

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WITHDRAWN _____ (Y/N)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

1 Committee/Subcommittee hearing bill: Commerce Committee
2 Representative Lopez, V. offered the following:

3
4 **Amendment (with title amendment)**

5 Remove everything after the enacting clause and insert:

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

9 125.01055 Affordable housing.—

10 (6) Notwithstanding any other law or local ordinance or
11 regulation to the contrary, the board of county commissioners
12 may approve the development of housing that is affordable, as
13 defined in s. 420.0004, including, but not limited to, a mixed-
14 use residential development, on any parcel zoned for commercial
15 or industrial use, or on any parcel, including any contiguous
16 parcel connected thereto, which is owned by a religious

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17 institution, as defined in s. 170.201(2), which contains a house
18 of public worship, regardless of the underlying zoning, so long
19 as at least 10 percent of the units included in the project are
20 for housing that is affordable. The provisions of this
21 subsection are self-executing and do not require the board of
22 county commissioners to adopt an ordinance or a regulation
23 before using the approval process in this subsection.

24 (7) (a) A county must authorize multifamily and mixed-use
25 residential as allowable uses in any area zoned for commercial,
26 industrial, or mixed use, and in portions of any flexibly zoned
27 area such as a planned unit development permitted for
28 commercial, industrial, or mixed use, if at least 40 percent of
29 the residential units in a proposed multifamily development are
30 rental units that, for a period of at least 30 years, are
31 affordable as defined in s. 420.0004. Notwithstanding any other
32 law, local ordinance, or regulation to the contrary, a county
33 may not require a proposed multifamily development to obtain a
34 zoning or land use change, special exception, conditional use
35 approval, variance, transfer of density or development units, or
36 comprehensive plan amendment for the building height, zoning,
37 and densities authorized under this subsection. For mixed-use
38 residential projects, at least 65 percent of the total square
39 footage must be used for residential purposes. A county may not
40 require that more than 10 percent of the total square footage of

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41 such mixed-use residential projects be used for nonresidential
42 purposes.

43 (b) A county may not restrict the density of a proposed
44 development authorized under this subsection below the highest
45 currently allowed density or the highest density allowed on July
46 1, 2023, on any unincorporated land in the county where
47 residential development is allowed under the county's land
48 development regulations. For purposes of this paragraph, the
49 term "highest currently allowed density" does not include the
50 density of any building that met the requirements of this
51 subsection or the density of any building that has received any
52 bonus, variance, or other special exception for density provided
53 in the county's land development regulations as an incentive for
54 development.

55 (c) A county may not restrict the floor area ratio of a
56 proposed development authorized under this subsection below 150
57 percent of the highest currently allowed floor area ratio or the
58 highest floor ratio allowed on July 1, 2023, on any
59 unincorporated land in the county where development is allowed
60 under the county's land development regulations. For purposes of
61 this paragraph, the term "highest currently allowed floor area
62 ratio" does not include the floor area ratio of any building
63 that met the requirements of this subsection or the floor area
64 ratio of any building that has received any bonus, variance, or
65 other special exception for floor area ratio provided in the

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66 county's land development regulations as an incentive for
67 development. For purposes of this subsection, the term "floor
68 area ratio" includes floor lot ratio.

69 (d)1. A county may not restrict the height of a proposed
70 development authorized under this subsection below the highest
71 currently allowed height or the highest height allowed on July
72 1, 2023, for a commercial or residential building located in its
73 jurisdiction within 1 mile of the proposed development or 3
74 stories, whichever is higher. For purposes of this paragraph,
75 the term "highest currently allowed height" does not include the
76 height of any building that met the requirements of this
77 subsection or the height of any building that has received any
78 bonus, variance, or other special exception for height provided
79 in the county's land development regulations as an incentive for
80 development.

81 2. If the proposed development is adjacent to, on two or
82 more sides, a parcel zoned for single-family residential use
83 which is within a single-family residential development with at
84 least 25 contiguous single-family homes, the county may restrict
85 the height of the proposed development to 150 percent of the
86 tallest building on any property adjacent to the proposed
87 development, the highest currently allowed height or the highest
88 height allowed on July 1, 2023, for the property provided in the
89 county's land development regulations, or 3 stories, whichever
90 is highest, but not to exceed 10 stories ~~higher~~. For the

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91 purposes of this paragraph, the term "adjacent to" means those
92 properties sharing more than one point of a property line, but
93 does not include properties separated by a public road or body
94 of water, including a man-made lake or pond. For a proposed
95 development located within a county within an area of critical
96 state concern, as designated by s. 380.0552 and chapter 28-36,
97 Florida Administrative Code, the term "story" includes only the
98 habitable space beginning at the base flood elevation, as
99 designated by the Federal Emergency Management Agency in the
100 most recent Flood Insurance Rate Map. A story may not exceed 10
101 feet in height measured from finished floor to finished floor,
102 including space for mechanical equipment. The highest story may
103 not exceed 10 feet from finished floor to the top plate.

104 (e) A proposed development authorized under this
105 subsection must be administratively approved without ~~and no~~
106 further action by the board of county commissioners or any
107 quasi-judicial or administrative board or reviewing body ~~is~~
108 ~~required~~ if the development satisfies the county's land
109 development regulations for multifamily developments in areas
110 zoned for such use and is otherwise consistent with the
111 comprehensive plan, with the exception of provisions
112 establishing allowable densities, floor area ratios, height, and
113 land use. Such land development regulations include, but are not
114 limited to, regulations relating to setbacks and parking
115 requirements. Unless a structure is, as of July 1, 2023,

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116 classified as "contributing" in a local government historic
117 properties database, the removal or demolition of all or part of
118 a structure does not require a public hearing for approval, to
119 the extent such removal or demolition is pursuant to a proposed
120 development authorized under this subsection. Notwithstanding
121 the foregoing, the rear portion of a structure abutting or
122 facing an alley may not be deemed "contributing." A proposed
123 development located within one-quarter mile of a military
124 installation identified in s. 163.3175(2) may not be
125 administratively approved. Each county shall maintain on its
126 website a policy containing procedures and expectations for
127 administrative approval pursuant to this subsection. For the
128 purposes of this paragraph, the term "allowable density" means
129 the density prescribed for the property without additional
130 requirements to procure and transfer density units or
131 development units from other properties.

