Committee on Community Affairs

CS/HB 103 — Pub. Rec./County and City Attorneys

by Civil Justice Subcommittee and Rep. Arrington and others (CS/SB 712 by Rules Committee and Senator Powell)

The bill creates a public records exemption for specified personal information of current county attorneys, deputy county attorneys, assistant county attorneys, city attorneys, deputy city attorneys, and assistant city attorneys. Personal information relating to their spouses and children is likewise exempt. The specific personal information made exempt from public records disclosure requirements includes:

- Home addresses, telephone numbers, photographs and dates of birth of the specified county and city attorneys;
- Names, home addresses, telephone numbers, photographs, places of employment, and dates of birth of the spouses and children of the specified county and city attorneys; and
- Names and locations of schools and day care facilities attended by the children of the specified county and city attorneys.

The bill is subject to the Open Government Sunset Review Act and stands repealed on October 2, 2029, unless reviewed and saved from the repeal through reenactment by the Legislature.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.
Vote: Senate 39-1; House 119-0

Committee on Community Affairs

HB 113 — Tax Collections and Sales

by Rep. Maney and others (SB 216 by Senators Hooper and Gruters)

The bill makes various clarifying changes to local governments' annual tax collection administration to reflect current best practices related to errors and insolvencies reports and tax certificate sales. Specifically, the bill:

- Removes a defunct $10 processing fee associated with partial payment of current year taxes which has not been collected in recent years;
- Requires that tax collectors include properties subject to federal bankruptcies, properties in which the taxes are below the minimum tax bill, and properties assigned to the list of lands available for taxes in their report on tax collections submitted annually to the board of county commissioners; and
- Clarifies the status of a tax certificate following cancellation of a tax deed application. Upon cancellation of a tax deed application due to failure to pay costs to bring the property to sale, the tax certificate on which the canceled tax deed application was based shall earn interest at the original bid rate of that certificate and remain inclusive of other taxes and costs paid associated with bringing the application.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.
Vote: Senate 31-0; House 110-0

Committee on Community Affairs

CS/CS/SB 224 — Citizen Volunteer Advisory Committees

by Rules Committee; Governmental Oversight and Accountability Committee; and Senator Wright

The bill authorizes certain regional citizen volunteer advisory committees to conduct public meetings and workshops by means of communications media technology, as permitted by the Administrative Procedures Act. This authorization applies to volunteer citizen advisory committees created to provide technical expertise and support to the National Estuary Program whose membership is composed of representatives from four or more counties.

The National Estuary Program is a non-regulatory program, administered by the U.S. Environmental Protection Agency, to identify Estuaries of National Significance and support the development of comprehensive management plans to assure such estuaries maintain their ecological integrity. There are currently four recognized National Estuary Programs in Florida:

- Coastal and Heartland National Estuary Program.
- Indian River Lagoon National Estuary Program.
- Sarasota National Estuary Program.
- Tampa Bay National Estuary Program.

Each National Estuary Program is governed by a body known as a National Estuary Program management conference, which may appoint advisory committees to advise the conference on various topics such as research, restoration, technical expertise, public involvement, and resource management. Some management conferences have entered into partnerships with special districts through interlocal agreements to serve as the advisory committee. Meetings of these advisory committees are open to the public.

Communications media technology is defined in law as the electronic transmission of printed matter, audio, full-motion video, freeze-frame video, compressed video, and digital video by any method available. The bill requires that the use of communications media technology at an advisory committee meeting or workshop must allow for all persons attending to audibly communicate as if the person is physically present. Additionally, the notice of the meeting or workshop must state whether communications media technology will be used and how an interested person may participate. An advisory committee member who participates in a meeting or workshop by means of communications media technology is deemed to be present at such meeting or workshop.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect upon becoming law.
Vote: Senate 39-0; House 112-0

Committee on Community Affairs

CS/CS/CS/HB 267 — Building Regulations

by Commerce Committee; Local Administration, Federal Affairs & Special Districts Subcommittee; Regulatory Reform & Economic Development Subcommittee; and Rep. Esposito and others (CS/CS/CS/SB 684 by Rules Committee; Fiscal Policy Committee; Community Affairs Committee; and Senator DiCeglie)

