet certain  
64 timeframes; providing exceptions; providing an  
65 effective date.

66  
67 Be It Enacted by the Legislature of the State of Florida:

68  
69 Section 1. Section 125.022, Florida Statutes, is amended to  
70 read:

71 125.022 Development permits and orders.—

72 (1) A county shall specify in writing the minimum  
73 information that must be submitted in an application for a  
74 zoning approval, rezoning approval, subdivision approval,  
75 certification, special exception, or variance. A county shall  
76 make the minimum information available for inspection and  
77 copying at the location where the county receives applications  
78 for development permits and orders, provide the information to  
79 the applicant at a preapplication meeting, or post the  
80 information on the county's website.

81 (2) Within 5 business days after receiving an application  
82 for approval of a development permit or development order, a  
83 county shall confirm receipt of the application using contact  
84 information provided by the applicant. Within 30 days after  
85 receiving an application for approval of a development permit or  
86 development order, a county must review the application for  
87 completeness and issue a written notification to the applicant

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88 ~~letter~~ indicating that all required information is submitted or  
89 specify in writing ~~specifying~~ with particularity any areas that  
90 are deficient. If the application is deficient, the applicant  
91 has 30 days to address the deficiencies by submitting the  
92 required additional information. For applications that do not  
93 require final action through a quasi-judicial hearing or a  
94 public hearing, the county must approve, approve with  
95 conditions, or deny the application for a development permit or  
96 development order within 120 days after the county has deemed  
97 the application complete. ~~, or 180 days~~ For applications that  
98 require final action through a quasi-judicial hearing or a  
99 public hearing, the county must approve, approve with  
100 conditions, or deny the application for a development permit or  
101 development order within 180 days after the county has deemed  
102 the application complete. A county may not limit the number of  
103 quasi-judicial hearings or public hearings held each month if  
104 such limitation causes any delay in the consideration of an  
105 application for approval of a development permit or development  
106 order. Both parties may agree in writing to a ~~reasonable request~~  
107 ~~for~~ an extension of time, particularly in the event of a force  
108 majeure or other extraordinary circumstance. An approval,  
109 approval with conditions, or denial of the application for a  
110 development permit or development order must include written  
111 findings supporting the county's decision. The timeframes  
112 contained in this subsection do not apply in an area of critical  
113 state concern, as designated in s. 380.0552. The timeframes  
114 contained in this subsection restart if an applicant makes a  
115 substantive change to the application. As used in this  
116 subsection, the term "substantive change" means an applicant-

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117 initiated change of 15 percent or more in the proposed density,  
118 intensity, or square footage of a parcel.

119 (3) (a) (2) (a) When reviewing an application for a  
120 development permit or development order that is certified by a  
121 professional listed in s. 403.0877, a county may not request  
122 additional information from the applicant more than three times,  
123 unless the applicant waives the limitation in writing.

124 (b) If a county makes a request for additional information  
125 and the applicant submits the required additional information  
126 within 30 days after receiving the request, the county must  
127 review the application for completeness and issue a letter  
128 indicating that all required information has been submitted or  
129 specify with particularity any areas that are deficient within  
130 30 days after receiving the additional information.

131 (c) If a county makes a second request for additional  
132 information and the applicant submits the required additional  
133 information within 30 days after receiving the request, the  
134 county must review the application for completeness and issue a  
135 letter indicating that all required information has been  
136 submitted or specify with particularity any areas that are  
137 deficient within 10 days after receiving the additional  
138 information.

139 (d) Before a third request for additional information, the  
140 applicant must be offered a meeting to attempt to resolve  
141 outstanding issues. If a county makes a third request for  
142 additional information and the applicant submits the required  
143 additional information within 30 days after receiving the  
144 request, the county must deem the application complete within 10  
145 days after receiving the additional information or proceed to

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146 process the application for approval or denial unless the  
147 applicant waived the county's limitation in writing as described  
148 in paragraph (a).

149 (e) Except as provided in subsection (7) ~~(5)~~, if the  
150 applicant believes the request for additional information is not  
151 authorized by ordinance, rule, statute, or other legal  
152 authority, the county, at the applicant's request, shall proceed  
153 to process the application for approval or denial.