132 (f)1. A county must, upon request of an applicant, reduce
133 ~~consider reducing~~ parking requirements by 20 percent for a
134 proposed development authorized under this subsection if the
135 development:

136 a. Is located within one-quarter mile of a transit stop,
137 as defined in the county's land development code, and the
138 transit stop is accessible from the development; ~~;~~

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139 ~~2. A county must reduce parking requirements by at least~~
140 ~~20 percent for a proposed development authorized under this~~
141 ~~subsection if the development:~~

142 ~~b.a.~~ Is located within one-half mile of a major
143 transportation hub that is accessible from the proposed
144 development by safe, pedestrian-friendly means, such as
145 sidewalks, crosswalks, elevated pedestrian or bike paths, or
146 other multimodal design features; or ~~and~~

147 ~~c.b.~~ Has available parking within 600 feet of the proposed
148 development which may consist of options such as on-street
149 parking, parking lots, or parking garages available for use by
150 residents of the proposed development. However, a county may not
151 require that the available parking compensate for the reduction
152 in parking requirements.

153 ~~2.3.~~ A county must eliminate parking requirements for a
154 proposed mixed-use residential development authorized under this
155 subsection within an area recognized by the county as a transit-
156 oriented development or area, as provided in paragraph (h).

157 ~~3.4.~~ For purposes of this paragraph, the term "major
158 transportation hub" means any transit station, whether bus,
159 train, or light rail, which is served by public transit with a
160 mix of other transportation options.

161 (g) For proposed multifamily developments in an
162 unincorporated area zoned for commercial or industrial use which
163 is within the boundaries of a multicounty independent special

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164 district that was created to provide municipal services and is
165 not authorized to levy ad valorem taxes, and less than 20
166 percent of the land area within such district is designated for
167 commercial or industrial use, a county must authorize, as
168 provided in this subsection, such development only if the
169 development is mixed-use residential.

170 (h) A proposed development authorized under this
171 subsection which is located within a transit-oriented
172 development or area, as recognized by the county, must be mixed-
173 use residential and otherwise comply with requirements of the
174 county's regulations applicable to the transit-oriented
175 development or area except for use, height, density, floor area
176 ratio, and parking as provided in this subsection or as
177 otherwise agreed to by the county and the applicant for the
178 development.

179 (i) Except as otherwise provided in this subsection, a
180 development authorized under this subsection must comply with
181 all applicable state and local laws and regulations.

182 (j)1. Nothing in this subsection precludes a county from
183 granting a bonus, variance, conditional use, or other special
184 exception for height, density, or floor area ratio in addition
185 to the height, density, and floor area ratio requirements in
186 this subsection.

187 2. Nothing in this subsection precludes a proposed
188 development authorized under this subsection from receiving a

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189 | bonus for density, height, or floor area ratio pursuant to an
190 | ordinance or regulation of the jurisdiction where the proposed
191 | development is located if the proposed development satisfies the
192 | conditions to receive the bonus except for any condition which
193 | conflicts with this subsection. If a proposed development
194 | qualifies for such bonus, the bonus must be administratively
195 | approved by the county and no further action by the board of
196 | county commissioners is required.

197 | (k) Notwithstanding any other law or local ordinance or
198 | regulation to the contrary, a county may allow an adjacent
199 | parcel of land to be included within a proposed multifamily
200 | development authorized under this subsection.

201 | (1)1.~~(k)~~ This subsection does not apply to:

202 | a.1. Airport-impacted areas as provided in s. 333.03.

203 | b.2. Property defined as recreational and commercial
204 | working waterfront in s. 342.201(2)(b) in any area zoned as
205 | industrial.

206 | c. The Wekiva Study Area, as described in s. 369.316.

207 | d. The Everglades Protection Area, as defined in s.
208 | 373.4592(2).

209 | e. The Florida Keys Area of Critical State Concern, as
210 | designated by s. 380.0552.

211 | f. The City of Key West Area of Critical State Concern, as
212 | designated by the Administration Commission under s. 380.05.

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213 2. Sub-subparagraphs 1.c.-f. are remedial in nature and
214 apply retroactively to April 1, 2025.

215 (m) The court shall give priority to a civil action filed
216 against a county for a violation of this subsection and render a
217 preliminary or final decision in such action as expeditiously as
218 possible.

219 (n) If a civil action is filed against a county for a
220 violation of this subsection, the court must assess and award
221 reasonable attorney fees and costs to the prevailing party. An
222 award of reasonable attorney fees or costs pursuant to this
223 paragraph may not exceed \$500,000. In addition, a prevailing
224 party may not recover any attorney fees or costs directly
225 incurred by or associated with litigation to determine an award
226 of reasonable attorney fees or costs.

227 (o) As used in this subsection, the term:

228 1. "Commercial use" means any activity associated with the
229 sale, rental, or distribution of a product or the performance of
230 a service related to such product. The term includes, but is not
231 limited to, such uses or activities as retail sales; wholesale
232 sales; rental of equipment, goods, or products; offices;
233 restaurants; public lodging establishments as described in s.
234 509.242; food service vendors; sports arenas; theaters; tourist
235 attractions; and other for-profit business activities. A parcel
236 zoned to allow such use by right, without the requirement to
237 obtain a variance or waiver, is considered commercial use for

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238 purposes of this subsection, regardless of the listed category
239 or title in the local land development regulations. The term
240 does not include a home-based business or a cottage food
241 operation performed on residential property, a public lodging
242 establishment as described in s. 509.242, or a use that is
243 accessory, ancillary, or incidental to the allowable use or
244 allowed only on a temporary basis. In addition, the term does
245 not include the following structures, regardless of their uses
246 or zoning classifications:

247 a. A contributing structure or building within a historic
248 district which was listed in the National Register of Historic
249 Places before January 1, 2000.

250 b. A structure or building individually listed in the
251 National Register of Historic Places.

252 2. "Industrial use" means any activity associated with the
253 manufacture, assembly, processing, or storage of a product or
254 the performance of a service related to such product. The term
255 includes, but is not limited to, such uses or activities as
256 automobile manufacturing or repair, boat manufacturing or
257 repair, junk yards, meat packing facilities, citrus processing
258 and packing facilities, produce processing and packing
259 facilities, electrical generating plants, water treatment
260 plants, sewage treatment plants, and solid waste disposal sites.
261 A parcel zoned to allow such use by right, without the
262 requirement to obtain a variance or waiver, is considered

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263 industrial use for purposes of this subsection, regardless of
264 the listed category or title in the local land development
265 regulations. The term does not include a use that is accessory,
266 ancillary, or incidental to the allowable use or allowed only on
267 a temporary basis.

