

1 A bill to be entitled
2 An act relating to adaptive reuse of land; creating
3 ss. 125.01056 and 166.04152, F.S.; requiring counties
4 and municipalities, respectively, to authorize certain
5 allowable uses for the development of adaptive reuse
6 projects; excluding developers of such projects from
7 certain land regulations and requirements; providing
8 for an expedited permitting process for such projects;
9 requiring counties and municipalities to create
10 programs to streamline the building permit and
11 development order processes for such projects;
12 requiring counties and municipalities to reduce
13 parking requirements for such projects when certain
14 conditions are met; requiring the Adaptive Reuse
15 Public-Private Partnership Council to perform a
16 certain evaluation as it relates to the reduction in
17 parking; authorizing counties and municipalities to
18 exempt from the levy of ad valorem taxes landowners
19 and developers for the development of adaptive reuse
20 projects; requiring counties and municipalities to
21 reduce impact fees by a specified amount for such
22 landowners and developers; requiring counties and
23 municipalities to exempt other specified taxes for
24 landowners and developers of hotels or motels who
25 operate as multifamily property and enter into certain

26 | lease agreements; requiring that adaptive reuse
27 | projects comply with general law and regulations;
28 | creating ss. 125.01057 and 166.04153, F.S.;
29 | authorizing the board of county commissioners and
30 | municipal governing body, respectively, to adopt an
31 | ordinance for transitional housing for a specified
32 | purpose; establishing eligibility requirements;
33 | establishing ordinance requirements; creating s.
34 | 163.32025, F.S.; providing a short title; providing
35 | legislative intent; authorizing Florida Housing
36 | Finance Corporation to provide technical assistance to
37 | counties and municipalities; providing definitions;
38 | creating the Adaptive Reuse Public-Private Partnership
39 | Council to facilitate and oversee the development of
40 | adaptive reuse projects; providing for council
41 | membership; requiring an annual election of the chair;
42 | providing meeting and project approval process
43 | requirements; providing reporting requirements;
44 | providing recordkeeping requirements; requiring the
45 | council to monitor approved projects for specified
46 | purposes; requiring the council to perform project
47 | evaluations on a regular basis of approved projects
48 | for specified purposes; prohibiting members of the
49 | council from receiving compensation; authorizing
50 | reimbursement for travel expenses for certain members;

51 requiring the council to report specified information
 52 to the Governor and the Legislature by a specified
 53 date each year; providing for future repeal; providing
 54 an effective date.

55

56 Be It Enacted by the Legislature of the State of Florida:

57

58 **Section 1. Section 125.01056, Florida Statutes, is created**
 59 **to read:**

60 125.01056 Adaptive reuse of land.-

61 (1) A county must authorize multifamily and mixed-use
 62 residential as allowable uses in any area zoned for commercial,
 63 industrial, or mixed use, or authorize hotels or motels to
 64 operate unencumbered as a transitional housing use, when an
 65 adaptive reuse project has been approved for the development of
 66 land under the Adaptive Reuse Initiative Act.

67 (2) Notwithstanding any other law, local ordinance, or
 68 regulation to the contrary, a county may not require the
 69 developer of a proposed adaptive reuse project to obtain a
 70 zoning or land use change, special exception, conditional use
 71 approval, variance, or comprehensive plan amendment for the
 72 zoning authorized under this section.

73 (3) The Legislature intends to simplify and expedite the
 74 permitting process for adaptive reuse projects that have been
 75 approved for the development of land under the Adaptive Reuse

76 Initiative Act. The governing body of a county shall create a
77 program to streamline the building permit and development order
78 processes for such projects in accordance with the Florida
79 Building Code and this section.

80 (4) (a) A county shall reduce parking requirements for a
81 proposed adaptive reuse project if:

82 1. Land zoned for commercial use as a hotel or motel is
83 rezoned for multifamily and mixed-use residential use. The
84 county shall reduce parking to the unit ratio of 1:0.75 for
85 studio units, 1:1 for single-bedroom units, and 1:1.25 for all
86 other dwelling units.

87 2. Land zoned for commercial use as an office building is
88 rezoned for multifamily and mixed-use residential use. There
89 must be an additional 20 percent variance or reduction in the
90 required parking spaces.

91 3. Land zoned for industrial, retail, school, religious,
92 or recreational use is rezoned for multifamily and mixed-use
93 residential use. There must be an additional 15 percent variance
94 or reduction in the required parking spaces.