154 (4) A county must issue a refund to an applicant equal to:

155 (a) Ten percent of the application fee if the county fails  
156 to issue written notification of completeness or written  
157 specification of areas of deficiency within 30 days after  
158 receiving the application.

159 (b) Ten percent of the application fee if the county fails  
160 to issue a written notification of completeness or written  
161 specification of areas of deficiency within 30 days after  
162 receiving the additional information pursuant to paragraph  
163 (3) (b).

164 (c) Twenty percent of the application fee if the county  
165 fails to issue a written notification of completeness or written  
166 specification of areas of deficiency within 10 days after  
167 receiving the additional information pursuant to paragraph  
168 (3) (c).

169 (d) Fifty percent of the application fee if the county  
170 fails to approve, approves with conditions, or denies the  
171 application within 30 days after conclusion of the 120-day or  
172 180-day timeframe specified in subsection (2).

173 (e) One hundred percent of the application fee if the  
174 county fails to approve, approves with conditions, or denies an

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175 application 31 days or more after conclusion of the 120-day or  
176 180-day timeframe specified in subsection (2).

177  
178 A county is not required to issue a refund if the applicant and  
179 the county agree to an extension of time, the delay is caused by  
180 the applicant, or the delay is attributable to a force majeure  
181 or other extraordinary circumstance.

182 (5)~~(3)~~ When a county denies an application for a  
183 development permit or development order, the county shall give  
184 written notice to the applicant. The notice must include a  
185 citation to the applicable portions of an ordinance, rule,  
186 statute, or other legal authority for the denial of the permit  
187 or order.

188 (6)~~(4)~~ As used in this section, the terms "development  
189 permit" and "development order" have the same meaning as in s.  
190 163.3164, but do not include building permits.

191 (7)~~(5)~~ For any development permit application filed with  
192 the county after July 1, 2012, a county may not require as a  
193 condition of processing or issuing a development permit or  
194 development order that an applicant obtain a permit or approval  
195 from any state or federal agency unless the agency has issued a  
196 final agency action that denies the federal or state permit  
197 before the county action on the local development permit.

198 (8)~~(6)~~ Issuance of a development permit or development  
199 order by a county does not in any way create any rights on the  
200 part of the applicant to obtain a permit from a state or federal  
201 agency and does not create any liability on the part of the  
202 county for issuance of the permit if the applicant fails to  
203 obtain requisite approvals or fulfill the obligations imposed by

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204 a state or federal agency or undertakes actions that result in a  
205 violation of state or federal law. A county shall attach such a  
206 disclaimer to the issuance of a development permit and shall  
207 include a permit condition that all other applicable state or  
208 federal permits be obtained before commencement of the  
209 development.

210 ~~(9)-(7)~~ This section does not prohibit a county from  
211 providing information to an applicant regarding what other state  
212 or federal permits may apply.

213 Section 2. Subsection (4) of section 163.3162, Florida  
214 Statutes, is amended to read:

215 163.3162 Agricultural lands and practices.—

216 (4) PUBLIC HEARING PROCESS.—

217 (a) Notwithstanding any other law or local ordinance,  
218 resolution, or regulation, the owner of a parcel of land may  
219 apply to the governing body of the local government for  
220 certification of the parcel as an agricultural enclave as  
221 defined in s. 163.3164 if one or more adjacent parcels or an  
222 adjacent development permits the same density as, or higher  
223 density than, the proposed development.

224 (b) Within 30 days after the local government's receipt of  
225 such an application, the local government must provide to the  
226 applicant a written report detailing the application's  
227 compliance with the requirements of this subsection.

228 (c) Within 30 days after the local government provides the  
229 report required under paragraph (b), the local government must  
230 hold a public hearing to approve or deny certification of the  
231 parcel as an agricultural enclave. If the local government does  
232 not approve or deny certification of the parcel as an



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233 agricultural enclave within 90 days after receipt of the  
234 application, the parcel must be certified as an agricultural  
235 enclave.

236 (d) If the application is denied, the governing body of the  
237 local government must issue its decision in writing with  
238 detailed findings of fact and conclusions of law. The applicant  
239 may seek review of the denial by filing a petition for writ of  
240 certiorari in the circuit court within 30 days after the date  
241 the local government renders its decision.