268 3. "Mixed use" means any use that combines multiple types
269 of approved land uses from at least two of the residential use,
270 commercial use, or industrial use categories. The term does not
271 include uses that are accessory, ancillary, or incidental to the
272 allowable uses or allowed only on a temporary basis.

273 4. "Planned unit development" has the same meaning as in
274 s. 163.3202 (5) (b).

275 (p)~~(1)~~ This subsection expires October 1, 2033.

276 (8) (a) A proposed development on a parcel of land
277 primarily developed and maintained as a golf course, a tennis
278 court, or a swimming pool, regardless of the zoning of such
279 parcel, may use the approval process provided in subsection (7).

280 (b) If a proposed development is on a parcel that is
281 adjacent to, on two or more sides, a parcel zoned for single-
282 family residential use, the county may restrict the height of
283 the proposed development to 150 percent of the tallest
284 residential building on any property adjacent to the proposed
285 development, the highest height currently allowed or the highest
286 height allowed on July 1, 2023, for the property provided in the
287 county's land development regulations, or 3 stories, whichever

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288 is highest. For purposes of this paragraph, the term "adjacent
289 to" means those properties sharing more than one point of a
290 property line, but does not include properties separated by a
291 public road or body of water, including a man-made lake or pond.

292 (9) (a) Except as provided in paragraphs (b) and (d), a
293 county may not impose or enforce a building moratorium that has
294 the effect of delaying the permitting or construction of a
295 multifamily residential or mixed-use residential development
296 authorized under subsection (7).

297 (b) A county may, by ordinance, impose or enforce a
298 building moratorium that has the effect of delaying the
299 permitting or construction of a multifamily residential or
300 mixed-use residential development for no more than 90 days
301 within a 3-year period if, before the adoption of such
302 ordinance, the county prepares or causes to be prepared an
303 assessment of its need for affordable housing for extremely-low-
304 income persons, very-low-income persons, low-income persons, and
305 moderate-income persons, as defined in s. 420.0004, including
306 projections of future need for the preceding 5 years. This
307 assessment must be posted on the county's website by the date
308 the notice of proposed ordinance adoption is published, and
309 presented at the same public meeting at which the proposed
310 ordinance is adopted by the board of county commissioners. This
311 assessment must be included in the business impact estimate for

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312 the enactment of a proposed ordinance as required by s.
313 125.66(3).

314 (c) If a civil action is filed against a county for a
315 violation of this subsection, the court must assess and award
316 reasonable attorney fees and costs to the prevailing party. An
317 award of reasonable attorney fees or costs pursuant to this
318 paragraph may not exceed \$500,000. In addition, a prevailing
319 party may not recover any attorney fees or costs directly
320 incurred by or associated with litigation to determine an award
321 of reasonable attorney fees or costs.

322 (d) This subsection does not apply to any moratorium that
323 is imposed or enforced to address stormwater or flood water
324 management, to address the supply of potable water, or due to
325 the necessary repair of sanitary sewer systems, if such
326 moratorium applies equally to all types of multifamily or mixed-
327 use residential development.

328 (10)(a) Beginning June 30, 2026, each county must provide
329 an annual report to the state land planning agency which must
330 include:

331 1. Any litigation related to the violation of this
332 section, the status of such litigation, and, if applicable, the
333 final disposition.

334 2. Any action a county has taken on a proposed development
335 project under this section, including, at minimum, the project

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336 size, density, and intensity and the number of units and the
337 number of affordable units for such project.

338 3. For a proposed development project that has been
339 denied, any action a county has taken on such project and an
340 explanation for why such action was taken.

341 (b) The state land planning agency shall submit an annual
342 report to the Governor, the President of the Senate, and the
343 Speaker of the House of Representatives regarding county
344 compliance with this section.

345 **Section 2. Subsection (7) of section 163.3202, Florida**
346 **Statutes, is renumbered as subsection (8), and a new subsection**
347 **(7) is added to that section to read:**

348 163.3202 Land development regulations.—

349 (7) (a) It is the intent of the Legislature to increase the
350 accessibility and public disclosure of the regulatory impact of
351 local preservation ordinances for purposes of historic
352 preservation.

353 (b) The designation by a local government of property or a
354 district as a historic property or a historic district, and the
355 adoption of land development regulations for purposes of
356 historic preservation, shall be made by the adoption of a local
357 preservation ordinance.

358 (c) Property that is designated by a local government as
359 historic property or located in a historic district, or that is
360 otherwise subject to land development regulations for purposes

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361 of historic preservation, must be clearly identified on a map
362 that is maintained by the local government. Property that is
363 newly designated as historic property or a district that is
364 newly designated as a historic district, and property that is
365 newly subject to historic preservation regulations, must be
366 included on the map within 30 days after such designation or the
367 application of such regulation. The local government must post
368 the map on its website no later than June 1, 2026, and include
369 the contact information for the local government official who is
370 responsible for providing public information about the local
371 government's land development regulations for purposes of
372 historic preservation.

373 (d) This subsection does not apply to a historic site or a
374 historic district that is designated as such solely for the
375 purpose of public recognition and which is not subject to land
376 development regulations by virtue of the designation.

377 **Section 3. Subsections (6) and (7) of section 166.04151,**
378 **Florida Statutes, are amended, and new subsections (8), (9), and**
379 **(10) are added to that section, to read:**

380 166.04151 Affordable housing.—

381 (6) Notwithstanding any other law or local ordinance or
382 regulation to the contrary, the governing body of a municipality
383 may approve the development of housing that is affordable, as
384 defined in s. 420.0004, including, but not limited to, a mixed-
385 use residential development, on any parcel zoned for commercial

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386 or industrial use, or on any parcel, including any contiguous
387 parcel connected thereto, which is owned by a religious
388 institution, as defined in s. 170.201(2), which contains a house
389 of public worship, regardless of the underlying zoning, so long
390 as at least 10 percent of the units included in the project are
391 for housing that is affordable. The provisions of this
392 subsection are self-executing and do not require the governing
393 body to adopt an ordinance or a regulation before using the
394 approval process in this subsection.

