

Tab 1	SB 420 by Yarborough; Identical to H 01571 Official Actions of Local Governments						
433986	D	S	LRCS	CA, Yarborough	Delete everything after	03/18 03:59 PM	
Tab 2	SB 784 by Ingoglia; Identical to H 00381 Issuance of an Address and an Individual Parcel Identification Number						
821174	D	S	RCS	CA, Ingoglia	Delete everything after	03/18 04:38 PM	
Tab 3	SB 1080 by McClain; Similar to H 00579 Local Government Land Regulation						
Tab 4	SB 1118 by McClain; Identical to H 01209 Land Use and Development Regulations						
632862	D	S	RCS	CA, McClain	Delete everything after	03/19 02:36 PM	
205334	AA	S	RCS	CA, McClain	Delete L.191 - 566:	03/19 02:36 PM	
Tab 5	SB 1134 by Calatayud; Similar to H 01071 Alternative Plans Review and Inspections						
737696	A	S	LRCS	CA, Calatayud	Delete L.83:	03/18 03:54 PM	
Tab 6	SB 1188 by McClain; Similar to CS/H 00569 Local Governing Authorities						
Tab 7	SB 1260 by Yarborough; Identical to H 07007 County Constitutional Officer Budget Processes						
Tab 8	SB 1738 by Ingoglia; Identical to H 00203 Transportation Concurrency						

The Florida Senate
COMMITTEE MEETING EXPANDED AGENDA

COMMUNITY AFFAIRS
Senator McClain, Chair
Senator Fine, Vice Chair

MEETING DATE: Monday, March 17, 2025

TIME: 4:00—6:00 p.m.

PLACE: *Mallory Horne Committee Room, 37 Senate Building*

MEMBERS: Senator McClain, Chair; Senator Fine, Vice Chair; Senators Jones, Leek, Passidomo, Pizzo, Sharief, and Trumbull

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
1	SB 420 Yarborough (Identical H 1571)	Official Actions of Local Governments; Prohibiting counties and municipalities, respectively, from taking official action as it relates to diversity, equity, and inclusion; providing a penalty; authorizing a cause of action against counties and municipalities, respectively, that take such action, etc. CA 03/17/2025 Fav/CS JU RC	Fav/CS Yeas 5 Nays 3
2	SB 784 Ingoglia (Identical H 381)	Issuance of an Address and an Individual Parcel Identification Number; Requiring the appropriate governing body to issue, within a specified time after the recording of the plat, certain information, etc. CA 03/17/2025 Fav/CS JU RC	Fav/CS Yeas 8 Nays 0
3	SB 1080 McClain (Similar H 579, Compare H 1561)	Local Government Land Regulation; Requiring counties to meet specified requirements regarding the minimum information necessary for certain applications; prohibiting counties from limiting the number of quasi-judicial or public hearings held each month in certain circumstances; revising the expedited state review process for adoption of comprehensive plan amendments; requiring municipalities to meet specified requirements regarding the minimum information necessary for certain applications; prohibiting municipalities from limiting the number of quasi-judicial or public hearings held each month in certain circumstances, etc. CA 03/17/2025 Favorable JU RC	Favorable Yeas 6 Nays 2

COMMITTEE MEETING EXPANDED AGENDA

Community Affairs

Monday, March 17, 2025, 4:00—6:00 p.m.

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
4	SB 1118 McClain (Identical H 1209, Compare H 943, H 983, S 368)	Land Use and Development Regulations; Deleting language authorizing the owner of an agricultural enclave to apply for a comprehensive plan amendment; requiring a supermajority vote for the adoption of certain comprehensive plans and plan amendments; requiring that local land development regulations establish by a specified date minimum lot sizes within certain zoning districts to accommodate the authorized maximum density; specifying that certain parcels may be subject to a recreational covenant and that certain recreational facilities and amenities are not a part of a common area, etc. CA 03/17/2025 Fav/CS RI RC	Fav/CS Yeas 5 Nays 3
5	SB 1134 Calatayud (Similar H 1071)	Alternative Plans Review and Inspections; Requiring that a notice of private inspection services specify whether any scheduled inspection by a private provider will be conducted virtually or in person; authorizing a private provider to use an automated or software-based plans review system designed to make specific determinations; requiring the local building official to issue the requested permit or provide written notice of noncompliance within a specified timeframe for permits related to single-trade plans reviews for single-family or two-family dwellings, etc. CA 03/17/2025 Fav/CS RI RC	Fav/CS Yeas 7 Nays 1
6	SB 1188 McClain (Similar CS/H 569)	Local Governing Authorities; Providing that certain construction projects are exempt from concurrency; authorizing a local government to grant a construction project at a charter school an exemption from concurrency; providing a method for a developer to provide a certain contribution in lieu of paying an education impact fee; restricting building requirements that may be imposed by a local governing authority against a startup charter school, etc. CA 03/17/2025 Favorable TR RC	Favorable Yeas 6 Nays 2

COMMITTEE MEETING EXPANDED AGENDA

Community Affairs

Monday, March 17, 2025, 4:00—6:00 p.m.

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
7	SB 1260 Yarborough (Identical H 7007)	County Constitutional Officer Budget Processes; Authorizing a supervisor of elections to file a budget appeal to the Administration Commission in a specified manner; requiring the Executive Office of the Governor to conduct a budget hearing in a specified manner and make findings and recommendations to the Administration Commission; authorizing a clerk of the circuit court to file a budget appeal in a specified manner; requiring the Executive Office of the Governor to conduct a budget hearing in a specified manner and make findings and recommendations to the Administration Commission, etc. CA 03/17/2025 Favorable GO FP	Favorable Yeas 8 Nays 0
8	SB 1738 Ingoglia (Identical H 203, S 1074)	Transportation Concurrency; Revising facilities required to be identified in the capital improvements element of a comprehensive plan that imposes transportation concurrency, etc. CA 03/17/2025 Favorable TR RC	Favorable Yeas 8 Nays 0
9	Other Related Meeting Documents		

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Community Affairs

BILL: CS/SB 420

INTRODUCER: Community Affairs Committee and Senator Yarborough

SUBJECT: Official Actions of Local Governments

DATE: March 18, 2025

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Fleming	CA	Fav/CS
2.			JU	
3.			RC	

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 420 prohibits counties and municipalities from funding, promoting, or taking actions such as adopting ordinances, resolutions, rules, regulations, programs, or policies, related to diversity, equity, and inclusion. A county or municipality may not expend any funds, regardless of source, or establish, support, sustain, or staff a diversity, equity, and inclusion office or officer.