242 (e) If the application is approved, the owner of the parcel  
243 certified as an agricultural enclave may submit development  
244 plans for single-family residential housing which are consistent  
245 with the land use requirements, or future land use designations,  
246 including uses, density, and intensity, of one or more adjacent  
247 parcels or an adjacent development. A development submitted  
248 under this paragraph must be treated as a conforming use,  
249 notwithstanding the local government's comprehensive plan,  
250 future land use designation, or zoning.

251 (f) A local government may not enact or enforce a law or  
252 regulation for an agricultural enclave which is more burdensome  
253 than for other types of applications for comparable uses or  
254 densities. A local government must treat an agricultural enclave  
255 that is adjacent to an urban service district as if it is within  
256 the urban service district.

257 (g) Within 30 business days after the local government's  
258 receipt of development plans under paragraph (e), the local  
259 government and the owner of the parcel certified as an  
260 agricultural enclave must agree in writing to a process and  
261 schedule for information submittal, analysis, and final

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262 approval, which may be administrative in nature, of the  
263 development plans. The local government may not require the  
264 owner to agree to a process that is longer than 180 days in  
265 duration or that includes further review of the plans in a  
266 quasi-judicial process or public hearing ~~AMENDMENT TO LOCAL~~  
267 ~~GOVERNMENT COMPREHENSIVE PLAN.~~ The owner of a parcel of land  
268 defined as an agricultural enclave under s. 163.3164 may apply  
269 for an amendment to the local government comprehensive plan  
270 pursuant to s. 163.3184. Such amendment is presumed not to be  
271 urban sprawl as defined in s. 163.3164 if it includes land uses  
272 and intensities of use that are consistent with the uses and  
273 intensities of use of the industrial, commercial, or residential  
274 areas that surround the parcel. This presumption may be rebutted  
275 by clear and convincing evidence. Each application for a  
276 comprehensive plan amendment under this subsection for a parcel  
277 larger than 640 acres must include appropriate new urbanism  
278 concepts such as clustering, mixed use development, the creation  
279 of rural village and city centers, and the transfer of  
280 development rights in order to discourage urban sprawl while  
281 protecting landowner rights.

282 ~~(a) The local government and the owner of a parcel of land~~  
283 ~~that is the subject of an application for an amendment shall~~  
284 ~~have 180 days following the date that the local government~~  
285 ~~receives a complete application to negotiate in good faith to~~  
286 ~~reach consensus on the land uses and intensities of use that are~~  
287 ~~consistent with the uses and intensities of use of the~~  
288 ~~industrial, commercial, or residential areas that surround the~~  
289 ~~parcel. Within 30 days after the local government's receipt of~~  
290 ~~such an application, the local government and owner must agree~~

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291 ~~in writing to a schedule for information submittal, public~~  
292 ~~hearings, negotiations, and final action on the amendment, which~~  
293 ~~schedule may thereafter be altered only with the written consent~~  
294 ~~of the local government and the owner. Compliance with the~~  
295 ~~schedule in the written agreement constitutes good faith~~  
296 ~~negotiations for purposes of paragraph (c).~~

297 ~~(b) Upon conclusion of good faith negotiations under~~  
298 ~~paragraph (a), regardless of whether the local government and~~  
299 ~~owner reach consensus on the land uses and intensities of use~~  
300 ~~that are consistent with the uses and intensities of use of the~~  
301 ~~industrial, commercial, or residential areas that surround the~~  
302 ~~parcel, the amendment must be transmitted to the state land~~  
303 ~~planning agency for review pursuant to s. 163.3184. If the local~~  
304 ~~government fails to transmit the amendment within 180 days after~~  
305 ~~receipt of a complete application, the amendment must be~~  
306 ~~immediately transferred to the state land planning agency for~~  
307 ~~such review. A plan amendment transmitted to the state land~~  
308 ~~planning agency submitted under this subsection is presumed not~~  
309 ~~to be urban sprawl as defined in s. 163.3164. This presumption~~  
310 ~~may be rebutted by clear and convincing evidence.~~

311 ~~(c) If the owner fails to negotiate in good faith, a plan~~  
312 ~~amendment submitted under this subsection is not entitled to the~~  
313 ~~rebuttable presumption under this subsection in the negotiation~~  
314 ~~and amendment process.~~

315 ~~(h)~~(d) Nothing within this subsection relating to  
316 agricultural enclaves shall preempt or replace any protection  
317 currently existing for any property located within the  
318 boundaries of any of the following areas:

319 1. The Wekiva Study Area, as described in s. 369.316. ~~or~~

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320 2. The Everglades Protection Area, as defined in s.  
321 373.4592(2).

