

Amendment No. 1

COMMITTEE/SUBCOMMITTEE ACTION

|                       |       |       |
|-----------------------|-------|-------|
| ADOPTED               | _____ | (Y/N) |
| ADOPTED AS AMENDED    | _____ | (Y/N) |
| ADOPTED W/O OBJECTION | _____ | (Y/N) |
| FAILED TO ADOPT       | _____ | (Y/N) |
| WITHDRAWN             | _____ | (Y/N) |
| OTHER                 |       |       |

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1 Committee/Subcommittee hearing bill: Housing, Agriculture &  
2 Tourism Subcommittee  
3 Representative Lopez, V. offered the following:

**Amendment (with title amendment)**

Remove lines 171-562 and insert:

**Section 1. Subsections (1), (6), (7), and (8) of section 125.01055, Florida Statutes, are amended, and subsections (9) through (12) are added to that section, to read:**

125.01055 Affordable housing.—

(1) Notwithstanding any other provision of law, a county may adopt and maintain in effect any law, ordinance, rule, or other measure that is adopted for the purpose of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing or linkage fee ordinances. A county may not adopt or enforce any law, ordinance, rule, or other measure that

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17 limits or prohibits affordable housing, including, but not  
18 limited to, any measure that is adopted for the purpose of  
19 limiting the maximum percentage of units within a certain  
20 geographic area or within a certain distance from another  
21 affordable housing project, or that otherwise prohibits  
22 affordable housing in areas zoned for such use.

23 (6) Notwithstanding any other law or local ordinance or  
24 regulation to the contrary, the board of county commissioners  
25 may approve the development of housing that is affordable, as  
26 defined in s. 420.0004, including, but not limited to, a mixed-  
27 use residential development, on any parcel zoned for commercial  
28 or industrial use, or on any parcel, including any contiguous  
29 parcel connected thereto, that is owned by a religious  
30 institution, as defined in s. 170.201(2), that contains a house  
31 of public worship, regardless of the underlying zoning, so long  
32 as at least 10 percent of the units included in the project are  
33 for housing that is affordable. The provisions of this  
34 subsection are self-executing and do not require the board of  
35 county commissioners to adopt an ordinance or a regulation  
36 before using the approval process in this subsection.

37 (7) (a) As used in this subsection, regardless of  
38 terminology used in a county's land development regulations, the  
39 term:

40 1. "Allowable density" means the density prescribed for  
41 the property without additional requirements to procure and

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42 transfer density units or development units from other  
43 properties.

44 2. "Allowable use" means the intended uses identified in a  
45 county's land development regulations which are authorized  
46 within a zoning category as a use by right, without the  
47 requirement to obtain a variance or waiver. The term does not  
48 include uses that are accessory, ancillary, or incidental to the  
49 allowable uses or allowed only on a temporary basis.

50 3. "Commercial use" means activities associated with the  
51 sale, rental, or distribution of products or the sale or  
52 performance of services. The term includes, but is not limited  
53 to, retail, office, entertainment, and other for-profit business  
54 activities.

55 4. "Industrial use" means activities associated with the  
56 manufacture, assembly, processing, or storage of products or the  
57 performance of related services.

58 5. "Planned unit development" has the same meaning as in  
59 s. 163.3202(5)(b).

60 (b)-(a) A county must authorize multifamily and mixed-use  
61 residential as allowable uses in any area zoned for commercial,  
62 industrial, or mixed use if at least 40 percent of the  
63 residential units in a proposed multifamily development are  
64 rental units that, for a period of at least 30 years, are  
65 affordable as defined in s. 420.0004. Notwithstanding any other  
66 law, local ordinance, or regulation to the contrary, a county

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67 may not require a proposed multifamily development to acquire or  
68 transfer density, density units, or development units or obtain  
69 a zoning or land use change, special exception, conditional use  
70 approval, variance, ~~or~~ comprehensive plan amendment, or any  
71 other approval for the building height, zoning, and densities  
72 authorized under this subsection. For mixed-use residential  
73 projects, at least 65 percent of the total square footage must  
74 be used for residential purposes.