Building Permit Processing Timeframes

The bill provides a number of revisions to current law to adjust the statutory timeframes for local governments to process building permit applications and to notify permit applicants of any deficiencies. Specifically, the bill requires local governments to approve, approve with conditions, or deny a complete and sufficient permit application within the following timeframes:

- 30 business days for the following permits for structures that are less than 7,500 square feet: single-family residential unit or dwelling, accessory structure, alarm, electrical, irrigation, landscaping, mechanism, plumbing, or roofing.
- 60 business days for the above-mentioned permits for structures more than 7,500 square feet.
- 60 business days for signs and nonresidential buildings less than 25,000 square feet.
- 60 business days for multifamily residential not exceeding 50 units, certain site-plan approvals and subdivision plats, and lot grading and site alteration.
- 12 business days for master building permits for site-specific building permit.
- 10 business days for single-family dwellings utilizing the Community Development Block Grant-Disaster Recovery Program.

If a local government fails to meet a deadline provided in the bill, it must reduce the building permit fee by 10 percent for each business day that it fails to meet the deadline, with certain exceptions. The bill also revises the timeframe for local governments to provide written notice to an applicant specifically stating the reasons the permit application is deficient and to provide the applicant an opportunity to resubmit revisions.

Private Providers

Current law allows property owners and contractors to hire licensed building code officials, engineers, and architects, referred to as private providers, to review building plans, perform building inspections, and prepare certificates of completion. The bill makes the following changes concerning private providers:

- Requires local governments to process a building permit application associated with a private provider who is a licensed engineer or architect within 10 days.
- Requires local governments to create standard operating private provider audit procedures in order to be able to audit the performance of building code inspection services by private providers.

- Reduces the number of times a local government can audit a private provider from four times per month to four times per year.
- Removes a provisions requiring a private provider to notify a local government by a specified day and time when performing an inspection.

Window and Door Replacements

The bill directs the Florida Building Commission to modify the Florida Building Code to state that sealed drawings by a design professional are not required for the replacement of windows, doors, or garage doors in an existing one-family or two-family dwelling or townhouse, if all of the following conditions are met:

- The replacement windows, doors, or garage doors are installed in accordance with the manufacturer's instructions for the appropriate wind zone.
- The replacement windows, doors, or garage doors meet the design pressure requirements in the most recent version of the Florida Building Code, Residential.
- A copy of the manufacturer's instructions is submitted with the permit application in a printed or digital format.
- The replacement windows, doors, or garage doors are the same size and are installed in the same opening as the existing windows, doors, or garage doors.

Unvented Attic Requirements

The bill creates a new section of law to provide thermal efficiency standards for unvented attic and unvented enclosed rafter assemblies. The Florida Building Commission must review these provisions and consider any technical changes thereto and report such findings to the Legislature by December 31, 2024.

Building Code Inspector and Plans Examiner Licensure

The bill allows an internship program for residential inspectors to satisfy the internship requirement to qualify an applicant to sit for the building code inspector or plans licensure exam.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect January 1, 2025, except where otherwise provided.
Vote: Senate 36-0; House 83-29

Committee on Community Affairs

CS/CS/SB 328 — Affordable Housing

by Fiscal Policy Committee; Community Affairs Committee; and Senators Calatayud, Osgood, and Stewart

The bill amends various provisions of the Live Local Act (Chapter 2023-17, L.O.F.), passed during the 2023 Regular Session, which made substantial changes and additions to affordable housing related programs and policies at both the state and local level.

The bill amends the 2023 Live Local Act's land use and zoning provisions for affordable multifamily rental developments to:

- Preempt a local government's floor area ratio for qualifying developments.
- Specify that a local government must reduce parking requirements for qualifying developments by at least 20 percent if the development is located within one-half mile of certain transportation facilities and has available parking within 600 feet.
- Modify the building height entitlement to address situations where a qualifying development is adjacent to single family parcels.
- Prohibit qualifying developments within one-quarter mile of a military installation from being approved administratively.
- Exempt certain airport-impacted areas from the zoning and land use entitlements.
- Make clarifying changes pertaining to the density, height, and floor area ratio entitlements for qualifying developments.
- Require qualifying developments be treated as a conforming use.
- Require local governments to publish procedures and expectations for the administrative approval of qualifying developments.
- Clarify that only the affordable units in a qualifying development must be rental units.
- Impose special qualifiers for developments within a transit-oriented development or area.