The bill provides that a member of a county or municipal governing body who violates the prohibitions commits misfeasance or malfeasance in office. An action in circuit court may be brought against a county or municipality that violates the bill's provisions; the court may enter judgment awarding declaratory and injunctive relief, damages, costs, and reasonable attorney fees to a prevailing plaintiff. The bill does not prohibit official action required for compliance with general or federal law or regulation.

Further, the bill requires any potential recipient of a county or municipal contract or grant to certify before such award that they do not and will not use local government funds to require employees, contractors, volunteers, vendors, or agents to ascribe to, study, or be instructed using materials related to diversity, equity, and inclusion.

The bill takes effect December 31, 2025.

II. Present Situation:

Unlawful Discrimination in Florida

In 2019, Governor DeSantis reaffirmed the policy of non-discrimination in government employment and declared it the policy of his administration to prohibit discrimination in employment based on age, sex, race, color, religion, national origin, marital status, or disability.¹

Florida Civil Rights Act (Part I, Chapter 760, F.S.)

The Florida Civil Rights Act (FCRA) of 1992 protects persons from discrimination based on race, color, religion, sex, pregnancy, national origin, age, handicap, and marital status.² The FCRA establishes the Florida Commission on Human Relations (the Commission) within the Department of Management Services.³

The Commission is empowered to receive, initiate, investigate, conciliate, hold hearings, and act upon complaints alleging discriminatory practices.⁴ Additionally, the Attorney General may initiate a civil action for damages, injunctive relief, civil penalties of up to \$10,000 per violation, and other appropriate relief.⁵

Local Ordinances

The governing body of a county or municipality has broad legislative powers to enact ordinances, local laws, to perform governmental functions and exercise power to promote the health, welfare, safety, and quality of life of a local government's residents. Ordinances address a wide variety of local issues, from government structure and zoning laws to speed limits and noise ordinances. Procedures for passing local ordinances are prescribed by the Legislature and differ only slightly between counties and municipalities.

Local Government Authority

The Florida Constitution grants local governments broad authority to take actions furthering citizens' health, welfare, safety, and quality of life. This "home rule" authority includes legislative powers to enact local laws. Specifically, non-charter county governments may exercise those powers of self-government that are provided by general or special law.⁶ Those counties operating under a county charter have all powers of local self-government not inconsistent with general law or special law approved by the vote of the electors.⁷ Likewise, municipalities have those governmental, corporate, and proprietary powers that enable them to

¹ Office of the Governor, *Executive Order Number 19-10*, Jan. 8, 2019 (Reaffirming Commitment to Diversity in Government).

² Section 760.01, F.S.

³ Sections 760.03 and 760.04, F.S.

⁴ Section 760.06(5), F.S.

⁵ Section 760.021(1), F.S.

⁶ FLA. CONST. art. VIII, s. 1(f).

⁷ FLA. CONST. art. VIII, s. 1(g).

conduct municipal government, perform their functions and provide municipal services, and exercise any power for municipal purposes, except as otherwise provided by law.⁸

This authority, under the umbrella of governmental or municipal purpose, extends broadly to any ordinance necessary to promote the health, welfare, safety, and quality of life of a local government's residents.⁹ Local governments' authority has been liberally construed when reviewed by courts. For example, courts have found the following to meet the standards for what constitutes a "municipal purpose," and therefore were valid local government actions:

- Acquisition and maintenance of a golf course;¹⁰
- Sale of souvenir photographs;¹¹ and
- Prohibiting the rental of motorized scooters.¹²

In general, this broad home rule authority is limited by two guideposts: preemption, where a higher level of government such as the State has already legislated on a topic, and standards of reasonableness. Local governments may not pass ordinances which are apparently arbitrary or unreasonable, despite their wide-ranging powers.¹³ Anyone affected by an ordinance may challenge its validity in court by filing a civil action against the local government.¹⁴

Preemption

An ordinance can be declared invalid on the grounds that it is inconsistent with the State Constitution or Florida Statutes. Inconsistency may be found where a local ordinance is either preempted by or in conflict with the State Constitution or Florida Statutes.¹⁵ Preemption means that a local government is precluded from exercising authority in a particular area, while conflict exists where a municipality has the right to act but such action frustrates the purpose of the state regulation.¹⁶ Express preemption refers to instances where the Legislature has directly written into law that the State intends to occupy a field of law, prohibiting local governments from taking action in that field.¹⁷

Malfeasance or Misfeasance in Office

Under Article IV, s. 7 of the State Constitution, the Governor is authorized to suspend from office by executive order any state officer not subject to impeachment, any officer of the militia not in the active service of the United States, or any county officer, for malfeasance, misfeasance, neglect of duty, drunkenness, incompetence, permanent inability to perform official

⁸ FLA. CONST. art. VIII, s. 2(b). *See also* s. 166.021(1), F.S.

⁹ Art. VIII, § 2(b), Fla. Const.; Section 125.86, F.S.; for municipalities see *Quiles v. City of Boynton Beach*, 802 So. 2d 397, 398 (Fla. 4th DCA 2001); § 166.021, Fla. Stat.

¹⁰ *West v. Town of Lake Placid*, 97 Fla. 127, 120 So. 361 (1929).

¹¹ *City of Winter Park v. Montesi*, 448 So. 2d 1242 (Fla. 5th DCA 1984).

¹² *Classy Cycles, Inc. v. Panama City Beach*, 301 So. 3d 1046 (Fla. 1st DCA 2019).

¹³ *Dennis v. City of Key West*, 381 So. 2d 312 (Fla. 3d DCA 1980).