95 (b) The Adaptive Reuse Public-Private Partnership Council
96 created in s. 163.32025 shall evaluate any current and future
97 impacts of a reduction in parking as part of its adaptive reuse
98 project evaluation under s. 163.32025 (4) (d).

99 (5) (a) A county may exempt from the levy of ad valorem
100 taxes land owners or developers who provide for or develop land

101 for housing units that are affordable as defined in s.
 102 420.0004(3) in adaptive reuse projects.

103 (b) A county shall reduce impact fees to one-third of the
 104 original face value for land owners or developers who provide
 105 for or develop land for housing units that are affordable as
 106 defined in s. 420.0004 in adaptive reuse projects.

107 (c) A county shall exempt from levy of sales tax,
 108 discretionary sales surtax, and any tourism-related tax land
 109 owners or developers of hotels or motels who operate as
 110 multifamily property and enter into bona fide written agreements
 111 with tenants for continuous residence for longer than 6 months.

112 (6) Except as otherwise provided in this section, an
 113 adaptive reuse project approved under s. 163.32025 must comply
 114 with all applicable state and local laws and regulations.

115 **Section 2. Section 125.01057, Florida Statutes, is created**
 116 **to read:**

117 125.01057 Transitional housing ordinances.-

118 (1) Notwithstanding any other provision of law, a board of
 119 county commissioners may adopt an ordinance for the purpose of
 120 transitional housing to increase the supply of affordable
 121 housing.

122 (2) For the development of property to be eligible as
 123 transitional housing under this section, all of the following
 124 requirements must be met:

125 (a) The property is a hotel or motel development that

126 accommodates 50 or more units.

127 (b) There is an existing hotel or motel footprint that
128 provides for essential living space design elements, including
129 kitchens with a stove and oven, full bathrooms, queen-size beds
130 or larger, electrical panels, and adequate life safety and fire
131 suppression requirements.

132 (c) The units contain minimum amenities, including
133 kitchens with a stove and oven, Internet access, cable
134 television or streaming service, and laundry facilities on the
135 property.

136 (d) Any unit that is leased for 6 months or more is
137 subject to the Florida Residential Landlord and Tenant Act.

138 (e) Any unit that is subject to lease for 6 months or more
139 is assigned an individual mailbox located in the hotel or motel
140 lobby or a covered outdoor area, and such mailbox meets postal
141 requirements.

142 (f) The property development meets the requirements of the
143 Florida Building Code and the Florida Fire Prevention Code.

144 (3) An ordinance adopted under this section must:

145 (a) Be adopted under the procedures for adoption of a
146 nonemergency ordinance by a board of county commissioners
147 specified in chapter 125.

148 (b) Designate the local entity under the supervision of
149 the board of county commissioners that must develop, receive,
150 and review applications and develop notices of determination of

151 eligibility.

152 (c) Require the local entity to verify that the property
153 meets the requirements of the ordinance and forward the notice
154 to the applicant. If the local entity denies the application, it
155 must notify the applicant and include reasons for the denial.

156 (d) Require the property to meet the eligibility criteria
157 of paragraph (2) (a).

158 (e) Require that the deadline to submit an application be
159 published on the county's website.

160 (f) Require the county to post on its website a list of
161 properties receiving the transitional housing designation for
162 the purpose of facilitating access to affordable housing.

163 **Section 3. Section 163.32025, Florida Statutes, is created**
164 **to read:**

165 163.32025 Adaptive Reuse Public-Private Partnership
166 Council.-

167 (1) This section may be cited as the "Adaptive Reuse
168 Initiative Act."

169 (2) This section is intended to promote economic
170 revitalization, address affordable housing needs, and encourage
171 sustainable development through the evaluation and support of
172 adaptive reuse projects through the redevelopment of
173 underutilized property in this state.

