

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WITHDRAWN	_____	(Y/N)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: 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)1.~~(a)~~ Notwithstanding any other law, local ordinance,
61 or regulation to the contrary, including any local moratorium
62 established after March 29, 2023, a county must authorize
63 multifamily and mixed-use residential as allowable uses on any
64 site owned by the county, a district school board, or a
65 religious institution as defined in s. 170.201(2), and in any
66 area zoned for commercial, industrial, or mixed use; any planned

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67 unit development permitted for commercial, industrial, or mixed
68 use; or any zoning district not zoned solely for use as a
69 single-family home or duplex, if at least 40 percent of the
70 residential units in a proposed multifamily or mixed-use
71 residential development are rental units that, for a period of
72 at least 30 years, are affordable as defined in s. 420.0004. A
73 county shall authorize the inclusion of an adjacent parcel of
74 land as part of the multifamily development, regardless of the
75 land use designation of the adjacent parcel, if the residential
76 units to be built on the adjacent parcel comply with the
77 requirements of this subsection.

78 2. Notwithstanding any other law, local ordinance, or
79 regulation to the contrary, a county may not require a proposed
80 multifamily or mixed-use residential development to acquire or
81 transfer density, density units, or development units or obtain
82 an amendment to a development of regional impact, amendment to a
83 development agreement, or amendment to a restrictive covenant or
84 a zoning or land use change, special exception, conditional use
85 approval, variance, ~~or~~ comprehensive plan amendment, or any
86 other approval for the building height, zoning, and densities
87 authorized under this subsection.

88 3. For mixed-use residential projects, at least 65 percent
89 of the total square footage must be used for residential
90 purposes. A county may not require more than 10 percent of the
91 total square footage to be used for nonresidential purposes.

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92 4. Notwithstanding any local land development regulation
93 categorization or title, areas zoned for mixed use shall be
94 defined as areas that include both residential and
95 nonresidential uses, regardless of whether the residential or
96 nonresidential uses are permitted as principal use, conditional
97 use, ancillary use, special use, unusual use, accessory use,
98 planned unit development, or planned development. Nonresidential
99 use includes, but is not limited to, retail, office, hotel,
100 lodging, civic, institutional, parking, utilities, or other
101 commercial uses.

102 5. Affordable or workforce units that receive any
103 incentive under subsection (4) also qualify as affordable under
104 this subsection as long as the units satisfy the requirements of
105 s. 420.0004 and the local regulations.

106 (c) ~~(b)~~ A county may not directly restrict or take action
107 that has the effect of restricting the density of a proposed
108 multifamily or mixed-use residential development authorized
109 under this subsection below the highest ~~currently allowed~~
110 density allowed on or after July 1, 2023, on any unincorporated
111 land in the county where residential development is allowed
112 under the county's land development regulations. For purposes of
113 this paragraph, the term "highest ~~currently allowed~~ density"
114 does not include the density of any building that met the
115 requirements of this subsection or the density of any building
116 that has received any bonus, variance, or other special

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117 exception for density provided in the county's land development
118 regulations as an incentive for development. For purposes of
119 this paragraph, to "directly restrict" or to "take action that
120 has the effect of restricting" density includes requirements to
121 procure or transfer density units or development units from
122 other properties.

123 (d) A county may not directly restrict or take action that
124 has the effect of restricting the maximum lot size of a proposed
125 multifamily or mixed-use residential development authorized
126 under this paragraph below the largest maximum lot size allowed
127 on or after July 1, 2023, on any unincorporated land in the
128 county where multifamily or mixed-use residential development is
129 allowed pursuant to the county's land development regulations. A
130 county may not restrict the maximum lot coverage of a proposed
131 multifamily or mixed-use residential development authorized
132 under this paragraph below 70 percent.

133 (e)-(e) A county may not directly restrict or take action
134 that has the effect of restricting the floor area ratio of a
135 proposed multifamily or mixed-use residential development
136 authorized under this subsection below 150 percent of the
137 highest ~~currently allowed~~ floor area ratio allowed on or after
138 July 1, 2023, on any unincorporated land in the county where
139 development is allowed under the county's land development
140 regulations. For purposes of this paragraph, the term "highest
141 ~~currently allowed~~ floor area ratio" does not include the floor

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142 area ratio of any building that met the requirements of this
143 subsection or the floor area ratio of any building that has
144 received any bonus, variance, or other special exception for
145 floor area ratio provided in the county's land development
146 regulations as an incentive for development. For purposes of
147 this subsection, the term "floor area ratio" includes floor lot
148 ratio.