¹⁴ *Hardage v. City of Jacksonville Beach*, 399 So. 2d 1077 (Fla. 1 DCA 1981). There are statutory requirements for being allowed to bring suit in certain cases, such as those based on a technical deficiency in the ordinance, but the cases at issue in this analysis merely require being affected.

¹⁵ *City of Jacksonville v. American Environmental Services Inc.*, 699 So. 2d 255 (Fla. 1st DCA 1997).

¹⁶ *Id.*

¹⁷ *See, e.g.,* s. 790.33, F.S. "... the Legislature hereby declares that it is occupying the whole field of regulation of firearms and ammunition..."

duties, or commission of a felony. The Governor may temporarily appoint someone to fill the office during the suspension and may choose to reinstate the suspended officer.¹⁸ The Senate has the authority to remove from office or reinstate the suspended officer in proceedings prescribed by law and may convene a special session for such purpose.¹⁹

In reference to municipal officers, the State Constitution only authorizes the Governor to suspend municipal officers indicted for crime, unless such power is vested in law or a municipal charter.²⁰ Section 112.51, F.S., provides that the Governor may by executive order suspend from office any elected or appointed municipal official for malfeasance, misfeasance, neglect of duty, habitual drunkenness, incompetence, or permanent inability to perform official duties. The Governor may temporarily fill the office during the suspension.²¹ If the municipal officer is convicted of any of the charges contained in the indictment or information by reason of which he or she was suspended, the Governor must remove the official from office.²² If the municipal official is acquitted, found guilty, or otherwise cleared of the charges, the Governor must revoke the suspension.²³

III. Effect of Proposed Changes:

Sections 1 and 2 create ss. 125.595 and 166.04971, F.S., to prohibit counties and municipalities, respectively, from funding, promoting, or taking actions, such as adopting ordinances, resolutions, rules, regulations, programs, or policies, related to diversity, equity, and inclusion. A county or municipality may not expend any funds, regardless of source, or establish, support, sustain, or staff a diversity, equity, and inclusion office or officer.

“Diversity, equity, and inclusion” is defined as any effort to:

- Manipulate or otherwise influence the composition of employees with reference to race, color, sex, or ethnicity, other than to ensure that hiring is conducted in accordance with state and federal antidiscrimination laws;
- Promote or provide differential or preferential treatment or special benefits to a person or group based on that person’s or group’s race, color, sex, ethnicity, gender identity, or sexual orientation; or
- Promote or adopt training, programming, or activities designed or implemented with reference to race, color, sex, ethnicity, gender identity, or sexual orientation.

The term does not include the use of equal opportunity or equal employment opportunity materials designed to inform a person about the prohibition against discrimination based on protected status under state or federal law.

“Diversity, equity, and inclusion office” is defined as any office, division, department, agency, center, or other unit of a local government which coordinates, creates, develops, designs,

¹⁸ FLA. CONST. art. IV, s. 7.

¹⁹ *Id.*

²⁰ *Id.*

²¹ Section 112.51(3), F.S.

²² Section 112.51(5), F.S.

²³ Section 112.51(6), F.S.

implements, organizes, plans, or promotes policies, programming, training, practices, meetings, activities, procedures, or similar actions related to diversity, equity, and inclusion.

“Diversity, equity, and inclusion officer” is defined as a person who is a full-time or part-time employee of, or an independent contractor contracted by, a local government, whose duties cover the same fields as the office described above.

The bill provides that a member of a county or municipal governing body who violates the prohibitions commits misfeasance or malfeasance in office. An action in circuit court may be brought against a county or municipality that violates the bill’s provisions; the court may enter judgment awarding declaratory and injunctive relief, damages, costs, and reasonable attorney fees to a prevailing plaintiff.

The provisions do not prohibit official action required for compliance with general or federal law or regulation. These sections do not apply to the actions of an appointed board or commission composed of nonelected volunteers, or basic administrative support provided to such a board, unless such support is provided by a government employee whose sole function is such support.

Section 3 creates s. 287.139, F.S., to provide that any potential recipient of a county or municipal contract or grant must certify before such award that they do not and will not use local government funds to require employees, contractors, volunteers, vendors, or agents to ascribe to, study, or be instructed using materials related to diversity, equity, and inclusion, as defined above.

The bill takes effect December 31, 2025.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None identified.

V. Fiscal Impact Statement:**A. Tax/Fee Issues:**

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill creates the following sections of the Florida Statutes: 125.595, 166.04971, and 287.139.

IX. Additional Information:**A. Committee Substitute – Statement of Substantial Changes:**

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Community Affairs on March 17, 2025:

The committee substitute:

- Revises definitions in the bill to include DEI “offices” and “officers.”
- Broadens the preemption to include funding DEI related activities and funding or maintaining DEI offices and officers.
- Introduces a new section requiring any potential recipient of a county or municipal contract or grant to certify before such award that they do not and will not use local government funds to require employees, contractors, volunteers, vendors, or agents to ascribe to, study, or be instructed using materials related to DEI.
- Removes retroactive application of the bill.
- Changes the effective date from July 1, 2025, to December 31, 2025.

B. Amendments:

None.



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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/18/2025	.	
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The Committee on Community Affairs (Yarborough) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

Section 1. Section 125.595, Florida Statutes, is created to
read:

125.595 Prohibition of official actions of counties
relating to diversity, equity, and inclusion; penalty; remedy.—

(1) For purposes of this section, the term:

(a) "Diversity, equity, and inclusion" means any effort to:



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1. Manipulate or otherwise influence the composition of employees with reference to race, color, sex, or ethnicity, other than to ensure that hiring is conducted in accordance with state and federal antidiscrimination laws;

2. Promote or provide differential or preferential treatment or special benefits to a person or group based on that person's or group's race, color, sex, ethnicity, gender identity, or sexual orientation; or

3. Promote or adopt training, programming, or activities designed or implemented with reference to race, color, sex, ethnicity, gender identity, or sexual orientation.

The term does not include the use of equal opportunity or equal employment opportunity materials designed to inform a person about the prohibition against discrimination based on protected status under state or federal law.