322 3. A military installation or range identified in s.  
323 163.3175(2).

324 Section 3. Subsection (4) of section 163.3164, Florida  
325 Statutes, is amended to read:

326 163.3164 Community Planning Act; definitions.—As used in  
327 this act:

328 (4) "Agricultural enclave" means an unincorporated,  
329 undeveloped parcel or parcels that as of January 1, 2025:

330 (a) Are ~~is~~ owned or controlled by a single person or  
331 entity;

332 (b) Have ~~Has~~ been in continuous use for bona fide  
333 agricultural purposes, as defined by s. 193.461, for a period of  
334 5 years before ~~prior to~~ the date of any comprehensive plan  
335 amendment or development application;

336 (c) 1. Are ~~is~~ surrounded on at least 75 percent of their ~~its~~  
337 perimeter by:

338 a.1. A parcel or parcels ~~Property~~ that have ~~has~~ existing  
339 industrial, commercial, or residential development; or

340 b.2. A parcel or parcels ~~Property~~ that the local government  
341 has designated, in the local government's ~~comprehensive plan,~~  
342 zoning map, and future land use map, as land that is to be  
343 developed for industrial, commercial, or residential purposes,  
344 and at least 75 percent of such parcel or parcels ~~property~~ is  
345 existing industrial, commercial, or residential development;

346 2. Do not exceed 700 acres and are surrounded on at least  
347 50 percent of their perimeter by a parcel or parcels that the  
348 local government has designated on the local government's future

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349 land use map as land that is to be developed for industrial,  
350 commercial, or residential purposes; and the parcel or parcels  
351 are surrounded on at least 50 percent of their perimeter by a  
352 parcel or parcels within an urban service district, area, or  
353 line; or

354 3. Are located within the boundary of an established rural  
355 study area adopted in the local government's comprehensive plan  
356 which was intended to be developed with residential uses and is  
357 surrounded on at least 50 percent of its perimeter by a parcel  
358 or parcels that the local government has designated on the local  
359 government's future land use plan as land that can be developed  
360 for industrial, commercial, or residential purposes.

361 (d) Have ~~Has~~ public services, including water, wastewater,  
362 transportation, schools, and recreation facilities, available or  
363 such public services are scheduled in the capital improvement  
364 element to be provided by the local government or can be  
365 provided by an alternative provider of local government  
366 infrastructure in order to ensure consistency with applicable  
367 concurrency provisions of s. 163.3180, or the applicant offers  
368 to enter into a binding agreement to pay for, construct, or  
369 contribute land for its proportionate share of such  
370 improvements; and

371 (e) Do ~~Does~~ not exceed 1,280 acres; however, if the parcel  
372 or parcels are ~~property is~~ surrounded by existing or authorized  
373 residential development that will result in a density at  
374 buildout of at least 1,000 residents per square mile, ~~then~~ the  
375 area must ~~shall~~ be determined to be urban and the parcel or  
376 parcels may not exceed 4,480 acres; and

377 (f) Are located within a county with a population of 1.75

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378 million or less. For purposes of this subsection, population  
379 shall be determined in accordance with the most recent official  
380 estimate pursuant to s. 186.901.

381  
382 Where a right-of-way, body of water, or canal exists along the  
383 perimeter of a parcel, the perimeter calculations of the  
384 agricultural enclave must be based on the adjacent parcel or  
385 parcels across the right-of-way, body of water, or canal.