395 (7) (a) A municipality must authorize multifamily and
396 mixed-use residential as allowable uses in any area zoned for
397 commercial, industrial, or mixed use, and in portions of any
398 flexibly zoned area such as a planned unit development permitted
399 for commercial, industrial, or mixed use, if at least 40 percent
400 of the residential units in a proposed multifamily development
401 are rental units that, for a period of at least 30 years, are
402 affordable as defined in s. 420.0004. Notwithstanding any other
403 law, local ordinance, or regulation to the contrary, a
404 municipality may not require a proposed multifamily development
405 to obtain a zoning or land use change, special exception,
406 conditional use approval, variance, transfer of density or
407 development units, or comprehensive plan amendment for the
408 building height, zoning, and densities authorized under this
409 subsection. For mixed-use residential projects, at least 65
410 percent of the total square footage must be used for residential

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411 purposes. A municipality may not require that more than 10
412 percent of the total square footage of such mixed-use
413 residential projects be used for nonresidential purposes.

414 (b) A municipality may not restrict the density of a
415 proposed development authorized under this subsection below the
416 highest currently allowed density or the highest density allowed
417 on July 1, 2023, on any land in the municipality where
418 residential development is allowed under the municipality's land
419 development regulations. For purposes of this paragraph, the
420 term "highest currently allowed density" does not include the
421 density of any building that met the requirements of this
422 subsection or the density of any building that has received any
423 bonus, variance, or other special exception for density provided
424 in the municipality's land development regulations as an
425 incentive for development.

426 (c) A municipality may not restrict the floor area ratio
427 of a proposed development authorized under this subsection below
428 150 percent of the highest currently allowed floor area ratio or
429 the highest floor area ratio allowed on July 1, 2023, on any
430 land in the municipality where development is allowed under the
431 municipality's land development regulations. For purposes of
432 this paragraph, the term "highest currently allowed floor area
433 ratio" does not include the floor area ratio of any building
434 that met the requirements of this subsection or the floor area
435 ratio of any building that has received any bonus, variance, or

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436 other special exception for floor area ratio provided in the
437 municipality's land development regulations as an incentive for
438 development. For purposes of this subsection, the term "floor
439 area ratio" includes floor lot ratio.

440 (d)1. A municipality may not restrict the height of a
441 proposed development authorized under this subsection below the
442 highest currently allowed height or the highest height allowed
443 on July 1, 2023, for a commercial or residential building
444 located in its jurisdiction within 1 mile of the proposed
445 development or 3 stories, whichever is higher. For purposes of
446 this paragraph, the term "highest currently allowed height" does
447 not include the height of any building that met the requirements
448 of this subsection or the height of any building that has
449 received any bonus, variance, or other special exception for
450 height provided in the municipality's land development
451 regulations as an incentive for development.

452 2. If the proposed development is adjacent to, on two or
453 more sides, a parcel zoned for single-family residential use
454 that is within a single-family residential development with at
455 least 25 contiguous single-family homes, the municipality may
456 restrict the height of the proposed development to 150 percent
457 of the tallest building on any property adjacent to the proposed
458 development, the highest currently allowed height or the highest
459 height allowed on July 1, 2023, for the property provided in the
460 municipality's land development regulations, or 3 stories,

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461 | whichever is highest, but not to exceed 10 stories higher. For
462 | the purposes of this paragraph, the term "adjacent to" means
463 | those properties sharing more than one point of a property line,
464 | but does not include properties separated by a public road or
465 | body of water, including a man-made lake or pond. For a proposed
466 | development located within a municipality within an area of
467 | critical state concern, as designated by s. 380.0552 and chapter
468 | 28-36, Florida Administrative Code, the term "story" includes
469 | only the habitable space beginning at the base flood elevation,
470 | as designated by the Federal Emergency Management Agency in the
471 | most recent Flood Insurance Rate Map. A story may not exceed 10
472 | feet in height measured from finished floor to finished floor,
473 | including space for mechanical equipment. The highest story may
474 | not exceed 10 feet from finished floor to the top plate.

475 | (e) A proposed development authorized under this
476 | subsection must be administratively approved without ~~and no~~
477 | further action by the governing body of the municipality or any
478 | quasi-judicial or administrative board or reviewing body is
479 | ~~required~~ if the development satisfies the municipality's land
480 | development regulations for multifamily developments in areas
481 | zoned for such use and is otherwise consistent with the
482 | comprehensive plan, with the exception of provisions
483 | establishing allowable densities, floor area ratios, height, and
484 | land use. Such land development regulations include, but are not
485 | limited to, regulations relating to setbacks and parking

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486 requirements. Unless a structure is, as of July 1, 2023,
487 classified as "contributing" in a local government historic
488 properties database, the removal or demolition of all or part of
489 a structure does not require a public hearing for approval, to
490 the extent such removal or demolition is pursuant to a proposed
491 development authorized under this subsection. Notwithstanding
492 the foregoing, the rear portion of a structure abutting or
493 facing an alley may not be deemed "contributing." A proposed
494 development located within one-quarter mile of a military
495 installation identified in s. 163.3175(2) may not be
496 administratively approved. Each municipality shall maintain on
497 its website a policy containing procedures and expectations for
498 administrative approval pursuant to this subsection. For the
499 purposes of this paragraph, the term "allowable density" means
500 the density prescribed for the property without additional
501 requirements to procure and transfer density units or
502 development units from other properties.

503 (f)1. A municipality must, upon request of an applicant,
504 reduce ~~consider reducing~~ parking requirements by 20 percent for
505 a proposed development authorized under this subsection if the
506 development:

507 a. Is located within one-quarter mile of a transit stop,
508 as defined in the municipality's land development code, and the
509 transit stop is accessible from the development; -

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510 ~~2. A municipality must reduce parking requirements by at~~
511 ~~least 20 percent for a proposed development authorized under~~
512 ~~this subsection if the development:~~

513 ~~b.a.~~ Is located within one-half mile of a major
514 transportation hub that is accessible from the proposed
515 development by safe, pedestrian-friendly means, such as
516 sidewalks, crosswalks, elevated pedestrian or bike paths, or
517 other multimodal design features; or.

518 ~~c.b.~~ Has available parking within 600 feet of the proposed
519 development which may consist of options such as on-street
520 parking, parking lots, or parking garages available for use by
521 residents of the proposed development. However, a municipality
522 may not require that the available parking compensate for the
523 reduction in parking requirements.