149 (f)-(d)1. A county may not directly restrict or take action
150 that has the effect of restricting the height of a proposed
151 multifamily or mixed-use residential development authorized
152 under this subsection below the highest ~~currently allowed~~ height
153 allowed on or after July 1, 2023, for a commercial or
154 residential building located in its jurisdiction within 1 mile
155 of the proposed development or 3 stories, whichever is higher.
156 For purposes of this paragraph, the term "highest ~~currently~~
157 ~~allowed~~ height" includes the height of the tallest existing
158 building located in its jurisdiction within 1 mile of the
159 proposed development if the existing building exceeds the
160 highest height allowed on or after July 1, 2023. However, the
161 term does not include the height of any building that met the
162 requirements of this subsection or the height of any building
163 that has received any bonus, variance, or other special
164 exception for height provided in the county's land development
165 regulations as an incentive for development.

166 2. If the proposed multifamily or mixed-use residential

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167 development is adjacent to, on two or more sides, a parcel zoned
168 for single-family residential use which is within a single-
169 family residential development with at least 25 contiguous
170 single-family homes, the county may restrict the height of the
171 proposed development to 150 percent of the tallest building on
172 any property adjacent to the proposed development, the highest
173 ~~currently allowed~~ height allowed on or after July 1, 2023, for
174 the property provided in the county's land development
175 regulations, or 3 stories, whichever is higher. For the purposes
176 of this paragraph, the term "adjacent to" means those properties
177 sharing more than one point of a property line, but does not
178 include properties separated by a public road.

179 (g)1.(e) A proposed multifamily or mixed-use residential
180 development authorized under this subsection must be
181 administratively approved and ~~no~~ further action by the board of
182 county commissioners or any quasi-judicial board of the
183 reviewing body is not authorized ~~required~~ if the development
184 satisfies the county's land development regulations for
185 multifamily or mixed-use residential developments in areas zoned
186 for such use, density, intensity, and height, and is otherwise
187 consistent with the comprehensive plan, with the exception of
188 provisions establishing ~~allowable~~ densities, floor area ratios,
189 height, and land use, including mixed use and minimum
190 nonresidential or commercial floor area requirements. The
191 removal or demolition of an existing structure to be performed

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192 as part of the proposed development must also be
193 administratively approved. A proposed development authorized
194 under this subsection must be treated as a conforming use,
195 notwithstanding the county's comprehensive plan, future land use
196 designation, or zoning. ~~Such land development regulations~~
197 ~~include, but are not limited to, regulations relating to~~
198 ~~setbacks and parking requirements.~~

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

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

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

210 (h) ~~(f)~~1. A county must reduce ~~consider reducing~~ parking
211 requirements by at least 20 percent for a proposed development
212 authorized under this subsection, or by 100 percent for
213 structures that are 20,000 square feet or less ~~if the~~
214 ~~development is located within one-quarter mile of a transit~~
215 ~~stop, as defined in the county's land development code, and the~~
216 ~~transit stop is accessible from the development.~~

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217 2. A county must reduce parking requirements by at least
218 20 percent for a proposed development authorized under this
219 subsection if the development:

220 a. Is located within one-half mile of a major
221 transportation hub that is accessible from the proposed
222 development by safe, pedestrian-friendly means, such as
223 sidewalks, crosswalks, elevated pedestrian or bike paths, or
224 other multimodal design features; or ~~and~~

225 b. Has available parking within 600 feet of the proposed
226 development which may consist of options such as on-street
227 parking, parking lots, or parking garages available for use by
228 residents of the proposed development. However, a county may not
229 require that the available parking compensate for the reduction
230 in parking requirements.

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

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

239 (i) ~~(g)~~ For proposed multifamily developments in an
240 unincorporated area zoned for commercial or industrial use which
241 is within the boundaries of a multicounty independent special

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

248 (j)~~(h)~~ A proposed development authorized under this
249 subsection which is located within a transit-oriented
250 development or area, as recognized by the county, must be mixed-
251 use residential and otherwise comply with requirements of the
252 county's regulations applicable to the transit-oriented
253 development or area except for use, height, density, floor area
254 ratio, and parking as provided in this subsection or as
255 otherwise agreed to by the county and the applicant for the
256 development.

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

260 (k)~~(j)~~1. Nothing in this subsection precludes a county
261 from granting a bonus, variance, conditional use, or other
262 special exception for height, density, or floor area ratio in
263 addition to the height, density, and floor area ratio
264 requirements in this subsection.