(b) "Diversity, equity, and inclusion office" means any office, division, department, agency, center, or other unit of a county which coordinates, creates, develops, designs, implements, organizes, plans, or promotes policies, programming, training, practices, meetings, activities, procedures, or similar actions relating to diversity, equity, and inclusion.

(c) "Diversity, equity, and inclusion officer" means a person who is a full-time or part-time employee of, or an independent contractor contracted by, a county whose duties include coordinating, creating, developing, designing, implementing, organizing, planning, or promoting policies, programming, training, practices, meetings, activities, procedures or similar actions relating to diversity, equity, and



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inclusion.

(2) A county may not fund or promote, directly or indirectly, or take any official action, including, but not limited to, the adoption or enforcement of ordinances, resolutions, rules, regulations, programs, or policies, as it relates to diversity, equity, and inclusion. Any such existing ordinances, resolutions, rules, regulations, programs, or policies are void.

(3) A county may not expend any funds, regardless of source, to establish, sustain, support, or staff a diversity, equity, and inclusion office or to employ, contract, or otherwise engage a person to serve as a diversity, equity, and inclusion officer.

(4) A county commissioner or other county official who violates this section commits misfeasance or malfeasance in office.

(5) An action in circuit court may be brought against a county that violates this section by a resident of the county. The court may enter a judgment awarding declaratory and injunctive relief, damages, and costs. The court may also award reasonable attorney fees to the prevailing party; however, the court may not award reasonable attorney fees to a county as the prevailing party.

(6) This section does not prohibit any official action by a county required for compliance with state or federal laws or regulations.

(7) This section does not apply to:

(a) The actions of an appointed county board or commission composed of nonelected volunteers; or



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(b) Basic administrative support provided to an appointed county board or commission composed of nonelected volunteers, unless such administrative support is provided by a county employee whose sole function is the provision of such administrative support.

Section 2. Section 166.04971, Florida Statutes, is created to read:

166.04971 Prohibition of official actions of municipalities relating to diversity, equity, and inclusion; penalty; remedy.—

(1) For purposes of this section, the term:

(a) "Diversity, equity, and inclusion" means any effort to:

1. Manipulate or otherwise influence the composition of employees with reference to race, color, sex, or ethnicity, other than to ensure that hiring is conducted in accordance with state and federal antidiscrimination laws;

2. Promote or provide differential or preferential treatment or special benefits to a person or group based on that person's or group's race, color, sex, ethnicity, gender identity, or sexual orientation; or

3. Promote or adopt training, programming, or activities designed or implemented with reference to race, color, sex, ethnicity, gender identity, or sexual orientation.

The term does not include the use of equal opportunity or equal employment opportunity materials designed to inform a person about the prohibition against discrimination based on protected status under state or federal law.

(b) "Diversity, equity, and inclusion office" means any office, division, department, agency, center, or other unit of a



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municipality which coordinates, creates, develops, designs, implements, organizes, plans, or promotes policies, programming, training, practices, meetings, activities, procedures, or similar actions relating to diversity, equity, and inclusion.

(c) "Diversity, equity, and inclusion officer" means a person who is a full-time or part-time employee of, or an independent contractor contracted by, a municipality whose duties include coordinating, creating, developing, designing, implementing, organizing, planning, or promoting policies, programming, training, practices, meetings, activities, procedures or similar actions relating to diversity, equity, and inclusion.

(2) A municipality may not fund or promote, directly or indirectly, or take any official action, including, but not limited to, the adoption or enforcement of ordinances, resolutions, rules, regulations, programs, or policies, as it relates to diversity, equity, and inclusion. Any such existing ordinances, resolutions, rules, regulations, programs, or policies are void.

(3) A municipality may not expend any funds, regardless of source, to establish, sustain, support, or staff a diversity, equity, and inclusion office or to employ, contract, or otherwise engage a person to serve as a diversity, equity, and inclusion officer.

(4) Any member of the governing body of a municipality or other municipal official who violates this section commits misfeasance or malfeasance in office.

(5) An action in circuit court may be brought against a municipality that violates this section by a resident of the



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municipality. The court may enter a judgment awarding
declaratory and injunctive relief, damages, and costs. The court
may also award reasonable attorney fees to the prevailing party;
however, the court may not award reasonable attorney fees to a
municipality as the prevailing party.

(6) This section does not prohibit any official action by
the governing body of a municipality required for compliance
with state or federal laws or regulations.

(7) This section does not apply to:

(a) The actions of an appointed municipal board or
commission composed of nonelected volunteers; or

(b) Basic administrative support provided to an appointed
municipal board or commission composed of nonelected volunteers,
unless such administrative support is provided by a municipal
employee whose sole function is the provision of such
administrative support.

Section 3. Section 287.139, Florida Statutes, is created to
read:

287.139 Prohibition against using diversity, equity, and
inclusion material.—A potential recipient of a county or
municipal contract or grant shall certify to the county or
municipality, as applicable, before being awarded such contract
or grant that the potential recipient does not and will not use
county or municipal funds in requiring its employees,
contractors, volunteers, vendors, or agents to ascribe to,
study, or be instructed using materials relating to diversity,
equity, and inclusion as defined in ss. 125.595(1) and
166.04971(1).

Section 4. This act shall take effect December 31, 2025.



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===== T I T L E A M E N D M E N T =====

And the title is amended as follows:

Delete everything before the enacting clause
and insert:

A bill to be entitled
An act relating to official actions of local
governments; creating ss. 125.595 and 166.04971, F.S.;
defining terms; prohibiting counties and
municipalities, respectively, from funding or
promoting or taking official action as it relates to
diversity, equity, and inclusion; prohibiting counties
and municipalities, respectively, from expending funds
for diversity, equity, and inclusion offices or for
diversity, equity, and inclusion officers; providing
that certain ordinances, resolutions, rules,
regulations, programs, and policies are void;
providing that a county commissioner, a member of the
governing body of a municipality, or any other county
or municipal official who violates certain provisions
commits misfeasance or malfeasance in office;
authorizing a cause of action against counties and
municipalities, respectively, under certain
circumstances; providing construction and
applicability; creating s. 287.139, F.S.; requiring
potential recipients of county and municipal contracts
and grants to make a certain certification to the
county or municipality before being awarded such
contract or grant; providing an effective date.