524 ~~2.3.~~ A municipality must eliminate parking requirements
525 for a proposed mixed-use residential development authorized
526 under this subsection within an area recognized by the
527 municipality as a transit-oriented development or area, as
528 provided in paragraph (h).

529 ~~3.4.~~ For purposes of this paragraph, the term "major
530 transportation hub" means any transit station, whether bus,
531 train, or light rail, which is served by public transit with a
532 mix of other transportation options.

533 (g) A municipality that designates less than 20 percent of
534 the land area within its jurisdiction for commercial or

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535 industrial use must authorize a proposed multifamily development
536 as provided in this subsection in areas zoned for commercial or
537 industrial use only if the proposed multifamily development is
538 mixed-use residential.

539 (h) A proposed development authorized under this
540 subsection which is located within a transit-oriented
541 development or area, as recognized by the municipality, must be
542 mixed-use residential and otherwise comply with requirements of
543 the municipality's regulations applicable to the transit-
544 oriented development or area except for use, height, density,
545 floor area ratio, and parking as provided in this subsection or
546 as otherwise agreed to by the municipality and the applicant for
547 the development.

548 (i) Except as otherwise provided in this subsection, a
549 development authorized under this subsection must comply with
550 all applicable state and local laws and regulations.

551 (j)1. Nothing in this subsection precludes a municipality
552 from granting a bonus, variance, conditional use, or other
553 special exception to height, density, or floor area ratio in
554 addition to the height, density, and floor area ratio
555 requirements in this subsection.

556 2. Nothing in this subsection precludes a proposed
557 development authorized under this subsection from receiving a
558 bonus for density, height, or floor area ratio pursuant to an
559 ordinance or regulation of the jurisdiction where the proposed

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560 development is located if the proposed development satisfies the
561 conditions to receive the bonus except for any condition which
562 conflicts with this subsection. If a proposed development
563 qualifies for such bonus, the bonus must be administratively
564 approved by the municipality and no further action by the
565 governing body of the municipality is required.

566 (k) Notwithstanding any other law or local ordinance or
567 regulation to the contrary, a municipality may allow an adjacent
568 parcel of land to be included within a proposed multifamily
569 development authorized under this subsection.

570 (1) This subsection does not apply to:

- 571 1. Airport-impacted areas as provided in s. 333.03.
572 2. Property defined as recreational and commercial working
573 waterfront in s. 342.201(2)(b) in any area zoned as industrial.
574 3. The Wekiva Study Area, as described in s. 369.316.
575 4. The Everglades Protection Area, as defined in s.
576 373.4592(2).

577 5. The City of Key West Area of Critical State Concern, as
578 designated by the Administration Commission under s. 380.05.

579 (m) The court shall give priority to a civil action filed
580 against a municipality for a violation of this subsection and
581 render a preliminary or final decision in such action as
582 expeditiously as possible.

583 (n) If a civil action is filed against a municipality for
584 a violation of this subsection, the court must assess and award

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585 reasonable attorney fees and costs to the prevailing party. An
586 award of reasonable attorney fees or costs pursuant to this
587 paragraph may not exceed \$500,000. In addition, a prevailing
588 party may not recover any attorney fees or costs directly
589 incurred by or associated with litigation to determine an award
590 of reasonable attorney fees or costs.

591 (o) As used in this subsection, the term:

592 1. "Commercial use" means any activity associated with the
593 sale, rental, or distribution of a product or the performance of
594 a service related to such product. The term includes, but is not
595 limited to, such uses or activities as retail sales; wholesale
596 sales; rentals of equipment, goods, or products; offices;
597 restaurants; public lodging establishments as described in s.
598 509.242; food service vendors; sports arenas; theaters; tourist
599 attractions; and other for-profit business activities. A parcel
600 zoned to allow such use by right, without the requirement to
601 obtain a variance or waiver, is considered commercial use for
602 purposes of this subsection, regardless of the listed category
603 or title in the local land development regulations. The term
604 does not include a home-based business or a cottage food
605 operation performed on residential property, a public lodging
606 establishment as described in s. 509.242, or a use that is
607 accessory, ancillary, or incidental to the allowable use or
608 allowed only on a temporary basis. In addition, the term does

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609 not include the following structures, regardless of their uses
610 or zoning classifications:

611 a. A contributing structure or building within a historic
612 district which was listed in the National Register of Historic
613 Places before January 1, 2000.

614 b. A structure or building individually listed in the
615 National Register of Historic Places.

616 2. "Industrial use" means any activity associated with the
617 manufacture, assembly, processing, or storage of a product or
618 the performance of a service related to such product. The term
619 includes, but is not limited to, such uses or activities as
620 automobile manufacturing or repair, boat manufacturing or
621 repair, junk yards, meat packing facilities, citrus processing
622 and packing facilities, produce processing and packing
623 facilities, electrical generating plants, water treatment
624 plants, sewage treatment plants, and solid waste disposal sites.
625 A parcel zoned to allow such use by right, without the
626 requirement to obtain a variance or waiver, is considered
627 industrial use for purposes of this subsection, regardless of
628 the listed category or title in the local land development
629 regulations. The term does not include a use that is accessory,
630 ancillary, or incidental to the allowable use or allowed only on
631 a temporary basis.

632 3. "Mixed use" means any use that combines multiple types
633 of approved land uses from at least two of the residential use,

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634 commercial use, or industrial use categories. The term does not
635 include uses that are accessory, ancillary, or incidental to the
636 allowable uses or allowed only on a temporary basis.

637 4. "Planned unit development" has the same meaning as in
638 s. 163.3202(5)(b).

639 (p)~~(1)~~ This subsection expires October 1, 2033.

640 (8)(a) A proposed development on a parcel of land
641 primarily developed and maintained as a golf course, a tennis
642 court, or a swimming pool, regardless of the zoning of such
643 parcel, may use the approval process provided in subsection (7).

644 (b) If a proposed development is on a parcel that is
645 adjacent to, on two or more sides, a parcel zoned for single-
646 family residential use, the municipality may restrict the height
647 of the proposed development to 150 percent of the tallest
648 residential building on any property adjacent to the proposed
649 development, the highest height currently allowed or the highest
650 height allowed on July 1, 2023, for the property provided in the
651 municipality's land development regulations, or 3 stories,
652 whichever is highest. For purposes of this paragraph, the term
653 "adjacent to" means those properties sharing more than one point
654 of a property line, but does not include properties separated by
655 a public road or body of water, including a manmade lake or
656 pond.