386 Section 4. The amendments made by this act to ss.  
387 163.3162(4) and 163.3164(4), Florida Statutes, shall expire  
388 January 1, 2027, and the text of those subsections shall revert  
389 to that in existence on September 30, 2025, except that any  
390 amendments to such text enacted other than by this act shall be  
391 preserved and continue to operate to the extent that such  
392 amendments are not dependent upon the portions of text which  
393 expire pursuant to this section.

394 Section 5. Present paragraph (j) of subsection (6) of  
395 section 163.3180, Florida Statutes, is redesignated as paragraph  
396 (k), and a new paragraph (j) is added to that subsection, to  
397 read:

398 163.3180 Concurrency.—

399 (6)

400 (j) A school district may not collect, charge, or impose  
401 any alternative fee in lieu of an impact fee to mitigate the  
402 impact of development on educational facilities unless such fee  
403 meets the requirements of s. 163.31801(4)(f) and (g). In any  
404 action challenging a fee under this paragraph, the school  
405 district has the burden of proving by a preponderance of the  
406 evidence that the imposition and amount of the fee meet the

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407 requirements of state legal precedent.

408 Section 6. Paragraphs (g) and (h) of subsection (6) of  
409 section 163.31801, Florida Statutes, are amended to read:

410 163.31801 Impact fees; short title; intent; minimum  
411 requirements; audits; challenges.—

412 (6) A local government, school district, or special  
413 district may increase an impact fee only as provided in this  
414 subsection.

415 (g)1. A local government, school district, or special  
416 district may increase an impact fee rate beyond the phase-in  
417 limitations established under paragraph (b), paragraph (c),  
418 paragraph (d), or paragraph (e) by establishing the need for  
419 such increase in full compliance with the requirements of  
420 subsection (4), provided the following criteria are met:

421 a.1. A demonstrated-need study justifying any increase in  
422 excess of those authorized in paragraph (b), paragraph (c),  
423 paragraph (d), or paragraph (e) has been completed within the 12  
424 months before the adoption of the impact fee increase and  
425 expressly demonstrates the extraordinary circumstances  
426 necessitating the need to exceed the phase-in limitations.

427 b.2. The local government jurisdiction has held at least  
428 ~~not less than~~ two publicly noticed workshops dedicated to the  
429 extraordinary circumstances necessitating the need to exceed the  
430 phase-in limitations set forth in paragraph (b), paragraph (c),  
431 paragraph (d), or paragraph (e).

432 c.3. The impact fee increase ordinance is approved by ~~at~~  
433 ~~least~~ a unanimous ~~two-thirds~~ vote of the governing body.

434 2. An impact fee increase approved under this paragraph  
435 must be implemented in at least two but not more than four equal

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436 annual increments beginning with the date on which the impact  
437 fee increase ordinance is adopted.

438 3. A local government may not increase an impact fee rate  
439 beyond the phase-in limitations under this paragraph if the  
440 local government has not increased the impact fee within the  
441 past 7 years. Any year in which the local government is  
442 prohibited from increasing an impact fee because the  
443 jurisdiction is in a hurricane disaster area is not included in  
444 the 7-year period.

445 ~~(h) This subsection operates retroactively to January 1,~~  
446 ~~2021.~~

447 Section 7. Paragraphs (b) and (c) of subsection (3) of  
448 section 163.3184, Florida Statutes, are amended to read:

449 163.3184 Process for adoption of comprehensive plan or plan  
450 amendment.—

451 (3) EXPEDITED STATE REVIEW PROCESS FOR ADOPTION OF  
452 COMPREHENSIVE PLAN AMENDMENTS.—

453 (b)1. If a plan amendment or amendments are adopted, the  
454 local government, after the initial public hearing held pursuant  
455 to subsection (11), shall transmit, within 10 working days after  
456 the date of adoption, the amendment or amendments and  
457 appropriate supporting data and analyses to the reviewing  
458 agencies. The local governing body shall also transmit a copy of  
459 the amendments and supporting data and analyses to any other  
460 local government or governmental agency that has filed a written  
461 request with the governing body.