75 (c) ~~(b)~~ A county may not directly restrict or take action  
76 that has the effect of restricting the density of a proposed  
77 multifamily or mixed-use residential development authorized  
78 under this subsection below the highest ~~currently allowed~~  
79 density allowed on or after July 1, 2023, on any unincorporated  
80 land in the county where residential development is allowed  
81 under the county's land development regulations. For purposes of  
82 this paragraph, the term "highest ~~currently allowed~~ density"  
83 does not include the density of any building that met the  
84 requirements of this subsection or the density of any building  
85 that has received any bonus, variance, or other special  
86 exception for density provided in the county's land development  
87 regulations as an incentive for development. For purposes of  
88 this paragraph, to "directly restrict" or to "take action that  
89 has the effect of restricting" density includes requirements to  
90 procure or transfer density units or development units from  
91 other properties.

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92        (d) A county may not directly restrict or take action that  
93 has the effect of restricting the maximum lot size of a proposed  
94 multifamily or mixed-use residential development authorized  
95 under this paragraph below the largest maximum lot size allowed  
96 on or after July 1, 2023, on any unincorporated land in the  
97 county where multifamily or mixed-use residential development is  
98 allowed pursuant to the county's land development regulations. A  
99 county may not restrict the maximum lot coverage of a proposed  
100 multifamily or mixed-use residential development authorized  
101 under this paragraph below 70 percent.

102        (e)-(e) A county may not directly restrict or take action  
103 that has the effect of restricting the floor area ratio of a  
104 proposed multifamily or mixed-use residential development  
105 authorized under this subsection below 150 percent of the  
106 highest ~~currently allowed~~ floor area ratio allowed on or after  
107 July 1, 2023, on any unincorporated land in the county where  
108 development is allowed under the county's land development  
109 regulations. For purposes of this paragraph, the term "highest  
110 ~~currently allowed~~ floor area ratio" does not include the floor  
111 area ratio of any building that met the requirements of this  
112 subsection or the floor area ratio of any building that has  
113 received any bonus, variance, or other special exception for  
114 floor area ratio provided in the county's land development  
115 regulations as an incentive for development. For purposes of  
116 this subsection, the term "floor area ratio" includes floor lot

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117 ratio.

118 (f)~~(d)~~1. A county may not directly restrict or take action  
119 that has the effect of restricting the height of a proposed  
120 multifamily or mixed-use residential development authorized  
121 under this subsection below the highest ~~currently allowed~~ height  
122 allowed on or after July 1, 2023, for a commercial or  
123 residential building located in its jurisdiction within 1 mile  
124 of the proposed development or 3 stories, whichever is higher.  
125 For purposes of this paragraph, the term "highest ~~currently~~  
126 ~~allowed~~ height" includes the height of the tallest existing  
127 building located in its jurisdiction within 1 mile of the  
128 proposed development if the existing building exceeds the  
129 highest height allowed on or after July 1, 2023. However, the  
130 term does not include the height of any building that met the  
131 requirements of this subsection or the height of any building  
132 that has received any bonus, variance, or other special  
133 exception for height provided in the county's land development  
134 regulations as an incentive for development.

135 2. If the proposed multifamily or mixed-use residential  
136 development is adjacent to, on two or more sides, a parcel zoned  
137 for single-family residential use which is within a single-  
138 family residential development with at least 25 contiguous  
139 single-family homes, the county may restrict the height of the  
140 proposed development to 150 percent of the tallest building on  
141 any property adjacent to the proposed development, the highest

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142 ~~currently allowed~~ height allowed on or after July 1, 2023, for  
143 the property provided in the county's land development  
144 regulations, or 3 stories, whichever is higher. For the purposes  
145 of this paragraph, the term "adjacent to" means those properties  
146 sharing more than one point of a property line, but does not  
147 include properties separated by a public road.