174 (3) The Legislature authorizes the Florida Housing Finance
175 Corporation to provide technical assistance to counties and

176 municipalities to support implementation of this section.
 177 (4) As used in this section, the term:
 178 (a) "Affordable housing" has the same meaning as in s.
 179 163.3164(3).
 180 (b) "Council" means the Adaptive Reuse Public-Private
 181 Partnership Council as created in this section.
 182 (c) "Governmental agency" has the same meaning as in s.
 183 163.3164(21).
 184 (d) "Local planning agency" has the same meaning as in s.
 185 163.3164(30).
 186 (e) "Project" means an adaptive reuse project submitted
 187 for approval under this section.
 188 (f) "State land planning agency" means the Department of
 189 Commerce.
 190 (5)(a) There is created the Adaptive Reuse Public-Private
 191 Partnership Council, an advisory council as defined in s. 20.03,
 192 to facilitate and oversee the process of evaluating the
 193 feasibility of adaptive reuse projects.
 194 (b) The council is composed of 12 members:
 195 1. Four members shall be appointed by the state land
 196 planning agency.
 197 2. Four members shall be appointed by the local planning
 198 agency.
 199 3. Four members shall be appointed from private sector
 200 industries such as real estate development, architecture,

201 construction, finance, and urban planning.

202 (c) Members shall elect a chair annually.

203 (d)1. The council shall meet at least biannually at the
204 call of the chair. The business of the council shall be
205 presented to the council in the form of an agenda. The agenda
206 shall be set by the chair and shall include project proposals
207 submitted to the council.

208 2. Upon submission to the council of a project proposal,
209 the chair shall nominate six members of the council to perform a
210 project evaluation. The chair shall nominate one member to
211 prepare and submit a written report. The report must contain an
212 assessment of the viability of the project proposal, including
213 any reduction in parking pursuant to s. 125.01056(4)(a).

214 3. The council shall hold a public hearing to provide the
215 local community, stakeholders, and residents affected by the
216 proposed project the opportunity to be heard.

217 4. The council shall review and vote on each project
218 proposal based on the findings of the project evaluation and
219 public hearing. The council shall also consider the following
220 criteria:

221 a. Economic impact.

222 b. Housing affordability.

223 c. Environmental sustainability.

224 d. Community benefits.

225 e. Compliance with the Florida Building Code and the

226 Florida Fire Prevention Code.

227

228 Action by the council requires a majority vote of the members
229 present, and the chair shall cast the deciding vote.

230 (e) A majority of the members shall constitute a quorum,
231 and action by a majority of a quorum shall be official.

232 (f) The chair of the council shall make a written report
233 of each meeting and submit the report to the state land planning
234 agency and local planning agency, which report shall show the
235 names of the members present and shall include a record of its
236 discussions and actions taken. The state land planning agency
237 shall keep the records of the meetings on file and shall make
238 the records available to any interested person or group.

239 (g) The council shall monitor each project approved by the
240 council to ensure compliance with the approved plans, the
241 Florida Building Code, and the Florida Fire Prevention Code.

242 (h) The council shall perform project evaluations on a
243 regular basis, as determined by the chair, of approved projects
244 to assess and ensure project implementation, and to address any
245 issue or problem that may arise.

246 (i) A member may not receive a commission, fee, or
247 financial benefit in connection with serving on the council.
248 Council members may be reimbursed for per diem and travel
249 expenses in accordance with s. 112.061 by the state agency that
250 the member represents. If a member is not affiliated with a

251 state agency, the member shall be reimbursed by the appropriate
252 governmental agency.

253 (j) By October 31 of each year, the council shall submit a
254 report to the Governor, the President of the Senate, and the
255 Speaker of the House of Representatives summarizing the
256 activities and outcomes of the council during the preceding
257 year.

258 (6) In accordance with s. 20.052(8), this section is
259 repealed October 2, 2028, unless reviewed and saved from repeal
260 through reenactment by the Legislature.

261 **Section 4. Section 166.04152, Florida Statutes, is created**
262 **to read:**

263 166.04152 Adaptive reuse of land.-

264 (1) A municipality must authorize multifamily and mixed-
265 use residential as allowable uses in any area zoned for
266 commercial, industrial, or mixed use, or authorize hotels or
267 motels to operate unencumbered as a transitional housing use,
268 when an adaptive reuse project has been approved for the
269 development of land under the Adaptive Reuse Initiative Act.

270 (2) Notwithstanding any other law, local ordinance, or
271 regulation to the contrary, a municipality may not require the
272 developer of a proposed adaptive reuse project to obtain a
273 zoning or land use change, special exception, conditional use
274 approval, variance, or comprehensive plan amendment for the
275 zoning authorized under this section.