265 2. Nothing in this subsection precludes a proposed
266 development authorized under this subsection from receiving a

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267 bonus for density, height, or floor area ratio pursuant to an
268 ordinance or regulation of the jurisdiction where the proposed
269 development is located if the proposed development satisfies the
270 conditions to receive the bonus except for any condition which
271 conflicts with this subsection. If a proposed development
272 qualifies for such bonus, the bonus must be administratively
273 approved by the county and no further action by the board of
274 county commissioners is required.

275 (l) A county shall approve a building permit plan review
276 for a proposed development within 60 days as authorized under
277 this subsection, and prioritize a building permit plan review
278 for projects authorized under this subsection over other
279 development projects.

280 (m) Notwithstanding s. 57.112(6), the prevailing party in
281 a challenge under this subsection is entitled to recover
282 attorney fees and costs, including reasonable appellate attorney
283 fees and costs.

284 (n)-~~k~~ This subsection does not apply to:

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

288 (o) After July 1, 2023, if a county adopts an ordinance or
289 resolution, or makes any other decision, and such ordinance,
290 resolution, or decision has the effect, either directly or
291 indirectly, of:

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

294 2. Unreasonably delaying the development or construction
295 of a project under this section, including, but not limited to,
296 imposing a moratorium;

297 3. Restricting the manner in which affordable units are
298 developed or accessed within a project or regulating the types
299 of units in the project; or

300 4. Restricting or limiting a project under this section in
301 any other way,

302
303 then such ordinance, resolution, or decision shall be deemed
304 preempted. If a property owner files a site plan application
305 under this section with a county, the administrative review
306 process must be based only on the land development regulations
307 in effect as of the date of filing the application.

308 (p) The regulation of affordable housing under this
309 subsection is expressly preempted to the state. This subsection
310 supersedes any local government ordinances, resolutions, or any
311 other local regulations, including local moratoriums, on matters
312 covered under this subsection.

313 (q) If an action is filed against a local government to
314 challenge the adoption or enforcement of a local ordinance,
315 resolution, or other local regulation on the grounds that it is
316 expressly preempted by general law under this subsection, the

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317 court shall expedite the proceeding and render a decision within
318 30 days after service of process. Notice of appeal shall be
319 filed and served within 30 days after the rendition of the
320 judgment appealed from. The Supreme Court shall adopt rules by
321 October 1, 2025, to ensure the proceedings are handled
322 expeditiously and in a manner consistent with this subsection.

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

324 (8) Any development authorized under paragraph (7) (b)
325 ~~(7)(a)~~ must be treated as a conforming use even after the
326 expiration of subsection (7) and the development's affordability
327 period as provided in paragraph (7) (b) ~~(7)(a)~~, notwithstanding
328 the county's comprehensive plan, future land use designation, or
329 zoning. If at any point during the development's affordability
330 period the development violates the affordability period
331 requirement provided in paragraph (7) (b) ~~(7)(a)~~, the development
332 must be allowed a reasonable time to cure such violation. If the
333 violation is not cured within a reasonable time, the development
334 must be treated as a nonconforming use.

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

338 (a) Waiver, forbearance, acquisition, transfer, or
339 abandonment of any development right authorized by this section;

340 or

341 (b) Procurement or transfer of density units or

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342 development units.

343

344 Any such waiver, forbearance, acquisition, transfer,
345 procurement, or abandonment is void.

346 (10) (a) Beginning June 30, 2026, each county must provide
347 an annual report to the state land planning agency that
348 includes:

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

351 2. All actions the county has taken on any proposed
352 project under this section, including, at minimum, the project
353 size, density, and intensity, and the number of units and the
354 number of affordable units for such proposed project.

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

358 (b) The state land planning agency shall provide an annual
359 report to the Governor, the President of the Senate, and the
360 Speaker of the House of Representatives regarding county
361 compliance with this section.

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

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

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

369 (c) Any abatement of development restrictions under
370 subsection (7).

371 (12) If the owner of an administratively approved proposed
372 development has acted in reliance on that approval, the owner
373 has a vested right to proceed with development under the
374 relevant laws, regulations, and ordinances at the time such
375 rights vested, if the property continues to comply with the
376 requirements of this section.

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

379 163.31801 Impact fees; short title; intent; minimum
380 requirements; audits; challenges.—

381 (11) (a) A county, municipality, or special district may
382 provide an exception or waiver for an impact fee for the
383 development or construction of housing that is affordable, as
384 defined in s. 420.9071. If a county, municipality, or special
385 district provides such an exception or waiver, it is not
386 required to use any revenues to offset the impact.