148 (g)1.(e) A proposed multifamily or mixed-use residential  
149 development authorized under this subsection must be  
150 administratively approved and ~~no~~ further action by the board of  
151 county commissioners or any quasi-judicial board of the  
152 reviewing body is not authorized ~~required~~ if the development  
153 satisfies the county's land development regulations for  
154 multifamily or mixed-use residential developments in areas zoned  
155 for such use, density, intensity, and height, and is otherwise  
156 consistent with the comprehensive plan, with the exception of  
157 provisions establishing ~~allowable~~ densities, floor area ratios,  
158 height, and land use, including mixed use and minimum  
159 nonresidential or commercial floor area requirements. The  
160 removal or demolition of an existing structure to be performed  
161 as part of the proposed development must also be  
162 administratively approved. A proposed development authorized  
163 under this subsection must be treated as a conforming use,  
164 notwithstanding the county's comprehensive plan, future land use  
165 designation, or zoning. Such land development regulations  
166 include, but are not limited to, regulations relating to

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167 ~~setbacks and parking requirements.~~

168 2. A county may not initiate or enforce zoning-in-progress  
169 or a building moratorium on a proposed development that is  
170 subject to this subsection and for which the county has approved  
171 the development's preliminary site plan.

172 3. A proposed development located within one-quarter mile  
173 of a military installation identified in s. 163.3175(2) may not  
174 be administratively approved.

175 4. Each county shall maintain on its website a policy  
176 containing the zoning map and zoning regulations in effect on  
177 July 1, 2023, and the procedures and expectations for  
178 administrative approval pursuant to this subsection.

179 (h)-(f)1. A county must reduce consider reducing parking  
180 requirements by at least 20 percent for a proposed development  
181 authorized under this subsection, or by 100 percent for  
182 structures that are 20,000 square feet or less if the  
183 development is located within one-quarter mile of a transit  
184 stop, as defined in the county's land development code, and the  
185 transit stop is accessible from the development.

186 2. A county must reduce parking requirements by at least  
187 20 percent for a proposed development authorized under this  
188 subsection if the development:

189 a. Is located within one-half mile of a major  
190 transportation hub that is accessible from the proposed  
191 development by safe, pedestrian-friendly means, such as

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192 sidewalks, crosswalks, elevated pedestrian or bike paths, or  
193 other multimodal design features; or ~~and~~

194 b. Has available parking within 600 feet of the proposed  
195 development which may consist of options such as on-street  
196 parking, parking lots, or parking garages available for use by  
197 residents of the proposed development. However, a county may not  
198 require that the available parking compensate for the reduction  
199 in parking requirements.

200 3. A county must eliminate parking requirements for a  
201 proposed mixed-use residential development authorized under this  
202 subsection within an area recognized by the county as a transit-  
203 oriented development or area, as provided in paragraph (j) ~~(h)~~.

204 4. For purposes of this paragraph, the term "major  
205 transportation hub" means any transit station, whether bus,  
206 train, or light rail, which is served by public transit with a  
207 mix of other transportation options.

208 (i) ~~(g)~~ For proposed multifamily developments in an  
209 unincorporated area zoned for commercial or industrial use which  
210 is within the boundaries of a multicounty independent special  
211 district that was created to provide municipal services and is  
212 not authorized to levy ad valorem taxes, and less than 20  
213 percent of the land area within such district is designated for  
214 commercial or industrial use, a county must authorize, as  
215 provided in this subsection, such development only if the  
216 development is mixed-use residential.

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217 ~~(j)-(h)~~ A proposed development authorized under this  
218 subsection which is located within a transit-oriented  
219 development or area, as recognized by the county, must be mixed-  
220 use residential and otherwise comply with requirements of the  
221 county's regulations applicable to the transit-oriented  
222 development or area except for use, height, density, floor area  
223 ratio, and parking as provided in this subsection or as  
224 otherwise agreed to by the county and the applicant for the  
225 development.