657 (9)(a) Except as provided in paragraphs (b) and (d), a
658 municipality may not impose or enforce a building moratorium

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659 that has the effect of delaying the permitting or construction
660 of a multifamily residential or mixed-use residential
661 development authorized under subsection (7).

662 (b) A municipality may, by ordinance, impose or enforce a
663 building moratorium that has the effect of delaying the
664 permitting or construction of a multifamily residential or
665 mixed-use residential development for no more than 90 days
666 within a 3-year period if, before the adoption of such
667 ordinance, the municipality prepares or causes to be prepared an
668 assessment of its need for affordable housing for extremely-low-
669 income persons, very-low-income persons, low-income persons, and
670 moderate-income persons, as defined in s. 420.0004, including
671 projections of future need for the preceding 5 years. This
672 assessment must be posted on the municipality's website by the
673 date the notice of proposed ordinance adoption is published, and
674 presented at the same public meeting at which the proposed
675 ordinance is adopted by the governing body of the municipality.
676 This assessment must be included in the business impact estimate
677 for the enactment of a proposed ordinance as required by s.
678 166.041(4).

679 (c) If a civil action is filed against a municipality for
680 a violation of this subsection, the court must assess and award
681 reasonable attorney fees and costs to the prevailing party. An
682 award of reasonable attorney fees or costs pursuant to this
683 paragraph may not exceed \$500,000. In addition, a prevailing

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684 party may not recover any attorney fees or costs directly
685 incurred by or associated with litigation to determine an award
686 of reasonable attorney fees or costs.

687 (d) This subsection does not apply to any moratorium that
688 is imposed or enforced to address stormwater or flood water
689 management, to address the supply of potable water, or due to
690 the necessary repair of sanitary sewer systems, if such
691 moratorium applies equally to all types of multifamily or mixed-
692 use residential development.

693 (10) (a) Beginning June 30, 2026, each municipality must
694 provide an annual report to the state land planning agency which
695 must include:

696 1. Any litigation related to the violation of this
697 section, the status of such litigation, and, if applicable, the
698 final disposition.

699 2. Any action a municipality has taken on a proposed
700 development project under this section, including, at minimum,
701 the project size, density, and intensity and the number of units
702 and the number of affordable units for such project.

703 3. For a proposed development project that has been
704 denied, any action a municipality has taken on such project and
705 an explanation for why such action was taken.

706 (b) The state land planning agency shall submit an annual
707 report to the Governor, the President of the Senate, and the

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708 Speaker of the House of Representatives regarding municipality
709 compliance with this section.

710 **Section 4.** Effective upon this act becoming a law, an
711 applicant for a proposed development authorized under s.
712 125.01055(7), Florida Statutes, or s. 166.04151(7), Florida
713 Statutes, who submits to a county or municipality, as
714 applicable, an application, written request, or notice of intent
715 to use such provisions and which application, written request,
716 or notice of intent is received by the county or municipality,
717 as applicable, before July 1, 2025, may give notice to the
718 county or municipality no later than July 1, 2025, of the intent
719 to proceed under s. 125.01055(7), Florida Statutes, or s.
720 166.04151(7), Florida Statutes, as applicable, as it existed at
721 the time of submittal. A county or municipality, as applicable,
722 shall allow an applicant who submits such application, written
723 request, or notice of intent the opportunity to submit a revised
724 application, written request, or notice of intent to account for
725 the changes made by this act.

726 **Section 5. Paragraphs (n) and (o) of subsection (3) of**
727 **section 196.1978, Florida Statutes, are redesignated as**
728 **paragraphs (o) and (p), respectively, and a new paragraph (n) is**
729 **added to that subsection to read:**

730 196.1978 Affordable housing property exemption.-

731 (3)

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732 (n) Upon the request of a property owner, the property
733 appraiser must issue a letter to verify that a multifamily
734 project, if constructed and leased as described in the site
735 plan, qualifies for the exemption under this section. Within 30
736 days after receipt of such request, the property appraiser must
737 issue a verification letter or explain why the project is
738 ineligible for the exemption. Verification of tenant eligibility
739 for affordable housing is not required for determining
740 eligibility for a property owner to qualify for the exemption
741 under this section. A project that has received a verification
742 letter before the adoption of the ordinance described in
743 paragraph (p) is exempt from such ordinance. The verification
744 letter is prima facie evidence that the project is eligible for
745 the exemption if the project is constructed and leased as
746 described in the site plan used to receive the verification
747 letter. This letter shall qualify the project, if constructed
748 and leased as described in the site plan, to obtain the
749 exemption beginning with the January 1 assessment immediately
750 after the date on which the property obtains a certificate of
751 occupancy and is placed in service allowing the property to be
752 used as an affordable housing property.

753 **Section 6. Paragraph (a) of subsection (9) of section**
754 **380.0552, Florida Statutes, is amended to read:**

755 380.0552 Florida Keys Area; protection and designation as
756 area of critical state concern.—

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757 (9) MODIFICATION TO PLANS AND REGULATIONS.—

758 (a) Any land development regulation or element of a local
759 comprehensive plan in the Florida Keys Area may be enacted,
760 amended, or rescinded by a local government, but the enactment,
761 amendment, or rescission becomes effective only upon approval by
762 the state land planning agency. The state land planning agency
763 shall review the proposed change to determine if it is in
764 compliance with the principles for guiding development specified
765 in chapter 27F-8, Florida Administrative Code, as amended
766 effective August 23, 1984, and must approve or reject the
767 requested changes within 60 days after receipt. Amendments to
768 local comprehensive plans in the Florida Keys Area must also be
769 reviewed for compliance with the following:

770 1. Construction schedules and detailed capital financing
771 plans for wastewater management improvements in the annually
772 adopted capital improvements element, and standards for the
773 construction of wastewater treatment and disposal facilities or
774 collection systems that meet or exceed the criteria in s.
775 403.086(11) for wastewater treatment and disposal facilities or
776 s. 381.0065(4)(1) for onsite sewage treatment and disposal
777 systems.