462 2. The reviewing agencies and any other local government or  
463 governmental agency specified in subparagraph 1. may provide  
464 comments regarding the amendment or amendments to the local



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465 government. State agencies shall only comment on important state  
466 resources and facilities that will be adversely impacted by the  
467 amendment if adopted. Comments provided by state agencies shall  
468 state with specificity how the plan amendment will adversely  
469 impact an important state resource or facility and shall  
470 identify measures the local government may take to eliminate,  
471 reduce, or mitigate the adverse impacts. Such comments, if not  
472 resolved, may result in a challenge by the state land planning  
473 agency to the plan amendment. Agencies and local governments  
474 must transmit their comments to the affected local government  
475 such that they are received by the local government not later  
476 than 30 days after the date on which the agency or government  
477 received the amendment or amendments. Reviewing agencies shall  
478 also send a copy of their comments to the state land planning  
479 agency.

480 3. Comments to the local government from a regional  
481 planning council, county, or municipality shall be limited as  
482 follows:

483 a. The regional planning council review and comments shall  
484 be limited to adverse effects on regional resources or  
485 facilities identified in the strategic regional policy plan and  
486 extrajurisdictional impacts that would be inconsistent with the  
487 comprehensive plan of any affected local government within the  
488 region. A regional planning council may not review and comment  
489 on a proposed comprehensive plan amendment prepared by such  
490 council unless the plan amendment has been changed by the local  
491 government subsequent to the preparation of the plan amendment  
492 by the regional planning council.

493 b. County comments shall be in the context of the

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494 relationship and effect of the proposed plan amendments on the  
495 county plan.

496 c. Municipal comments shall be in the context of the  
497 relationship and effect of the proposed plan amendments on the  
498 municipal plan.

499 d. Military installation comments shall be provided in  
500 accordance with s. 163.3175.

501 4. Comments to the local government from state agencies  
502 shall be limited to the following subjects as they relate to  
503 important state resources and facilities that will be adversely  
504 impacted by the amendment if adopted:

505 a. The Department of Environmental Protection shall limit  
506 its comments to the subjects of air and water pollution;  
507 wetlands and other surface waters of the state; federal and  
508 state-owned lands and interest in lands, including state parks,  
509 greenways and trails, and conservation easements; solid waste;  
510 water and wastewater treatment; and the Everglades ecosystem  
511 restoration.

512 b. The Department of State shall limit its comments to the  
513 subjects of historic and archaeological resources.

514 c. The Department of Transportation shall limit its  
515 comments to issues within the agency's jurisdiction as it  
516 relates to transportation resources and facilities of state  
517 importance.

518 d. The Fish and Wildlife Conservation Commission shall  
519 limit its comments to subjects relating to fish and wildlife  
520 habitat and listed species and their habitat.

521 e. The Department of Agriculture and Consumer Services  
522 shall limit its comments to the subjects of agriculture,

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523 forestry, and aquaculture issues.

524 f. The Department of Education shall limit its comments to  
525 the subject of public school facilities.

526 g. The appropriate water management district shall limit  
527 its comments to flood protection and floodplain management,  
528 wetlands and other surface waters, and regional water supply.

529 h. The state land planning agency shall limit its comments  
530 to important state resources and facilities outside the  
531 jurisdiction of other commenting state agencies and may include  
532 comments on countervailing planning policies and objectives  
533 served by the plan amendment that should be balanced against  
534 potential adverse impacts to important state resources and  
535 facilities.

536 (c)1. The local government shall hold a second public  
537 hearing, which shall be a hearing on whether to adopt one or  
538 more comprehensive plan amendments pursuant to subsection (11).  
539 If the local government fails, within 180 days after receipt of  
540 agency comments, to hold the second public hearing, ~~and to adopt~~  
541 ~~the comprehensive plan amendments,~~ the amendments are deemed  
542 withdrawn unless extended by agreement with notice to the state  
543 land planning agency and any affected person that provided  
544 comments on the amendment. The local government is in compliance  
545 if the second public hearing is held within the 180-day period  
546 following receipt of agency comments, even if the amendments are  
547 approved at a subsequent hearing. The 180-day limitation does  
548 not apply to amendments processed pursuant to s. 380.06.

549 2. All comprehensive plan amendments adopted by the  
550 governing body, along with the supporting data and analysis,  
551 shall be transmitted within 10 working days after the final

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552 adoption hearing to the state land planning agency and any other  
553 agency or local government that provided timely comments under  
554 subparagraph (b)2. If the local government fails to transmit the  
555 comprehensive plan amendments within 10 working days after the  
556 final adoption hearing, the amendments are deemed withdrawn.