226 ~~(i) Except as otherwise provided in this subsection, a~~  
227 ~~development authorized under this subsection must comply with~~  
228 ~~all applicable state and local laws and regulations.~~

229 ~~(k)-(j)~~1. Nothing in this subsection precludes a county  
230 from granting a bonus, variance, conditional use, or other  
231 special exception for height, density, or floor area ratio in  
232 addition to the height, density, and floor area ratio  
233 requirements in this subsection.

234 2. Nothing in this subsection precludes a proposed  
235 development authorized under this subsection from receiving a  
236 bonus for density, height, or floor area ratio pursuant to an  
237 ordinance or regulation of the jurisdiction where the proposed  
238 development is located if the proposed development satisfies the  
239 conditions to receive the bonus except for any condition which  
240 conflicts with this subsection. If a proposed development  
241 qualifies for such bonus, the bonus must be administratively

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242 approved by the county and no further action by the board of  
243 county commissioners is required.

244 (l) A county shall approve a building permit plan review  
245 for a proposed development within 60 days as authorized under  
246 this subsection, and prioritize a building permit plan review  
247 for projects authorized under this subsection over other  
248 development projects.

249 (m) Notwithstanding s. 57.112(6), the prevailing party in  
250 a challenge under this subsection is entitled to recover  
251 attorney fees and costs, including reasonable appellate attorney  
252 fees and costs.

253 (n) ~~(\*)~~ This subsection does not apply to:

- 254 1. Airport-impacted areas as provided in s. 333.03.  
255 2. Property defined as recreational and commercial working  
256 waterfront in s. 342.201(2)(b) in any area zoned as industrial.

257 (o) After July 1, 2023, if a county adopts an ordinance or  
258 resolution, or makes any other decision, and such ordinance,  
259 resolution, or decision has the effect, either directly or  
260 indirectly, of:

261 1. Limiting the height, floor area ratio, or density of a  
262 project under this section;

263 2. Unreasonably delaying the development or construction  
264 of a project under this section, including, but not limited to,  
265 imposing a moratorium;

266 3. Restricting the manner in which affordable units are

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267 developed or accessed within a project or regulating the types  
268 of units in the project; or

269 4. Restricting or limiting a project under this section in  
270 any other way,

271

272 then such ordinance, resolution, or decision shall be deemed  
273 preempted. If a property owner files a site plan application  
274 under this section with a county, the administrative review  
275 process must be based only on the land development regulations  
276 in effect as of the date of filing the application.

277 (p) The regulation of affordable housing under this  
278 subsection is expressly preempted to the state. This subsection  
279 supersedes any local government ordinances, resolutions, or any  
280 other local regulations, including local moratoriums, on matters  
281 covered under this subsection.

282 (q) If an action is filed against a local government to  
283 challenge the adoption or enforcement of a local ordinance,  
284 resolution, or other local regulation on the grounds that it is  
285 expressly preempted by general law under this subsection, the  
286 court shall expedite the proceeding and render a decision within  
287 30 days after service of process. Notice of appeal shall be  
288 filed and served within 30 days after the rendition of the  
289 judgment appealed from. The Supreme Court shall adopt rules by  
290 October 1, 2025, to ensure the proceedings are handled  
291 expeditiously and in a manner consistent with this subsection.

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292 (r)~~(1)~~ This subsection expires October 1, 2033.

293 (8) Any development authorized under paragraph (7) (b)  
294 ~~(7) (a)~~ must be treated as a conforming use even after the  
295 expiration of subsection (7) and the development's affordability  
296 period as provided in paragraph (7) (b) ~~(7) (a)~~, notwithstanding  
297 the county's comprehensive plan, future land use designation, or  
298 zoning. If at any point during the development's affordability  
299 period the development violates the affordability period  
300 requirement provided in paragraph (7) (b) ~~(7) (a)~~, the development  
301 must be allowed a reasonable time to cure such violation. If the  
302 violation is not cured within a reasonable time, the development  
303 must be treated as a nonconforming use.