778 2. Goals, objectives, and policies to protect public
779 safety and welfare in the event of a natural disaster by
780 maintaining a hurricane evacuation clearance time for permanent
781 residents of no more than 24 hours and 30 minutes. The hurricane

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782 evacuation clearance time shall be determined by a hurricane
783 evacuation study conducted in accordance with a professionally
784 accepted methodology and approved by the state land planning
785 agency. For purposes of hurricane evacuation clearance time:

786 a. Mobile home residents are not considered permanent
787 residents.

788 b. The City of Key West Area of Critical State Concern
789 established by chapter 28-36, Florida Administrative Code, shall
790 be included in the hurricane evacuation study and is subject to
791 the evacuation requirements of this subsection.

792 3. To ensure the hurricane evacuation clearance time in
793 this subsection is met, Monroe County, the City of Marathon, the
794 Village of Islamorada, and the City of Key West shall each
795 continue to maintain permit allocation systems, limiting the
796 number of permits issued for new residential dwelling units. The
797 Administration Commission shall distribute 825 permit
798 allocations over a period of at least 10 years, as follows:

799 a. Monroe County shall receive 539 permit allocations with
800 the following limitations:

801 I. All permits must be issued to vacant, buildable
802 parcels.

803 II. Only one permit may be issued to an individual parcel.

804 III. Of the 539 permits issued, 377 permits shall be
805 issued only for workforce housing.

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806 b. The City of Marathon shall receive 187 permit
807 allocations with the following limitations:
808 I. All permits must be issued to vacant, buildable
809 parcels.
810 II. Only one permit may be issued to an individual parcel.
811 III. Distribution must prioritize allocations for owner-
812 occupied residences, affordable housing, and workforce housing.
813 c. The Village of Islamorada shall receive 71 permit
814 allocations with the following limitations:
815 I. All permits must be issued to vacant, buildable
816 parcels.
817 II. Only one permit may be issued to an individual parcel.
818 III. Distribution must prioritize allocations for owner-
819 occupied residences, affordable housing, and workforce housing.
820 d. The City of Key West shall receive 28 permit
821 allocations. The housing constructed pursuant to such permits
822 must be affordable as defined in s. 420.0004.
823
824 For purposes of this subparagraph, the term "workforce housing"
825 means residential dwelling units restricted for a period of at
826 least 99 years to occupancy by households that derive at least
827 70 percent of their household income from gainful employment in
828 Monroe County, supplying goods or services to Monroe County
829 residents or visitors.

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830 **Section 7. Paragraph (d) of subsection (1) of section**
831 **420.50871, Florida Statutes, is amended to read:**

832 420.50871 Allocation of increased revenues derived from
833 amendments to s. 201.15 made by ch. 2023-17.—Funds that result
834 from increased revenues to the State Housing Trust Fund derived
835 from amendments made to s. 201.15 made by chapter 2023-17, Laws
836 of Florida, must be used annually for projects under the State
837 Apartment Incentive Loan Program under s. 420.5087 as set forth
838 in this section, notwithstanding ss. 420.507(48) and (50) and
839 420.5087(1) and (3). The Legislature intends for these funds to
840 provide for innovative projects that provide affordable and
841 attainable housing for persons and families working, going to
842 school, or living in this state. Projects approved under this
843 section are intended to provide housing that is affordable as
844 defined in s. 420.0004, notwithstanding the income limitations
845 in s. 420.5087(2). Beginning in the 2023-2024 fiscal year and
846 annually for 10 years thereafter:

847 (1) The corporation shall allocate 70 percent of the funds
848 provided by this section to issue competitive requests for
849 application for the affordable housing project purposes
850 specified in this subsection. The corporation shall finance
851 projects that:

852 (d) Provide housing near military installations and United
853 States Department of Veterans Affairs medical centers or
854 outpatient clinics in this state, with preference given to

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855 projects that incorporate critical services for servicemembers,
856 their families, and veterans, such as mental health treatment
857 services, employment services, and assistance with transition
858 from active-duty service to civilian life.

859 **Section 8. Section 420.5098, Florida Statutes, is created**
860 **to read:**

861 420.5098 Public sector and health care facility employer-
862 sponsored affordable workforce housing policy.-

863 (1) (a) The Legislature finds that it is in the best
864 interest of this state and this state's economy to provide
865 affordable workforce housing to residents who are employed by
866 health care facilities and governmental entities to recruit and
867 retain high-quality professionals by incentivizing such
868 employers to sponsor affordable housing opportunities.

869 (b) The Legislature further finds that pursuant to s.
870 42 (g) (9) (B) of the Internal Revenue Code, a qualified low-income
871 housing project does not fail to meet the general public use
872 requirement solely because of occupancy restrictions or
873 preferences that favor tenants who are members of a specified
874 group under a state program or policy that supports housing for
875 such specified group.

876 (c) It is the intent of the Legislature to establish a
877 policy that supports the development of affordable workforce
878 housing for employees of health care facilities and governmental
879 entities.

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880 (2) For purposes of this section, the term:

881 (a) "Governmental entity" means a state agency, a county
882 agency, or any other entity, however styled, that independently
883 exercises any type of state or local function. The term includes
884 a public school, state university, or Florida College System
885 institution, and a special district as defined in s. 189.012.

886 (b) "Health care facility" has the same meaning as in s.
887 159.27(16).

888 (3) It is the policy of this state to support affordable
889 workforce housing for employees of health care facilities and
890 governmental entities. A developer that receives federal low-
891 income housing tax credits allocated pursuant to s. 420.5099,
892 local or state funds, or other sources of funding available to
893 finance the development of affordable housing may give priority
894 to the development of such housing for employees of health care
895 facilities and governmental entities. Such priority must conform
896 to the requirements of s. 42(g)(9) of the Internal Revenue Code.

897 **Section 9. Subsection (8) of section 760.22, Florida**
898 **Statutes, is amended to read:**

899 760.22 Definitions.—As used in ss. 760.20–760.37, the
900 term:

901 (8) "Person" includes one or more individuals,
902 corporations, partnerships, associations, labor organizations,
903 legal representatives, mutual companies, joint-stock companies,
904 trusts, unincorporated organizations, trustees, trustees in

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905 bankruptcy, receivers, ~~and~~ fiduciaries, and any other legal or
906 commercial entity; a state agency; and any other governmental
907 entity or agency.