The bill makes a special provision to allow an applicant of a qualifying development who applied to the local government prior to the effective date of the bill to proceed under the applicable land use and zoning provisions of the Live Local Act as they existed as the time of submittal of the application.

The bill also amends the ad valorem tax exemptions of the Live Local Act, established to incentivize development of multifamily rental units for individuals and families at specified household income levels. The bill clarifies administrative procedures for the exemptions, allows developments in the Florida Keys to set aside fewer rent-restricted units to qualify for the exemption in s. 196.1978, F.S., and prohibits owners from using exempt units as vacation rentals.

The bill appropriates $100 million in non-recurring funds from the General Revenue Fund to the Florida Housing Finance Corporation (FHFC) to administer the Florida Hometown Hero Program and makes one programmatic change. The Florida Hometown Hero Program was codified into law by the Live Local Act to provide down payment assistance to first-time Florida

homebuyers meeting certain household income thresholds. Finally, the bill clarifies the authority of the FHFC to preclude developers from participating in FHFC programs for certain violations.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect upon becoming a law.
Vote: Senate 40-0; House 112-1

Committee on Community Affairs

CS/HB 479 — Alternative Mobility Funding Systems

by Commerce Committee and Rep. Robinson, W. and others (CS/SB 688 by Rules Committee and Senator Martin)

The bill revises provisions concerning impact fees and concurrency and provides additional guidance concerning mobility fees. In furtherance of comprehensive planning, local governments charge impact fees, generally as a condition for the issuance of a project's building permit, to maintain various civic services amid growth. While some local governments charge traditional impact fees related to transportation improvements, others have shifted to mobility-based fees which promote compact, mixed-use, and energy-efficient development. The interaction of counties' and municipalities' mixed use of fees has given rise to a need for guidelines related to administration.

Specifically, the bill:

- Provides definitions for "mobility fee" and "mobility plan" to be used within the Community Planning Act;
- Provides that local governments adopting and collecting impact fees by ordinance or resolution must use localized data based on a regularly updated study;
- Provides that after an applicant makes its contribution or constructs its proportionate share, the project must be allowed to proceed;
- Requires local governments charging overlapping transportation impact fees to coordinate calculation and collections through interlocal agreement;
- Provides default method for collection and distribution, including a penalty on fees charged by local governments that have failed to execute an interlocal agreement; and
- Provides that holders of transportation or road impact fee credits, which existed before the adoption of the mobility fee-based funding system, are entitled to the full benefit of the intensity and density prepaid.

The interlocal agreement provisions do not apply to Miami-Dade County or any county or municipality which has entered into or otherwise updated an existing interlocal agreement as of October 1, 2024.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect October 1, 2024.
Vote: Senate 39-1; House 115-0

Committee on Community Affairs

CS/HB 705 — Public Works Projects

by Local Administration, Federal Affairs & Special Districts Subcommittee and Rep. Shoaf (CS/SB 742 by Community Affairs Committee and Senator Grall)

Current law prohibits the state or political subdivisions from imposing certain requirements such as regional preference, minimum wages, and single source hiring on contractors for competitively bid public works projects utilizing state-appropriated funds. The bill revises the definition of "public works project" related to this prohibition to include those paid for with local or state funds, rather than limited to projects including state funding.

The bill clarifies that the term "public works project" does not include the provision of goods, services, or work incidental to the public works project, such as the provision of security services, janitorial services, landscaping services, maintenance services, transportation services, or other services that do not require a construction contracting license or do not involve supplying or carrying construction materials for a public works project.

The bill provides an exception permitting a county or municipality to engage in local preference-limiting eligible bidders for projects based on geographic location of the contractor, subcontractor, or supplier with respect to public works projects for which the local government is the sole funding source.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.
Vote: Senate 28-12; House 80-32

Committee on Community Affairs

CS/CS/SB 770 — Improvements to Real Property

by Fiscal Policy Committee; Community Affairs Committee; and Senator Martin

The bill substantially amends a program authorized in current law, commonly known as the "Property Assessed Clean Energy" or "PACE" program, which allows property owners to make qualifying improvements to real property and finance the cost through annual non-ad valorem tax assessments. Qualifying improvements are those that enhance energy efficiency, renewable energy, wind resistance, and newly added by the bill wastewater treatment, flood and water damage mitigation, and sustainable building improvements.