557 3. The state land planning agency shall notify the local  
558 government of any deficiencies within 5 working days after  
559 receipt of an amendment package. For purposes of completeness,  
560 an amendment shall be deemed complete if it contains a full,  
561 executed copy of:

562 a. The adoption ordinance or ordinances;

563 b. In the case of a text amendment, the amended language in  
564 legislative format with new words inserted in the text  
565 underlined, and words deleted stricken with hyphens;

566 c. In the case of a future land use map amendment, the  
567 future land use map clearly depicting the parcel, its existing  
568 future land use designation, and its adopted designation; and

569 d. Any data and analyses the local government deems  
570 appropriate.

571 4. An amendment adopted under this paragraph does not  
572 become effective until 31 days after the state land planning  
573 agency notifies the local government that the plan amendment  
574 package is complete. If timely challenged, an amendment does not  
575 become effective until the state land planning agency or the  
576 Administration Commission enters a final order determining the  
577 adopted amendment to be in compliance.

578 Section 8. Section 166.033, Florida Statutes, is amended to  
579 read:

580 166.033 Development permits and orders.—

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581           (1) A municipality shall specify in writing the minimum  
582 information that must be submitted for an application for a  
583 zoning approval, rezoning approval, subdivision approval,  
584 certification, special exception, or variance. A municipality  
585 shall make the minimum information available for inspection and  
586 copying at the location where the municipality receives  
587 applications for development permits and orders, provide the  
588 information to the applicant at a preapplication meeting, or  
589 post the information on the municipality's website.

590           (2) Within 5 business days after receiving an application  
591 for approval of a development permit or development order, a  
592 municipality shall confirm receipt of the application using  
593 contact information provided by the applicant. Within 30 days  
594 after receiving an application for approval of a development  
595 permit or development order, a municipality must review the  
596 application for completeness and issue a written notification to  
597 the applicant ~~letter~~ indicating that all required information is  
598 submitted or specify in writing ~~specifying~~ with particularity  
599 any areas that are deficient. If the application is deficient,  
600 the applicant has 30 days to address the deficiencies by  
601 submitting the required additional information. For applications  
602 that do not require final action through a quasi-judicial  
603 hearing or a public hearing, the municipality must approve,  
604 approve with conditions, or deny the application for a  
605 development permit or development order within 120 days after  
606 the municipality has deemed the application complete., ~~or 180~~  
607 days For applications that require final action through a quasi-  
608 judicial hearing or a public hearing, the municipality must  
609 approve, approve with conditions, or deny the application for a

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610 development permit or development order within 180 days after  
611 the municipality has deemed the application complete. A  
612 municipality may not limit the number of quasi-judicial hearings  
613 or public hearings held each month if such limitation causes any  
614 delay in the consideration of an application for approval of a  
615 development permit or development order. Both parties may agree  
616 in writing to a reasonable request for an extension of time,  
617 particularly in the event of a force majeure or other  
618 extraordinary circumstance. An approval, approval with  
619 conditions, or denial of the application for a development  
620 permit or development order must include written findings  
621 supporting the municipality's decision. The timeframes contained  
622 in this subsection do not apply in an area of critical state  
623 concern, as designated in s. 380.0552 or chapter 28-36, Florida  
624 Administrative Code. The timeframes contained in this subsection  
625 restart if an applicant makes a substantive change to the  
626 application. As used in this subsection, the term "substantive  
627 change" means an applicant-initiated change of 15 percent or  
628 more in the proposed density, intensity, or square footage of a  
629 parcel.

630 (3) (a) (2) (a) When reviewing an application for a  
631 development permit or development order that is certified by a  
632 professional listed in s. 403.0877, a municipality may not  
633 request additional information from the applicant more than  
634 three times, unless the applicant waives the limitation in  
635 writing.

636 (b) If a municipality makes a request for additional  
637 information and the applicant submits the required additional  
638 information within 30 days after receiving the request, the

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639 municipality must review the application for completeness and  
640 issue a letter indicating that all required information has been  
641 submitted or specify with particularity any areas that are  
642 deficient within 30 days after receiving the additional  
643 information.