276 (3) The Legislature intends to simplify and expedite the
277 permitting process for adaptive reuse projects that have been
278 approved for the development of land under the Adaptive Reuse
279 Initiative Act. The municipal governing body shall create a
280 program to streamline the building permit and development order
281 processes for such projects in accordance with the Florida
282 Building Code and this section.

283 (4) (a) A municipality shall reduce parking requirements
284 for a proposed adaptive reuse project if:

285 1. Land zoned for commercial use as a hotel or motel is
286 rezoned for multifamily and mixed-use residential use. The
287 county shall reduce parking to the unit ratio of 1:0.75 for
288 studio units, 1:1 for single-bedroom units, and 1:1.25 for all
289 other dwelling units.

290 2. Land zoned for commercial use as an office building is
291 rezoned for multifamily and mixed-use residential use. There
292 must be an additional 20 percent variance or reduction in the
293 required parking spaces.

294 3. Land zoned for industrial, retail, school, religious,
295 or recreational use is rezoned for multifamily and mixed-use
296 residential use. There must be an additional 15 percent variance
297 or reduction in the required parking spaces.

298 (b) The Adaptive Reuse Public-Private Partnership Council
299 created in s. 163.32025 shall evaluate any current and future
300 impacts of a reduction in parking as part of its adaptive reuse

301 project evaluation under s. 163.32025(4)(d).

302 (5)(a) A municipality may exempt from the levy of ad
303 valorem taxes land owners or developers who provide for or
304 develop land for housing units that are affordable as defined in
305 s. 420.0004(3) in adaptive reuse projects.

306 (b) A municipality shall reduce impact fees to one-third
307 of the original face value for land owners or developers who
308 provide for or develop land for housing units that are
309 affordable as defined in s. 420.0004 in adaptive reuse projects.

310 (c) A municipality shall exempt from levy of sales tax,
311 discretionary sales surtax, and any tourism-related tax land
312 owners or developers of hotels or motels who operate as
313 multifamily property and enter into bona fide written agreements
314 with tenants for continuous residence for longer than 6 months.

315 (6) Except as otherwise provided in this section, an
316 adaptive reuse project approved under s. 163.32025 must comply
317 with all applicable state and local laws and regulations.

318 **Section 5. Section 166.04153, Florida Statutes, is created**
319 **to read:**

320 166.04153 Transitional housing ordinances.-

321 (1) Notwithstanding any other provision of law, a
322 municipal governing body may adopt an ordinance for the purpose
323 of transitional housing to increase the supply of affordable
324 housing.

325 (2) For the development of property to be eligible as

326 transitional housing, all of the following requirements must be
327 met:

328 (a) The property is a hotel or motel development that
329 accommodates 50 or more units.

330 (b) There is an existing hotel or motel footprint that
331 provides for essential living space design elements, including
332 kitchens with a stove and oven, full bathrooms, queen-size beds
333 or larger, electrical panels, and adequate life safety and fire
334 suppression requirements.

335 (c) The units contain minimum amenities, including
336 kitchens with a stove and oven, Internet access, cable
337 television or streaming service, and laundry facilities on the
338 property.

339 (d) Any unit that is leased for 6 months or more is
340 subject to the Florida Residential Landlord and Tenant Act.

341 (e) Any unit that is subject to lease for 6 months or more
342 is assigned an individual mailbox located in the hotel or motel
343 lobby or a covered outdoor area, and such mailbox meets postal
344 requirements.

345 (f) The property development meets the requirements of the
346 Florida Building Code and the Florida Fire Prevention Code.

347 (3) An ordinance adopted under this section must:

348 (a) Be adopted under the procedures for adoption of a
349 nonemergency ordinance by a municipal governing body specified
350 in chapter 166.

351 (b) Designate the local entity under the supervision of
352 the governing body of a municipality which must develop,
353 receive, and review applications and develop notices of
354 determination of eligibility.

355 (c) Require the local entity to verify that the property
356 meets the requirements of the ordinance and forward the notice
357 to the applicant. If the local entity denies the application, it
358 must notify the applicant and include reasons for the denial.

359 (d) Require the property to meet the eligibility criteria
360 of paragraph (2) (a).

361 (e) Require that the deadline to submit an application be
362 published on the municipality's website.

363 (f) Require the municipality to post on its website a list
364 of properties receiving the transitional housing designation for
365 the purpose of facilitating access to affordable housing.

366 **Section 6.** This act shall take effect July 1, 2025.