The bill significantly restructures statutes related to the PACE program in order to enhance certain protections for consumers entering into PACE contracts, ensure oversight for contractors that install improvements, and expand the universe of improvements this financing may be utilized to install. Specifically, the bill:

- Divides commercial and residential PACE programs into separate statutes to provide separate procedures and protections;
- Adds waste system, flood and water damage mitigation, and resiliency improvements to qualified improvements, depending on if the improvement is for a residential or commercial program;
- Provides that a program administrator may only offer a program for financing qualifying improvements to residential or commercial property within the jurisdiction of a county or municipality which has authorized by ordinance or resolution the administration of the program;
- Creates for both residential and commercial financing a list of findings and disclosures, including the ability to pay and certain terms and conditions of the loan, which must precede a financing agreement;
- Sets requirements for program administrators to be able to participate in local programs;
- Requires contractor registration and provides for oversight of behavior of contractors utilized by program administrators to enter and perform contracted services under PACE programs;
- Provides parameters for solicitation and advertising and unenforceable financing agreements; and
- Enacts reporting requirements for program administrators and operational audit requirements to be performed annually by the Auditor General.

The bill allows current contracts, agreements, or other authorization between a county or municipality and a program administrator to continue without additional action.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.
Vote: Senate 34-2; House 87-24

Committee on Community Affairs

CS/CS/CS/SB 812 — Expedited Approval of Residential Building Permits

by Rules Committee; Regulated Industries Committee; Community Affairs Committee; and Senator Ingoglia

The bill requires certain local governments to create a program to expedite the issuance of residential building permits based on a preliminary plat and to issue the number or percentage of permits requested by an applicant if certain conditions are met. Local governments required to establish this expedited program are counties with 75,000 residents or more (except for Monroe County) and municipalities that have 10,000 residents or more and 25 acres or more of contiguous land designated for agricultural or residential purposes.

By October 1, 2024, applicable local governments must establish the program and allow an applicant to request up to 50 percent of the permits for a residential subdivision or planned community. By December 31, 2027, applicable local governments must update their program to allow an applicant to request up to 75 percent of the permits of the development.

The bill provides that an applicant for a building permit may not obtain a temporary or final certificate of occupancy for each residential structure or building until the final plat is approved by the governing body and recorded in the public records. Additionally, an applicant may contract to sell, but may not transfer ownership of, a residential structure or building located in the preliminary plat before the final plat is approved by the local government.

The bill further allows an applicant to use a private provider to expedite the application process for building permits after a preliminary plat is approved, and requires local governments to establish a registry of qualified contractors whom the local government can use for assistance in processing and expediting the review of applications for preliminary plats.

Finally, the bill provides that vested rights may be formed in a preliminary plat, under certain circumstances.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect upon becoming law.
Vote: Senate 40-0; House 89-25

Committee on Community Affairs

SB 958 — Local Government Employees

by Senators Martin and Perry

The bill raises the statutory base salary rates for tax collectors and district school superintendents by $5,000. Salaries for these positions are calculated through a formula beginning with the base rate and accounting for county population and certain annualized factors.

The bill also makes various changes to benefits and incentive programs for tax collector employees in order to promote retention. The bill provides that tax collector employees who are domiciled in Florida and who adopt a child within the child welfare system are eligible for a lump-sum monetary benefit associated with adoption. The bill also permits county tax collectors to budget for and pay a hiring or retention bonus to employees, if such expenditure is approved by the Department of Revenue or board of county commissioners.

The bill finally allows district school boards to contract with the county tax collector for a tax collector employee to administer road tests for driver licensure on school grounds at schools within the district.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.
Vote: Senate 34-0; House 110-3

Committee on Community Affairs

CS/SB 1082 — Housing for Legally Verified Agricultural Workers

by Rules Committee and Senator Collins

The bill preempts a local government from inhibiting the construction or installation of housing for legally verified agricultural workers on land classified as agricultural if the housing meets certain criteria related to location and construction.

The bill provides that a local ordinance regulating such housing must comply with state and federal regulations for migrant farmworker housing, including rules adopted by the Department of Health and federal regulations under the Migrant and Seasonal Agricultural Worker Protection Act or the H-2A visa program. As the bill establishes maximum requirements for such housing, a local government may validly adopt less restrictive land use regulations. The bill provides for circumstances requiring the removal or disuse of such housing and recordkeeping requirements for property owners of housing sites.