644 (c) If a municipality makes a second request for additional  
645 information and the applicant submits the required additional  
646 information within 30 days after receiving the request, the  
647 municipality must review the application for completeness and  
648 issue a letter indicating that all required information has been  
649 submitted or specify with particularity any areas that are  
650 deficient within 10 days after receiving the additional  
651 information.

652 (d) Before a third request for additional information, the  
653 applicant must be offered a meeting to attempt to resolve  
654 outstanding issues. If a municipality makes a third request for  
655 additional information and the applicant submits the required  
656 additional information within 30 days after receiving the  
657 request, the municipality must deem the application complete  
658 within 10 days after receiving the additional information or  
659 proceed to process the application for approval or denial unless  
660 the applicant waived the municipality's limitation in writing as  
661 described in paragraph (a).

662 (e) Except as provided in subsection (7) ~~(5)~~, if the  
663 applicant believes the request for additional information is not  
664 authorized by ordinance, rule, statute, or other legal  
665 authority, the municipality, at the applicant's request, shall  
666 proceed to process the application for approval or denial.

667 (4) A municipality must issue a refund to an applicant

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668 equal to:

669 (a) Ten percent of the application fee if the municipality  
670 fails to issue written notification of completeness or written  
671 specification of areas of deficiency within 30 days after  
672 receiving the application.

673 (b) Ten percent of the application fee if the municipality  
674 fails to issue written notification of completeness or written  
675 specification of areas of deficiency within 30 days after  
676 receiving the additional information pursuant to paragraph  
677 (3) (b).

678 (c) Twenty percent of the application fee if the  
679 municipality fails to issue written notification of completeness  
680 or written specification of areas of deficiency within 10 days  
681 after receiving the additional information pursuant to paragraph  
682 (3) (c).

683 (d) Fifty percent of the application fee if the  
684 municipality fails to approve, approves with conditions, or  
685 denies the application within 30 days after conclusion of the  
686 120-day or 180-day timeframe specified in subsection (2).

687 (e) One hundred percent of the application fee if the  
688 municipality fails to approve, approves with conditions, or  
689 denies an application 31 days or more after conclusion of the  
690 120-day or 180-day timeframe specified in subsection (2).

691  
692 A municipality is not required to issue a refund if the  
693 applicant and the municipality agree to an extension of time,  
694 the delay is caused by the applicant, or the delay is  
695 attributable to a force majeure or other extraordinary  
696 circumstance.



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697        (5)~~(3)~~ When a municipality denies an application for a  
698 development permit or development order, the municipality shall  
699 give written notice to the applicant. The notice must include a  
700 citation to the applicable portions of an ordinance, rule,  
701 statute, or other legal authority for the denial of the permit  
702 or order.

703        (6)~~(4)~~ As used in this section, the terms "development  
704 permit" and "development order" have the same meaning as in s.  
705 163.3164, but do not include building permits.

706        (7)~~(5)~~ For any development permit application filed with  
707 the municipality after July 1, 2012, a municipality may not  
708 require as a condition of processing or issuing a development  
709 permit or development order that an applicant obtain a permit or  
710 approval from any state or federal agency unless the agency has  
711 issued a final agency action that denies the federal or state  
712 permit before the municipal action on the local development  
713 permit.

714        (8)~~(6)~~ Issuance of a development permit or development  
715 order by a municipality does not create any right on the part of  
716 an applicant to obtain a permit from a state or federal agency  
717 and does not create any liability on the part of the  
718 municipality for issuance of the permit if the applicant fails  
719 to obtain requisite approvals or fulfill the obligations imposed  
720 by a state or federal agency or undertakes actions that result  
721 in a violation of state or federal law. A municipality shall  
722 attach such a disclaimer to the issuance of development permits  
723 and shall include a permit condition that all other applicable  
724 state or federal permits be obtained before commencement of the  
725 development.

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726        (9)~~(7)~~ This section does not prohibit a municipality from  
727 providing information to an applicant regarding what other state  
728 or federal permits may apply.

729        Section 9. This act shall take effect October 1, 2025.