387 (b) Qualified developments authorized pursuant to s.
388 125.01055 or s. 166.04151 shall receive an exception or waiver
389 for 20 percent of the impact fees for the development of, or
390 construction of the portion of the development that is,
391 affordable housing.

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

394 166.041 Procedures for adoption of ordinances and
395 resolutions.—

396 (2) (a) Each ordinance or resolution shall be introduced in
397 writing and shall embrace but one subject and matters properly
398 connected therewith. The subject shall be clearly stated in the
399 title. No ordinance shall be revised or amended by reference to
400 its title only. Ordinances to revise or amend shall set out in
401 full the revised or amended act or section or subsection or
402 paragraph of a section or subsection.

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

408 (c) Any resolution the subject of which designates the
409 character of privately owned property as a historic landmark
410 without the consent of the property owner shall require a
411 finding by the governing body, based on substantial competent
412 evidence, that the historic significance of the subject property
413 is commensurate, to an equal or greater degree, with property
414 that is already designated as a historic landmark within the
415 municipality.

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417 -----
418 **T I T L E A M E N D M E N T**
419 Remove lines 3-101 and insert:
420 development; amending s. 125.01055, F.S.; prohibiting
421 counties from adopting or enforcing specified laws,
422 ordinances, rules, or other measures relating to
423 affordable housing; authorizing the board of county
424 commissioners to approve the development of housing
425 that is affordable on any parcel that is owned by a
426 specified religious institution; providing
427 definitions; requiring counties to authorize
428 multifamily and mixed-use residential as allowable
429 uses on sites owned by specified entities and in
430 planned unit developments for specified use, if
431 certain conditions are met; requiring counties to
432 include adjacent land as part of multifamily
433 development, regardless of land use designation, if
434 certain conditions are met; prohibiting counties from
435 requiring a proposed mixed-use residential development
436 to obtain certain amendments; prohibiting counties
437 from requiring more than a certain percentage of total
438 square footage to be used for specified purposes;
439 requiring a specified definition of areas zoned for
440 mixed use; providing that certain affordable or
441 workforce units also qualify as affordable housing;

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442 prohibiting counties from requiring a proposed
443 multifamily development to acquire or transfer
444 density, density units, or development units or obtain
445 certain amendments or approval; prohibiting counties
446 from restricting or taking action that has the effect
447 of restricting the density of a proposed multifamily
448 or mixed-use residential development below the highest
449 density on or after a specified date; providing
450 construction; prohibiting counties from restricting or
451 taking action that has the effect of restricting the
452 maximum lot size of a proposed multifamily or mixed-
453 use residential development below the largest maximum
454 lot size on or after a specified date; prohibiting
455 counties from restricting or taking action that has
456 the effect of restricting the floor area ratio of a
457 proposed multifamily or mixed-use residential
458 development below a certain percentage allowed on or
459 after a specified date; prohibiting counties from
460 restricting or taking action that has the effect of
461 restricting the height of a proposed multifamily or
462 mixed-use residential development below the highest
463 height on or after a specified date; providing
464 construction; revising the ability of counties to
465 restrict the height of multifamily or mixed-use
466 residential developments that are adjacent specified

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467 parcels to the highest height allowed on or after a
468 specified date; requiring administrative approval of
469 proposed multifamily or mixed-use residential
470 developments with no further action or approval in
471 certain instances; requiring such developments to be
472 treated as a conforming use, notwithstanding certain
473 land development regulations; prohibiting counties
474 from initiating or enforcing zoning-in-progress or
475 building moratoriums in certain instances; requiring
476 counties to maintain on its website a specified
477 policy; requiring counties to approve, within a
478 specified time frame, building permit plan review for
479 proposed developments; providing for the awarding of
480 attorney fees and costs under certain conditions;
481 providing that if a county adopts an ordinance or
482 resolution, or makes any other decision, after a
483 specified date having certain listed effects, the
484 ordinance, resolution, or decision is deemed
485 preempted; preempting the regulation of affordable
486 housing to the state; requiring courts to expedite
487 proceedings and render an order within a specified
488 timeframe if an action is filed against a local
489 government based on preemption grounds; requiring
490 notice of appeal to be filed and served within a
491 specified timeframe from such judgment; requiring the