The bill further provides that the construction or installation of housing for seasonal agricultural employees in the Florida Keys and City of Key West Areas of Critical State Concern is subject to the permit allocation system in place for those areas.

The bill grandfathers housing sites constructed and in use before July 1, 2024, which may continue to be used. The property owner may not be required to make changes to meet the requirements of the bill, unless the housing site will be enlarged, remodeled, renovated, or rehabilitated.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.
Vote: Senate 34-0; House 113-0

Committee on Community Affairs

CS/HB 1161 — Verification of Eligibility for Homestead Exemption

by Ways & Means Committee and Reps. Arrington, Keen, and others (CS/CS/SB 172 by Finance and Tax Committee; Community Affairs Committee; and Senators Polsky, Osgood, and Book)

The bill requires the Department of Revenue to create a form that a property appraiser may use to provide a person with tentative verification of that person's eligibility to receive an ad valorem property tax exemption related to the applicant's status as a disabled veteran after the purchase of homestead property. The person must submit forms, documentation, and other necessary proof of qualification for the exemption or discount.

The bill provides that decisions by property appraisers whether to consider a request for the tentative verification or regarding a person's eligibility are not subject to administrative or judicial review under ch. 194, F.S. Currently, this is a service which is not required but may be undertaken by local property appraisers at their own discretion.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.
Vote: Senate 39-0; House 112-0

Committee on Community Affairs

CS/CS/HB 1365 — Unauthorized Public Camping and Public Sleeping

by Health & Human Services Committee; Judiciary Committee; and Rep. Garrison and others (CS/CS/SB 1530 by Fiscal Policy Committee; Judiciary Committee; and Senator Martin)

The bill preempts counties and municipalities from authorizing individuals to regularly sleep or camp on public property, at public buildings, or on public rights-of-way within their jurisdictions. The prohibitions against camping or sleeping on public property do not apply when the Governor has declared a state of emergency or when local officers have declared a local state of emergency pursuant to ch. 870, F.S.

The bill authorizes counties and municipalities to designate public property for public camping or sleeping by majority vote. Before use, such designated property must be certified by the Department of Children and Families that the local government and the property meet certain requirements. A designated property may not be used continuously for longer than 1 year and, except for properties in fiscally constrained counties that make certain findings, must meet specified minimum standards and procedures. The Department of Children and Families may inspect the property and recommend decertification if requirements for the designation are no longer being met.

Effective January 1, 2025, the bill authorizes a resident, local business owner, or the Attorney General to bring a civil action against a county or municipality to enjoin practices of allowing unlawful sleeping or camping on public property. When filing an application for an injunction, the plaintiff must also file an affidavit demonstrating that the governmental entity has been notified of the problem and that the problem has not been cured. A prevailing plaintiff may recover reasonable expenses incurred in bringing the action.

Individuals who sleep or camp on public property without authorization are not subject to penalties under the bill.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect October 1, 2024, except where otherwise provided.
Vote: Senate 27-12; House 82-26

Committee on Community Affairs

CS/CS/SB 1456 — Counties Designated as Areas of Critical State Concern

by Finance and Tax Committee; Community Affairs Committee; and Senator Rodriguez

The bill provides various changes applying specifically to the Florida Keys and the City of Key West Areas of Critical State Concern. Development in these areas is subject to limits that maintain the ability to evacuate permanent residents 24 hours before a hurricane strikes, with non-permanent residents and visitors evacuated earlier. The bill revises the evacuation time criteria to provide that mobile home residents are not considered permanent residents to be evacuated in the last phase. The bill also clarifies that, for the purpose of calculations on evacuation time, Key West must be included with the other keys.

The bill also authorizes land authorities, which operate in areas of critical state concern, (i.e., the Monroe County Land Authority) to require compliance with income limitations on land conveyed for affordable housing by memorializing the original land authority funding or contribution in a recordable perpetual deed restriction. Additionally, until July 1, 2029, a county or municipality within an area of critical state concern is exempt from certain local housing assistance trust fund requirements to allow more flexibility in the households awarded.