By Senator Yarborough

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A bill to be entitled
An act relating to official actions of local governments; creating ss. 125.595 and 166.04971, F.S.; prohibiting counties and municipalities, respectively, from taking official action as it relates to diversity, equity, and inclusion; providing a penalty; authorizing a cause of action against counties and municipalities, respectively, that take such action; providing construction; providing for retroactive applicability; defining the term "diversity, equity, and inclusion"; providing an effective date.

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

Section 1. Section 125.595, Florida Statutes, is created to read:

125.595 Prohibition of official actions of counties relating to diversity, equity, and inclusion; penalty; remedy.-

(1) A county may not take any official action, including, but not limited to, the adoption of ordinances, resolutions, rules or regulations, programs, or policies, as it relates to diversity, equity, and inclusion.

(2) A county commissioner who violates subsection (1), or who votes in favor of an ordinance to expand the powers or authority of an existing office, special district, or governmental unit for the purpose of exercising any power or authority allocated exclusively by the State Constitution or general law to take official action as it relates to diversity, equity, and inclusion, is guilty of misfeasance or malfeasance

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in office.

(3) An action in circuit court may be brought against a county that violates this section by a resident of the county. The court may enter a judgment awarding declaratory and injunctive relief, damages, and costs. The court may also award reasonable attorney fees to the prevailing party; however, the court may not award reasonable attorney fees to a county as the prevailing party.

(4) This section does not prohibit any official action by a county required for compliance with general or federal laws or regulations.

(5) This section applies retroactively to all official actions taken by a county before July 1, 2025.

(6) For purposes of this section, the term "diversity, equity, and inclusion" means any ordinance or policy that classifies an individual on the basis of race, color, sex, national origin, gender identity, or sexual orientation and promotes deferential or preferential treatment of individuals on the basis of such classification.

Section 2. Section 166.04971, Florida Statutes, is created to read:

166.04971 Prohibition of official actions of municipalities relating to diversity, equity, and inclusion; penalty; remedy.-

(1) A municipality may not take any official action, including, but not limited to, the adoption of ordinances, resolutions, rules or regulations, programs, or policies, as it relates to diversity, equity, and inclusion.

(2) Any member of the governing body of a municipality who violates subsection (1), or who votes in favor of an ordinance

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59 to expand the powers or authority of an existing office, special
60 district, or governmental unit for the purpose of exercising any
61 power or authority allocated exclusively by the State
62 Constitution or general law to take official action as it
63 relates to diversity, equity, and inclusion, is guilty of
64 misfeasance or malfeasance in office.

65 (3) An action in circuit court may be brought against a
66 municipality that violates this section by a resident of the
67 municipality. The court may enter a judgment awarding
68 declaratory and injunctive relief, damages, and costs. The court
69 may also award reasonable attorney fees to the prevailing party;
70 however, the court may not award reasonable attorney fees to a
71 municipality as the prevailing party.

72 (4) This section does not prohibit any official action by
73 the governing body of a municipality required for compliance
74 with general or federal laws or regulations.

75 (5) This section applies retroactively to all official
76 actions taken by the governing body of a municipality before
77 July 1, 2025.

78 (6) For purposes of this section, the term "diversity,
79 equity, and inclusion" means any ordinance or policy that
80 classifies an individual on the basis of race, color, sex,
81 national origin, gender identity, or sexual orientation and
82 promotes deferential or preferential treatment of individuals on
83 the basis of such classification.

84 Section 3. This act shall take effect July 1, 2025.



The Florida Senate

Committee Agenda Request

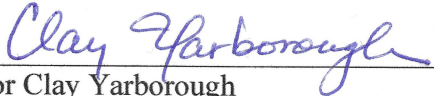
To: Senator Stan McClain, Chair
Committee on Community Affairs

Subject: Committee Agenda Request

Date: March 8, 2025

I respectfully request that **Senate Bill #420**, relating to Official Actions of Local Governments, be placed on the:

- ☐ committee agenda at your earliest possible convenience.
- ☒ next committee agenda.



Senator Clay Yarborough
Florida Senate, District 4

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

SB420

Bill Number or Topic

433 986

Amendment Barcode (if applicable)

3/17/2025

Meeting Date

Community Affairs

Committee

Name

BRIAN FLAHER

Phone

850-980-2255

Address

8000 A1A SOUTH #407

Email

brianflager@gmail.com

Street

ST AUGUSTINE FL

32080

City

State

Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1, [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

03/17/25

Meeting Date

Community Affairs

Committee

Deliver both copies of this form to
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SB420

Bill Number or Topic

433 986

Amendment Barcode (if applicable)

Name

Shawna Flager

Phone

850 933 8716

Address

8000 ALA S. Unit 407

Street

St. Augustine FL 32080

City

State

Zip

Email

shawna.sing@gmail.com

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support



Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

3/17/25

The Florida Senate

APPEARANCE RECORD

SB 426

Meeting Date
Community Affairs

Deliver both copies of this form to
Senate professional staff conducting the meeting

Bill Number or Topic
433 486

Committee

Amendment Barcode (if applicable)

Name

Jeffrey Fox

Phone

904 810 8907

Address

226 Churchill Dr.

Email

jefffox67@gmail.com

Street

St. Augustine FL 32086

City

State

Zip

Speaking:

☐ For

☒ Against

☐ Information

OR

Waive Speaking:

☐ In Support

☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

SB 420

Meeting Date

Bill Number or Topic

Deliver both copies of this form to

Senate professional staff conducting the meeting

Committee

Amendment Barcode (if applicable)

Name Dr. Sonia Howman

Phone _____

Address 101 N. Monroe St

Email _____

Street

Tallahassee, FL 32301

City

State

Zip

Speaking:

☐ For



☒ Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:



☒ I am appearing without compensation or sponsorship.