304 (9) A county's review or approval of an application for a  
305 development permit or development order may not be conditioned  
306 on the:

307 (a) Waiver, forbearance, acquisition, transfer, or  
308 abandonment of any development right authorized by this section;  
309 or

310 (b) Procurement or transfer of density units or  
311 development units.

312  
313 Any such waiver, forbearance, acquisition, transfer,  
314 procurement, or abandonment is void.

315 (10) (a) Beginning June 30, 2026, each county must provide  
316 an annual report to the state land planning agency that

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317 includes:

318 1. All litigation initiated under subsection (9), the  
319 status of the case, and, if applicable, the final disposition.

320 2. All actions the county has taken on any proposed  
321 project under this section, including, at minimum, the project  
322 size, density, and intensity, and the number of units and the  
323 number of affordable units for such proposed project.

324 3. For any proposed development that is denied or not  
325 accepted, all actions the county has taken on such proposed  
326 development and an explanation for why such actions were taken.

327 (b) The state land planning agency shall provide an annual  
328 report to the Governor, the President of the Senate, and the  
329 Speaker of the House of Representatives regarding county  
330 compliance with this section.

331 (11) A county may not impose a building moratorium that  
332 has the effect of delaying the permitting of construction of a  
333 multifamily project that would otherwise qualify for:

334 (a) An affordable housing ad valorem tax exemption under  
335 s. 196.1978 or s. 196.1979.

336 (b) Any grant loan or other incentive provided for the  
337 development of affordable housing under chapter 420.

338 (c) Any abatement of development restrictions under  
339 subsection (7).

340 (12) If the owner of an administratively approved proposed  
341 development has acted in reliance on that approval, the owner

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342 has a vested right to proceed with development under the  
343 relevant laws, regulations, and ordinances at the time such  
344 rights vested, if the property continues to comply with the  
345 requirements of this section.

346 **Section 2. Subsection (11) of section 163.31801, Florida**  
347 **Statutes, is amended to read:**

348 163.31801 Impact fees; short title; intent; minimum  
349 requirements; audits; challenges.-

350 (11) (a) A county, municipality, or special district may  
351 provide an exception or waiver for an impact fee for the  
352 development or construction of housing that is affordable, as  
353 defined in s. 420.9071. If a county, municipality, or special  
354 district provides such an exception or waiver, it is not  
355 required to use any revenues to offset the impact.

356 (b) Qualified developments authorized pursuant to s.  
357 125.01055 or s. 166.04151 shall receive an exception or waiver  
358 for 20 percent of the impact fees for the development of, or  
359 construction of the portion of the development that is,  
360 affordable housing.

361 **Section 3. Subsection (2) of section 166.041, Florida**  
362 **Statutes, is amended to read:**

363 166.041 Procedures for adoption of ordinances and  
364 resolutions.-

365 (2) (a) Each ordinance or resolution shall be introduced in  
366 writing and shall embrace but one subject and matters properly

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367 connected therewith. The subject shall be clearly stated in the  
368 title. No ordinance shall be revised or amended by reference to  
369 its title only. Ordinances to revise or amend shall set out in  
370 full the revised or amended act or section or subsection or  
371 paragraph of a section or subsection.

372 (b) Any ordinance the subject of which designates property  
373 as a historic landmark shall require a printed or digital map of  
374 such property to be readily available. A municipality shall  
375 submit such map to the State Historic Preservation Officer no  
376 later than June 1, 2027.