Finally the bill allows a county designated as an area of critical state concern (i.e., Monroe County) to use any accumulated surplus revenue from tourist development and impact taxes incurred through September 30, 2024, for affordable housing. Revenues from these taxes may only be used for specified purposes, typically directly related to the tourism industry. The expenditure of funds on affordable housing under this bill cannot exceed $35 million, and is subject to approval by a majority vote of the board of county commissioners. Affordable housing must be available to employees of private sector tourism-related businesses in the county. Any housing financed from the accumulated surplus must be used to provide affordable housing for no less than 99 years.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.
Vote: Senate 39-0; House 115-0

Committee on Community Affairs

CS/SB 1526 — Local Regulation of Nonconforming and Unsafe Structures

by Environment and Natural Resources Committee and Senator Avila

The bill creates the Resiliency and Safe Structures Act, providing that a local government may not prohibit, restrict, or prevent the demolition of certain qualifying structures and buildings for any reason other than public safety. This applies to any structure or building on a property at least partially seaward of the coastal construction control line which has been determined to be unsafe or ordered demolished by a local building official, or does not conform to the base flood elevation requirements for new construction issued by the National Flood Insurance Program for the applicable zone. The bill does not, however, apply to:

- Structures or buildings individually listed in the National Register of Historic Places;
- Single-family homes;
- Contributing structures or buildings within a historic district which was listed in the National Register of Historic Places before January 1, 2000; or
- Structures or buildings located on a barrier island in a municipality with a population of less than 10,000 according to the most recent decennial census and which has at least six city blocks that are not located in zones V, VE, AO, or AE, as identified in the Flood Insurance Rate Map issued by the Federal Emergency Management Agency.

A local government may only administratively review an application for a demolition permit for compliance with safety codes and regulations applicable to a similarly situated parcel. The local government may not impose additional local land development regulations or public hearings on an applicant for a demolition permit under this bill.

The bill provides that a local government must authorize replacement structures for qualifying buildings to be developed to the maximum height and overall building size allowed for a similarly situated parcel within the same zoning district. The bill prohibits a local government from imposing certain restrictions and limitations on a replacement structure to be built on the property where a qualifying structure was demolished.

The bill also includes a preemption provision that prohibits a local government from adopting or enforcing a law that in any way limits the demolition of a qualifying structure or that limits the development of a replacement structure. A local government may not penalize an owner or a developer of a replacement structure or otherwise enact laws that defeat the intent of the bill. Any local government law contrary to this bill is void.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect upon becoming a law.
Vote: Senate 36-2; House 86-29

Committee on Community Affairs

CS/CS/SB 1628 — Local Government Actions

by Fiscal Policy Committee; Community Affairs Committee; and Senator Collins

The bill reduces the exceptions to the requirement that counties and cities, respectively, produce or have produced a "business impact estimate" prior to passing an ordinance. A local government must generally, with certain exceptions, complete a business impact estimate, which includes an estimate of the direct economic impact of the government action, before passing an ordinance. The bill provides that local governments must complete a business impact statement prior to adopting and implementing a comprehensive plan amendment or land development regulation amendment, other than those amendments initiated by a private party.

The bill also provides that a local government holding a referendum on approving a bond issue in an amount greater than $500 million must do so at a general election, as opposed to a special election held for that purpose.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect October 1, 2024.
Vote: Senate 30-1; House 84-30

Committee on Community Affairs

CS/CS/SB 1704 — Sheriffs in Consolidated Governments

by Rules Committee; Community Affairs Committee; and Senator Yarborough

The bill provides that two current laws, the first of which permits a sheriff to transfer funds between categories and code levels after their budget has been approved, and the second of which retains the independence of the Sheriff in certain personnel and procurement decisions, apply to the Sheriff of a consolidated government.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.
Vote: Senate 25-12; House 86-23

Committee on Community Affairs

SB 1720 — Marine Encroachment on Military Operations

by Senator Rodriguez

The Community Planning Act in ch. 163, part II, F.S., promotes cooperation between local governments and nearby military installations to encourage compatible land use, help prevent incompatible encroachment, and facilitate the continued presence of major military installations in Florida.

Current law identifies 16 major military installations that, due to their mission and activities, have a greater potential for experiencing compatibility and coordination issues with local government planning than others. For these identified installations, local governments must transmit to the commanding officer information relating to proposed changes to comprehensive plans, plan amendments, and proposed changes to land development regulations which, if approved, would affect the use of land adjacent to or in close proximity to the military installation. The local government must take into consideration the advisory comments submitted by the commanding officer on the impact of proposed changes on the mission of the military installation.