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492 Supreme Court to adopt rules by a specified date for
493 such expedited proceedings; prohibiting counties from
494 conditioning review or approval of applications for
495 development permits or orders on the waiver,
496 forbearance, acquisition, transfer, or abandonment of
497 any development right, or the procurement or transfer
498 of density units or development units; deeming such
499 actions to be void; providing certain reporting
500 requirements beginning on a specified date; providing
501 reporting requirements; prohibiting the imposition of
502 a building moratorium under certain circumstances;
503 providing that the owner of an administratively
504 approved proposed development has a vested right to
505 proceed with development under certain circumstances;
506 amending s. 163.31801, F.S.; requiring an exception or
507 waiver for a specified percentage of the impact fees
508 for certain developments; amending s. 166.041, F.S.;
509 requiring that ordinances designating property as a
510 historic landmark require a map to be readily
511 available; requiring municipalities to submit such
512 maps to the State Historic Preservation Officer by a
513 specified date; requiring that resolutions designating
514 certain privately owned property as a historic
515 landmark be based on a certain finding by the
516 governing body for adoption of such resolutions;

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517 amending s. 166.04151, F.S.; requiring the governing
518 body of a municipality to approve the development of
519 housing that is affordable if certain requirements are
520 met; providing definitions; requiring municipalities
521 to authorize multifamily and mixed-use residential as
522 allowable uses on sites owned by specified entities
523 and in planned unit developments for specified use, if
524 certain conditions are met; requiring municipalities
525 to include adjacent land as part of multifamily
526 development, regardless of land use designation, if
527 certain conditions are met; prohibiting municipalities
528 from requiring a proposed mixed-use residential
529 development to obtain certain amendments; prohibiting
530 municipalities from requiring more than a certain
531 percentage of total square footage to be used for
532 specified purposes; requiring a specified definition
533 of areas zoned for mixed use; providing that certain
534 affordable or workforce units also qualify as
535 affordable housing; prohibiting municipalities from
536 restricting the density of a proposed multifamily or
537 mixed-use residential development below the highest
538 density on or after a specified date; prohibiting
539 municipalities from restricting the maximum lot size
540 of a proposed multifamily or mixed-use residential
541 development below the highest maximum lot size on or

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542 after a specified date; prohibiting municipalities
543 from restricting the floor area ratio of a proposed
544 multifamily or mixed-use residential development below
545 a certain percentage allowed on or after a specified
546 date; prohibiting municipalities from restricting the
547 height of a proposed multifamily or mixed-use
548 residential development below the highest height on or
549 after a specified date; revising the ability of
550 municipalities to restrict the height of multifamily
551 or mixed-use residential developments that are
552 adjacent specified parcels to the highest height
553 allowed on or after a specified date; requiring
554 administrative approval of proposed multifamily or
555 mixed-use residential developments without a public
556 hearing in certain instances; prohibiting
557 municipalities from initiating or enforcing zoning-in-
558 progress or building moratoriums in certain instances;
559 requiring municipalities to maintain on its website a
560 specified policy; requiring municipalities to reduce
561 certain parking requirements by a specified
562 percentage; requiring municipalities to approve,
563 within a specified time frame, building permit plan
564 review for proposed developments; providing for the
565 awarding of attorney fees and costs under certain
566 conditions; providing that if a municipality adopts an

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567 ordinance or resolution, or makes any other decision,
568 after a specified date having certain listed effects,
569 the ordinance, resolution, or decision is deemed
570 preempted; preempting the regulation of affordable
571 housing to the state; providing that the
572 administrative review process of a site plan filed
573 with a municipality must be based on land development
574 regulations in effect as of the date of filing the
575 application; requiring courts to expedite proceedings
576 and render an order within a specified timeframe if an
577 action is filed against a local government based on
578 preemption grounds; requiring notice of appeal to be
579 filed and served within a specified timeframe from
580 such judgment; requiring the Supreme Court to adopt
581 rules by a specified date for such expedited
582 proceedings; prohibiting municipalities from
583 conditioning review or approval of applications for
584 development permits or orders on the waiver,
585 forbearance, or abandonment of any development right;
586 deeming such actions to be void; providing certain
587 reporting requirements beginning on a specified date;
588 providing reporting requirements; prohibiting the
589 imposition of a building moratorium under certain
590 circumstances; providing that certain property owners
591 have a cause of action; authorizing a court to provide

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592 | specified relief, costs, and fees; providing a maximum
593 | award; providing that certain property owners have
594 | specified rights; amending s. 163.2517, F.S.;
595 | requiring that proposed