377 (c) Any resolution the subject of which designates the  
378 character of privately owned property as a historic landmark  
379 without the consent of the property owner shall require a  
380 finding by the governing body, based on substantial competent  
381 evidence, that the historic significance of the subject property  
382 is commensurate, to an equal or greater degree, with property  
383 that is already designated as a historic landmark within the  
384 municipality.

385 -----  
386

387 **T I T L E A M E N D M E N T**

388 Remove lines 3-101 and insert:  
389 development; amending s. 125.01055, F.S.; prohibiting  
390 counties from adopting or enforcing specified laws,  
391 ordinances, rules, or other measures relating to



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392 affordable housing; authorizing the board of county  
393 commissioners to approve the development of housing  
394 that is affordable on any parcel that is owned by a  
395 specified religious institution; providing  
396 definitions; prohibiting counties from requiring a  
397 proposed multifamily development to acquire or  
398 transfer density, density units, or development units  
399 or obtain certain amendments or approval; prohibiting  
400 counties from restricting or taking action that has  
401 the effect of restricting the density of a proposed  
402 multifamily or mixed-use residential development below  
403 the highest density on or after a specified date;  
404 providing construction; prohibiting counties from  
405 restricting or taking action that has the effect of  
406 restricting the maximum lot size of a proposed  
407 multifamily or mixed-use residential development below  
408 the largest maximum lot size on or after a specified  
409 date; prohibiting counties from restricting or taking  
410 action that has the effect of restricting the floor  
411 area ratio of a proposed multifamily or mixed-use  
412 residential development below a certain percentage  
413 allowed on or after a specified date; prohibiting  
414 counties from restricting or taking action that has  
415 the effect of restricting the height of a proposed  
416 multifamily or mixed-use residential development below

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417 the highest height on or after a specified date;  
418 providing construction; revising the ability of  
419 counties to restrict the height of multifamily or  
420 mixed-use residential developments that are adjacent  
421 specified parcels to the highest height allowed on or  
422 after a specified date; requiring administrative  
423 approval of proposed multifamily or mixed-use  
424 residential developments with no further action or  
425 approval in certain instances; requiring such  
426 developments to be treated as a conforming use,  
427 notwithstanding certain land development regulations;  
428 prohibiting counties from initiating or enforcing  
429 zoning-in-progress or building moratoriums in certain  
430 instances; requiring counties to maintain on its  
431 website a specified policy; requiring counties to  
432 approve, within a specified time frame, building  
433 permit plan review for proposed developments;  
434 providing for the awarding of attorney fees and costs  
435 under certain conditions; providing that if a county  
436 adopts an ordinance or resolution, or makes any other  
437 decision, after a specified date having certain listed  
438 effects, the ordinance, resolution, or decision is  
439 deemed preempted; preempting the regulation of  
440 affordable housing to the state; requiring courts to  
441 expedite proceedings and render an order within a

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442 specified timeframe if an action is filed against a  
443 local government based on preemption grounds;  
444 requiring notice of appeal to be filed and served  
445 within a specified timeframe from such judgment;  
446 requiring the Supreme Court to adopt rules by a  
447 specified date for such expedited proceedings;  
448 prohibiting counties from conditioning review or  
449 approval of applications for development permits or  
450 orders on the waiver, forbearance, acquisition,  
451 transfer, or abandonment of any development right, or  
452 the procurement or transfer of density units or  
453 development units; deeming such actions to be void;  
454 providing certain reporting requirements beginning on  
455 a specified date; providing reporting requirements;  
456 prohibiting the imposition of a building moratorium  
457 under certain circumstances; providing that the owner  
458 of an administratively approved proposed development  
459 has a vested right to proceed with development under  
460 certain circumstances; amending s. 163.31801, F.S.;  
461 requiring an exception or waiver for a specified  
462 percentage of the impact fees for certain  
463 developments; amending s. 166.041, F.S.; requiring  
464 that ordinances designating property as a historic  
465 landmark require a map to be readily available;  
466 requiring municipalities to submit such maps to the