The bill adds various annexes and a range at Naval Air Station Key West that require coordination with local government on land use decisions. These include the annexes across Boca Chica Key and Key West as well as the Fleming Bay/Patton Water Drop Zone training range used by the Army Special Forces Underwater Operations School.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.
Vote: Senate 36-0; House 114-0

Committee on Community Affairs

CS/HB 7011 — Inactive Special Districts

by State Affairs Committee; Local Administration, Federal Affairs & Special Districts Subcommittee; and Rep. Persons-Mulicka (CS/SB 1052 by Community Affairs Committee and Senator Hutson)

The bill dissolves the following special districts created by special act, which have been declared inactive by the Department of Commerce, and repeals their enabling laws:

- Calhoun County Transportation Authority.
- Dead Lakes Water Management District.
- Highland View Water and Sewer District.
- West Orange Airport Authority.

The bill also dissolves the Sunny Isles Reclamation and Water Control Board and repeals the judicial order establishing the district.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.
Vote: Senate 40-0; House 113-0

Committee on Community Affairs

CS/CS/HB 7013 — Special Districts

by State Affairs Committee; Ways & Means Committee; Local Administration, Federal Affairs & Special Districts Subcommittee; and Rep. Persons-Mulicka (CS/SB 1058 by Community Affairs Committee and Senator Hutson)

The bill revises numerous provisions relating to special districts. A "special district" is a unit of local government created for a particular purpose, with jurisdiction to operate within a limited geographic boundary. Specifically the bill makes changes by:

- Creating a 12-year consecutive term limit for elected members of governing bodies of most types of independent special districts;
- Providing that boundaries of independent special districts may only be changed by an act of the Legislature, with an exception;
- Repealing provisions that allow special districts to convert to a municipality without legislative approval;
- Adding additional criteria for declaring a special district inactive;
- Revising notice and procedures for proposed declaration of inactive status;
- Authorizing districts that have been declared inactive to expend funds in certain instances;
- Requiring all special districts to adopt goals and objectives, as well as performance measures and standards to determine if those goals and objectives are being achieved;
- Requiring independent special fire control districts to report certain information to the Division of the State Fire Marshal;
- Reducing the maximum ad valorem millage rate that may be levied by a mosquito control district from 10 mills to one mill, with one exception;
- Requiring mosquito control districts to meet certain conditions required to participate in state programs; and
- Prohibiting the creation of new safe neighborhood improvement districts and requiring the Office of Program Policy Analysis and Government Accountability to conduct a performance review of existing safe neighborhood improvement districts.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.
Vote: Senate 40-0; House 112-1

Committee on Community Affairs

CS/SB 7054 — Private Activity Bonds

by Appropriations Committee and Community Affairs Committee

The bill substantially revises Part VI, Private Activity Bonds, of ch. 159, F.S. The bill modernizes, updates, and streamlines out-of-date provisions throughout the part and codifies certain Division of Bond Finance (division) rules related to the administration of private activity bonds. Specifically, the bill:

- Provides legislative intent to maximize the annual use of private activity bonds to finance improvements, projects, and programs serving public purposes and benefitting the social and economic well-being of Floridians;
- Refines and adds definitions used throughout;
- Revises the regions, pools, and timelines related to bond allocations to consolidate infrequently used pools and expedite usage of bonds;
- Codifies current rules and procedures related to requests for volume limitation by notice of intent to issue, evaluation of such notices, and the division's role in final certification of bond issuance;
- Allows for all volume cap allocated in a confirmation to be entitled to be carried forward, rather than limiting it to specific types of projects or basing it on the amount of the confirmation;
- Replaces the existing processes for requesting and granting allocation of volume cap with an electronic application wherein all notices and issuance reports will be submitted on the division's website in lieu of via certified/overnight mail;
- Repeals the division's rulemaking authority; and
- Amends related statutes to correct cross references and outdated references.

The bill combines certain bond allocation pools into a single pool available for all bonds other than those issued to finance affordable housing projects. The bill also consolidates a number of regions from the existing regional allocation pools and specifies that the regional pools are specific to affordable housing projects.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect January 1, 2025.
Vote: Senate 39-0; House 109-1