☐ I am a registered lobbyist, representing:



☐ I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

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S-001 (08/10/2021)

3/17/25

Meeting Date

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

SB 420

Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name

Jeff Nail

Phone

Address

413 Wandick St

Email

Street

Gulf Breeze Fl 32561

City

State

Zip

Speaking:

☐

For



Against

☐

Information

OR

Waive Speaking:

☐

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

3/17/2025

Meeting Date

SB 420

Bill Number or Topic

Deliver both copies of this form to
Senate professional staff conducting the meeting

Committee

Amendment Barcode (if applicable)

Name

Colton Taylor

Phone

Address

3705 Dorset Way

Email

Street

Tallahassee

FL

32303

City

State

Zip

Speaking:

☐

For

☒

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

March 17, 2025
Meeting Date

S. Community Affairs
Committee

SB 420
Bill Number or Topic

Amendment Barcode (if applicable)

Name Jon Harris Mouker Phone 954-494-1863

Address P.O. Box 13184 Email jonharris@equalityflorida.org
Street

St. Petersburg FL 33733
City State Zip

Speaking: ☐ For ☒ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:

Equality Florida

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

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SB420

Bill Number or Topic

03/17/25

Meeting Date

Community Affairs

Committee

Amendment Barcode (if applicable)

Name

Matthew Grocholske

Phone

Address

2701 Lee Rd

Email

Street

Winter Park FL

32789

City

State

Zip

Speaking:

☐ For



Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. § 11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

3/17/2025

Meeting Date

Deliver both copies of this form to
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SB 420

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name Mia Faucher

Phone _____

Address 1422 E. Frieron Ave.

Street

Email _____

Tampa

City

FL

State

33603

Zip

Speaking: ☐ For ☒ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
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3/17/25

Meeting Date

Community Affairs

Committee

SB 420

Bill Number or Topic

Amendment Barcode (if applicable)

Name

John Labriola

Phone

954-515-2084

Address

PO Box 650216

Street

Miami

City

FL

State

33265

Zip

Email

John.Labriola@cf-florida.org

Speaking:



For



Against



Information

OR

Waive Speaking:



In Support



Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:

Christian Family Coalition Florida



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1, [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

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SB420

Bill Number or Topic

Meeting Date

Committee

Amendment Barcode (if applicable)

Name

Phone

Address

Street

City

State

Zip

Email

Speaking:

☐ For

☒ Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

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3/17/25

Meeting Date

SB 420

Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name

Carol Cleaver

Phone

Address

2300 Magnolia Ave

Email

Street

Pensacola FL 32503

City

State

Zip

Speaking:

☐

For

☒

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

3/17/2025
Meeting Date

The Florida Senate
APPEARANCE RECORD

SB 420
Bill Number or Topic

Deliver both copies of this form to
Senate professional staff conducting the meeting

Committee

Amendment Barcode (if applicable)

Name Dianne Williams-Cox Phone _____

Address 2312 Marib Circle Email _____
Street

Tall F 32307
City State Zip

Speaking: ☐ For ☒ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
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sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

03/17/25

Meeting Date

SB 920

Bill Number or Topic

Community Affairs

Committee

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name ~~DEBU~~ Echo Nava

Phone 904-625-8188

Address 1812 Vista Lakes Dr.
Street

Email quantisedecho@gmail.com

Fleming Island FL 32003
City State Zip

Speaking: ☐ For ☒ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

3/17/25
Meeting Date

The Florida Senate
APPEARANCE RECORD

SB 420
Bill Number or Topic

Deliver both copies of this form to
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Committee

Amendment Barcode (if applicable)

Name

Wendi McFarland

Phone

407-808-1317

Address

711 Siena Palm Dr.

Email

wwhiteach5@gmail

Street

Celebration FL 34747

City

State

Zip

Speaking:

☐ For



Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

420

Bill Number or Topic

Meeting Date

Deliver both copies of this form to
Senate professional staff conducting the meeting

Committee

Amendment Barcode (if applicable)

Name

Phone

Address

Email

Street

City

State

Zip

Speaking:

☐ For

☒ Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

3/17/2025

Meeting Date

Community Affairs

Committee

SB 420

Bill Number or Topic

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name Maxx Fenning Phone (561) 221-8809

Address 1327 Partridge Close Email maxxfenning@prismfl.org
Street

Pompano Beach FL 33064
City State Zip

Speaking: ☐ For ☒ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☒ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:
PRISM

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

3/17/25

Meeting Date

SB420

Bill Number or Topic

Comm

Committee

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name

Rev. CRAIG CRANSTON

Phone

727 517 5158

Address

3049 Mc Gregor Blvd

Email

RevCraig@STAMCC.com

Street

FT MYERS

City

State

FL 33901

Zip

Speaking:

☐ For



Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/25

Meeting Date

SB 420

Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name Dr. Amy Perwien

Phone _____

Address _____

Email _____

Street

Naples

City

FL

State

34119

Zip

Speaking:

☐ For



Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

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SB 420

Bill Number or Topic

Amendment Barcode (if applicable)

3/17/2025

Meeting Date

Community Affairs

Committee

Name

Ash Bradley

Phone

Address

7114 Lawnview Ct

Email

Street

Tampa

State

FL

Zip

33615

Speaking:

☐ For



Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

3-17-25

Meeting Date

Community Affairs

Committee

SB 420

Bill Number or Topic

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name

Yerimiah Evans

Phone

321-315-0995

Address

1510 Althea Gibson Way

Email

Y.Ruiz.Evans@gmail.com

Street

Tallahassee

City

Florida

State

32307

Zip

Speaking:

☐ For

☒ Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/25

Meeting Date

Community Affairs

Committee

SB 42C

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Vance Ahrens

Phone

Address

2909 W New Haven Ave #365

Street

Email

W Melbourne

City

FL

State

32904

Zip

Speaking:

☐ For



Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

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Senate professional staff conducting the meeting

SB 420

Bill Number or Topic

Amendment Barcode (if applicable)

3/17/25
Meeting Date

Community Affairs
Committee

Name

Jules Rayne

Phone

Address

101 N Monroe St
Street

Email

City

Tallahassee FL

State

32301

Zip

Speaking:

☐ For

☒ Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1, [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/25

Meeting Date

Com. Affairs

Committee

SB420

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Aaron DiPietro

Phone

904-608-4471

Address

P.O. Box 530103

Email

aaron.d@flfamily.org

Street

Orlando

City

FL

State

32853

Zip

Speaking:

☒

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☒

I am a registered lobbyist,
representing:

Florida Family Voice

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

17 March 25

Meeting Date

Sb 420

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name

Noian Wilson

Phone

850-591-3697

Address

2100 Corinne Street

Email

Street

Tallahassee

City

FL

State

32308

Zip

Speaking: ☐ For ☒ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/25

Meeting Date

SB 420

Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name Miles Davis

Phone 239 443 8938

Address 1810 E. Palm Ave # 5213

Email Miles.davis@PrismFL.org

Street

Tampa FL

33605

City

State

Zip

Speaking: ☐ For

☒ Against

☐ Information

OR

Waive Speaking: ☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

SB420

Bill Number or Topic

~~137986~~

Amendment Barcode (if applicable)

3/17/2025

Meeting Date

COMM. AFFAIRS

Committee

Name

NATHAN BRUEMMER

Phone

Address

Street

GULFPORT

State

FL

Zip

33711

Email

SBRUEMMER@GMAIL.COM

Speaking:

☐ For

☒ Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:



☒ I am appearing without
compensation or sponsorship.



☐ I am a registered lobbyist,
representing:



☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

3/17/25

Meeting Date

Community Affairs

Committee

420

Bill Number or Topic

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name Karen Woodall

Phone 850-321-9386

Address 579 E. Call St.
Street

Email fcfep@yahoo.com

Tallahassee, FL 32301
City State Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:
Florida Center for
Fiscal & Economic Policy

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

3/17/25

Meeting Date

SB 420

Bill Number or Topic

Deliver both copies of this form to
Senate professional staff conducting the meeting

Community Affairs

Committee

Amendment Barcode (if applicable)

Name

Arelia Perkins

Phone

909-262-8407

Address

9470 SW 99th Ct.

Email

Street

Dcala

FL

34481

City

State

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

March 17 2025
Meeting Date

Community Affairs
Committee

SB 420
Bill Number or Topic

Amendment Barcode (if applicable)

Name Ann Vander Meer Phone 850-321-8620

Address 3006 Aron Circle Email _____
Street

Tallahassee FL 32312
City State Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

SB420

Bill Number or Topic

3/17/25

Meeting Date

Community Affairs

Committee

Name

Francine Julius Edwards

Phone

352-562-0514

Address

9825 SE 140th St

Email

Khamilah42@yahoo.com

Street

Summerfield FL 34491

City

State

Zip

Speaking:

☐

For



Against

☐

Information

OR

Waive Speaking:

☐

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

3.17.25

Meeting Date

420

Bill Number or Topic

Deliver both copies of this form to
Senate professional staff conducting the meeting

Committee

Amendment Barcode (if applicable)

Name Tabitha Hunter

Phone 941-730-4552

Address 3102 Bougainvillea St
Street

Email thunter@lbew915.org

Sarasota FL 34239
City State Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1, [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

03/17/2025
Meeting Date

Community Affairs
Committee

SB 420

Bill Number or Topic

Amendment Barcode (if applicable)

Name Jandra J Plumadore

Phone 352-212-0001

Address 927 Cedar Ave
Street

Email cpagram@yahoo.com

Inverness, FL 34452
City State Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11,045 and Joint Rule 1, [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

March 17, 2025

Meeting Date

Community Affairs

Committee

SB 720

Bill Number or Topic

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name

Deborah Daniels

Phone

352-476-1213

Address

9312 SW 97th Pl

Street

Email

danielsdeb50@gmail.com

Ocala

City

FL

State

34481

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3.17.25

Meeting Date

SB 420

Committee

SB 420

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Zahira Pena-Andino

Phone

407-414-2222

Address

1254 Hancock Cr.

Street

St. Cloud FL 34769

City

State

Zip

Email

zahira2473@yahoo.com

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/25

Meeting Date

420

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name Tessa Benton

Phone 850-566-7553

Address 1978 Chatsworth Way

Street

Email tessakbenton@comcast.net

Tallahassee

City

FL

State

32309

Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

3-17-25

Meeting Date

420

Bill Number or Topic

Community Affairs

Committee

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name Barbara Delane

Phone 850-251-4280

Address 625 E. Breward St

Email barbaderane1@

Tallahassee FL 32308

Street

City

State

Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:

FL NOW

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/27

Meeting Date

420

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name Julie A Kent

Phone 321-662-2596

Address 4498 Twinview lane
Street

Email julieakent@gmail.com

Orlando FL 32814
City State Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

3/17/2025

Meeting Date

COMMUNITY AFFAIRS

Committee

SB 420

Bill Number or Topic

Amendment Barcode (if applicable)

Name JONATHAN WEBBER

Phone 954-553-4449

Address 400 Washington Ave

Email JONATHAN.Webber@sp/center.org

Street

Montgomery

City

AL

State

36104

Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without compensation or sponsorship.

☒ I am a registered lobbyist, representing:

Southern Poverty Law Center

☐ I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

SB 420

Bill Number or Topic

Amendment Barcode (if applicable)

Meeting Date

03/17/25

Committee

Community Affairs

Name

Jackson Oberlink

Phone

Address

Street

Email

City

State

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☒

I am a registered lobbyist,
representing:

Florida
Rising

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

March 17, 2025

Meeting Date

Community Affairs

Committee

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

420

Bill Number or Topic

Amendment Barcode (if applicable)

Name Pamela Burch Fort

Phone 850-425-1344

Address 104 S. Monroe Street

Email TcgLobby@aol.com

Street

Tallahassee

FL

32301

City

State

Zip

Reset Form

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☒

I am a registered lobbyist,
representing:

NAACP Florida State Conference

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a *tradition* to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/25

Meeting Date

SB 420

Bill Number or Topic

S. Community Affairs

Committee

Amendment Barcode (if applicable)