908 **Section 10. Section 760.26, Florida Statutes, is amended**
909 **to read:**

910 760.26 Prohibited discrimination in land use decisions and
911 in permitting of development.—It is unlawful to discriminate in
912 land use decisions or in the permitting of development based on
913 race, color, national origin, sex, disability, familial status,
914 religion; ~~or,~~ except as otherwise provided by law, based on the
915 source of financing of a development or proposed development; or
916 based on a development or proposed development being for housing
917 that is affordable as defined in s. 420.0004.

918 **Section 11.** It is the intent of the Legislature that the
919 amendments made by this act to s. 760.26, Florida Statutes, are
920 remedial and clarifying in nature and apply retroactively to any
921 cause of action filed on or before the effective date of this
922 act.

923 **Section 12. Subsection (4) of section 760.35, Florida**
924 **Statutes, is amended to read:**

925 760.35 Civil actions and relief; administrative
926 procedures.—

927 (4) If the court finds that a person has committed a
928 discriminatory housing practice ~~has occurred~~, it shall issue an
929 order prohibiting the practice and providing affirmative relief

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930 from the effects of the practice, including injunctive and other
931 equitable relief, actual and punitive damages, and reasonable
932 attorney fees and costs. In accordance with s. 13, Art. X of the
933 State Constitution, the state, for itself and its agencies or
934 political subdivisions, waives sovereign immunity for causes of
935 action based on the application of this section.

936 **Section 13.** Except as otherwise expressly provided in this
937 act, this act shall take effect July 1, 2025.

938

939 -----

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

941 Remove everything before the enacting clause and insert:

942 A bill to be entitled

943 An act relating to real property and land use and
944 development; amending ss. 125.01055 and 166.04151,
945 F.S.; authorizing the board of county commissioners
946 and the governing body of a municipality,
947 respectively, to approve the development of housing
948 that is affordable on certain parcels owned by
949 religious institutions; requiring counties and
950 municipalities, respectively, to authorize multifamily
951 and mixed-use residential as allowable uses in
952 specified areas; prohibiting counties and
953 municipalities, respectively, from requiring a
954 proposed multifamily development to obtain a transfer

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955 of density or development units; prohibiting counties
956 and municipalities, respectively, from requiring a
957 specified percentage of total square footage of mixed-
958 residential projects be used for nonresidential
959 purposes; prohibiting counties and municipalities,
960 respectively, from restricting the density of a
961 proposed development below the highest density allowed
962 on a specified date; prohibiting counties and
963 municipalities, respectively, from restricting the
964 floor area ratio of a proposed development below a
965 certain percentage of the highest floor area ratio
966 allowed on a specified date; prohibiting counties and
967 municipalities, respectively, from restricting the
968 height of a proposed development below the highest
969 height allowed on a specified date; revising an
970 exception; revising the definition of the term
971 "adjacent to"; providing construction; requiring that
972 a proposed development be administratively approved
973 without further action by the board of county
974 commissioners or governing body of a municipality,
975 respectively, or any quasi-judicial or administrative
976 board or reviewing body; providing that the removal or
977 demolition of all or part of a structure does not
978 require a public hearing for approval in certain
979 circumstances; defining the term "allowable density";

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980 requiring counties and municipalities, respectively,
981 to reduce parking requirements by a specified
982 percentage in certain circumstances; authorizing
983 counties and municipalities, respectively, to allow
984 adjacent parcels of land to be included within a
985 proposed multifamily development; revising
986 applicability; requiring courts to give priority to
987 civil actions filed against counties and
988 municipalities, respectively, and render certain
989 decisions as expeditiously as possible; requiring
990 courts to assess and award reasonable attorney fees
991 and costs to the prevailing party in such actions;
992 limiting the amount and recovery of such fees and
993 costs; providing definitions; authorizing a certain
994 approval process for proposed developments on parcels
995 of land developed and maintained for specified
996 purposes; authorizing counties and municipalities,
997 respectively, to restrict the height of such proposed
998 developments in certain circumstances; defining the
999 term "adjacent to"; prohibiting counties and
1000 municipalities, respectively, from imposing or
1001 enforcing a building moratorium that delays the
1002 permitting or construction of multifamily residential
1003 or mixed-use residential development; providing an
1004 exception; requiring the court to assess and award

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1005 reasonable attorney fees and costs not to exceed a
1006 specified amount; prohibiting the award of such fees
1007 and costs in certain circumstances; providing
1008 applicability; providing reporting requirements
1009 beginning on a date certain; amending s. 163.3202,
1010 F.S.; providing legislative intent; requiring the
1011 local government to designate certain property as
1012 historic by the adoption of a local preservation
1013 ordinance; requiring such property to be clearly
1014 identified on a map maintained by the local
1015 government; requiring property that is newly
1016 designated as historic to be included on the map
1017 within a specified time period; requiring the local
1018 government to post the map on its website by a
1019 specified date and include certain additional
1020 information; providing applicability; authorizing
1021 certain applicants to give notice of intent to
1022 counties or municipalities, respectively, by a date
1023 certain to proceed under specified provisions;
1024 requiring such counties and municipalities,
1025 respectively, to allow such applicants the opportunity
1026 to submit revised notices; amending s. 196.1978, F.S.;
1027 requiring property appraisers to issue verification
1028 letters relating to multifamily projects qualifying
1029 for affordable housing property exemption in certain

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1030 circumstances; providing that such verification is
1031 prima facie evidence that the project is eligible for
1032 exemption; providing a date on which such exemption
1033 begins; amending s. 380.0552, F.S.; revising
1034 provisions relating to the Florida Keys Area of
1035 Critical State Concern; defining the term "workforce
1036 housing"; amending s. 420.50871, F.S.; revising the
1037 types of affordable housing projects that the Florida
1038 Housing Corporation is required to finance; creating
1039 s. 420.5098, F.S.; providing legislative findings and
1040 intent; providing definitions; establishing state
1041 policy to support affordable workforce housing for
1042 employees of health care facilities and governmental
1043 entities; authorizing certain developers to give
1044 priority to the development of such housing for
1045 employees of health care facilities and governmental
1046 entities; requiring that such priority conform to
1047 certain federal provisions; amending s. 760.22, F.S.;
1048 revising the definition of the term "person"; amending
1049 s. 760.26, F.S.; prohibiting discrimination in land
1050 use decisions and in permitting of development based
1051 on a development or proposed development being for
1052 housing that is affordable; providing construction and
1053 retroactive application; amending s. 760.35, F.S.;
1054 waiving sovereign immunity of the state for

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1055 | discriminatory housing practices; providing effective
1056 | dates.