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467 State Historic Preservation Officer by a specified  
468 date; requiring that resolutions designating certain  
469 privately owned property as a historic landmark be  
470 based on a certain finding by the governing body for  
471 adoption of such resolutions; amending s. 166.04151,  
472 F.S.; requiring the governing body of a municipality  
473 to approve the development of housing that is  
474 affordable if certain requirements are met; providing  
475 definitions; requiring municipalities to authorize  
476 multifamily and mixed-use residential as allowable  
477 uses on sites owned by specified entities and in  
478 planned unit developments for specified use, if  
479 certain conditions are met; requiring municipalities  
480 to include adjacent land as part of multifamily  
481 development, regardless of land use designation, if  
482 certain conditions are met; prohibiting municipalities  
483 from requiring a proposed mixed-use residential  
484 development to obtain certain amendments; prohibiting  
485 municipalities from requiring more than a certain  
486 percentage of total square footage to be used for  
487 specified purposes; requiring a specified definition  
488 of areas zoned for mixed use; providing that certain  
489 affordable or workforce units also qualify as  
490 affordable housing; prohibiting municipalities from  
491 restricting the density of a proposed multifamily or

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492 mixed-use residential development below the highest  
493 density on or after a specified date; prohibiting  
494 municipalities from restricting the maximum lot size  
495 of a proposed multifamily or mixed-use residential  
496 development below the highest maximum lot size on or  
497 after a specified date; prohibiting municipalities  
498 from restricting the floor area ratio of a proposed  
499 multifamily or mixed-use residential development below  
500 a certain percentage allowed on or after a specified  
501 date; prohibiting municipalities from restricting the  
502 height of a proposed multifamily or mixed-use  
503 residential development below the highest height on or  
504 after a specified date; revising the ability of  
505 municipalities to restrict the height of multifamily  
506 or mixed-use residential developments that are  
507 adjacent specified parcels to the highest height  
508 allowed on or after a specified date; requiring  
509 administrative approval of proposed multifamily or  
510 mixed-use residential developments without a public  
511 hearing in certain instances; prohibiting  
512 municipalities from initiating or enforcing zoning-in-  
513 progress or building moratoriums in certain instances;  
514 requiring municipalities to maintain on its website a  
515 specified policy; requiring municipalities to reduce  
516 certain parking requirements by a specified

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517 percentage; requiring municipalities to approve,  
518 within a specified time frame, building permit plan  
519 review for proposed developments; providing for the  
520 awarding of attorney fees and costs under certain  
521 conditions; providing that if a municipality adopts an  
522 ordinance or resolution, or makes any other decision,  
523 after a specified date having certain listed effects,  
524 the ordinance, resolution, or decision is deemed  
525 preempted; preempting the regulation of affordable  
526 housing to the state; providing that the  
527 administrative review process of a site plan filed  
528 with a municipality must be based on land development  
529 regulations in effect as of the date of filing the  
530 application; requiring courts to expedite proceedings  
531 and render an order within a specified timeframe if an  
532 action is filed against a local government based on  
533 preemption grounds; requiring notice of appeal to be  
534 filed and served within a specified timeframe from  
535 such judgment; requiring the Supreme Court to adopt  
536 rules by a specified date for such expedited  
537 proceedings; prohibiting municipalities from  
538 conditioning review or approval of applications for  
539 development permits or orders on the waiver,  
540 forbearance, or abandonment of any development right;  
541 deeming such actions to be void; providing certain

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542 reporting requirements beginning on a specified date;  
543 providing reporting requirements; prohibiting the  
544 imposition of a building moratorium under certain  
545 circumstances; providing that certain property owners  
546 have a cause of action; authorizing a court to provide  
547 specified relief, costs, and fees; providing a maximum  
548 award; providing that certain property owners have  
549 specified rights; amending s. 163.2517, F.S.;

550 requiring that proposed