Name Stratton Pollitzer

Phone 954 · 682 · 6094

Address P.O. Box 13184

Street

Email stratton@equalityflorida.org

St Petersburg FL

City

State

33733

Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

3-17-25

Meeting Date

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

SB 420

Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name

Christa Moody

Phone

Address

1308 E. Belmont St.

Email

Street

Pensacola, FL 32501

City

State

Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3-17-25

Meeting Date

SB 420

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name Abdelilah Skhir

Phone 786-363-1660

Address 4343 W Flagler St Ste 400

Email askhir@acluf1.org

Street

Miami

City

FL

State

33134

Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support

☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:

ACLU of Florida

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenote.gov\)](#)

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S-001 (08/10/2021)

03/17/25
Meeting Date

The Florida Senate
APPEARANCE RECORD

SB 420

Bill Number or Topic

Deliver both copies of this form to
Senate professional staff conducting the meeting

Committee

Amendment Barcode (if applicable)

Name Wm Scott Turner

Phone 727 808 0850

Address 128 Shore Drive Place
Street

Email Joeskateboard@gmail.com

Oldsmar FL 34677
City State Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

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3/17/2025

Meeting Date

Community Affairs

Committee

SB 420

Bill Number or Topic

Amendment Barcode (if applicable)

Name Yenisbel Viloria Phone _____

Address _____ Email _____
Street

City State Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:
Six Action

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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3.17.25

Meeting Date

SB 420

Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name

LYNN BRICKLER

Phone

850-567-0828

Address

2607 MAYFIELD AVE

Email

LMVBRICKLER@GMAIL.COM

Street

TALLAHASSEE

FL

32308

City

State

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

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3/17/25

Meeting Date

SB 420

Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name

Sonya Walters

Phone

8034662209

Address

6600 Reigh Court Trail

Email

Sonyaascott@gmail.com

Street

Tallahassee

City

FL

State

32309

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

3/17/2025

Meeting Date

Community Affairs

Committee

The Florida Senate

APPEARANCE RECORD

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SB 420

Bill Number or Topic

Banning DE1

Amendment Barcode (if applicable)

Name L12A JUANICH

Phone 867-377-0675

Address 3601 Kernan Blvd. S

Street

Email l.olbesjuanich@gmail.com

Jacksonville

City

FL

State

32224

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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SB 420

Bill Number or Topic

3/17/25
Meeting Date

Community Affairs
Committee

Amendment Barcode (if applicable)

Name

Sybil Faust

Phone

904-403-6725

Address

3019 Lagary Dr.

Email

Sybil.f Faust66@gmail.com

Street

Jacksonville, FL

32208

City

State

Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

3117125

Meeting Date

The Florida Senate
APPEARANCE RECORD

SB420

Bill Number or Topic

Community Affairs

Committee

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name

Jaron Sanchez

Phone

Address

Street

Cashberry

City

FL

State

32707

Zip

Email

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

3-17-2025
Meeting Date

The Florida Senate
APPEARANCE RECORD

SB420
Bill Number or Topic

S. Community Affairs
Committee

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name Angelique Goodwin Phone _____

Address _____ Email _____

Street

Pensacola FL 32503
City State Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate
APPEARANCE RECORD

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SB 0420

Bill Number or Topic

Meeting Date

4/3/17/2025

Committee

Community Affairs

Amendment Barcode (if applicable)

Name

Shewanne Clark

Phone

305 333 4154

Address

2010 Bulbar Circle

Email

sebrown4@yahoo.com

Street

City

Tampa

State

FL

Zip

33619

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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The Florida Senate

APPEARANCE RECORD

3/17/25

Meeting Date

S. Community Affairs

Committee

Deliver both copies of this form to
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SB 420

Bill Number or Topic

Amendment Barcode (if applicable)

Name MARIA VICTORIA CHACON-BRICEÑO

Phone 786 867 5047

Address P.O. Box 13184

Street

Email MARVICCHABRI@GMAIL.COM

St. Petersburg FL

City

State

33733

Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support

☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:



☒ I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

SB 420

Bill Number or Topic

3/17/25

Meeting Date

S. Community Affairs

Committee

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name CHARLIE CRANSON

Phone 608-636-3006

Address P.O. Box 13184

Street

Email ccran18@gmail.com

St Petersburg FL

City

State

33733

Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support

☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

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Deliver both copies of this form to
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3/17/25

Meeting Date

SB 420

Bill Number or Topic

S. Community Affairs

Committee

Amendment Barcode (if applicable)

Name

Preston Scott

Phone

407-399-2394

Address

P.O. Box 13184

Email

Street

St Petersburg FL

City

State

33733

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

SB 420

Bill Number or Topic

3/17/25

Meeting Date

Community Affairs

Committee

Deliver both copies of this form to
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Amendment Barcode (if applicable)

Name

Hollie Hayes

Phone

321-300-8303

Address

1010 Rivercom Ave

Street

Email

hayeshm@outlook.com

Orl

City

FL

State

32828

Zip

Speaking:

☐ For



Against

☐ Information

OR

Waive Speaking:

☐ In Support



Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Community Affairs

BILL: CS/SB 784

INTRODUCER: Community Affairs and Senator Ingoglia

SUBJECT: Issuance of an Address and an Individual Parcel Identification Number

DATE: March 18, 2025

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Fleming	CA	Fav/CS
2.			JU	
3.			RC	

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 784 provides that plat or replat submittals must be reviewed and approved administratively, and provides a timeline for such work.

The bill also provides that if the appropriate governing body fails to issue street and mailing addresses and individual parcel identification numbers within 2 weeks after a plat is recorded, an applicant may engage with a private provider to generate the information. If a private provider is used, the local government must verify the information and may not collect certain fees.

The bill takes effect July 1, 2025.

II. Present Situation:

Platting

In Florida law, “plat” means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable state requirements and of any local ordinances.¹ Generally, platting is required whenever a developer wishes to subdivide a large piece of property into smaller

¹ Section 177.031(14), F.S.

parcels and tracts. These smaller areas become the residential lots, streets and parks of a new residential subdivision.²

State law establishes consistent minimum requirements for the establishment of plats, and local governing bodies have the power to regulate and control the platting of lands.³ Prior to approval by the appropriate governing body, the plat must be reviewed for conformity with state and local law and sealed by a professional surveyor and mapper who is either employed by or under contract to the local governing body.⁴

Before a plat is offered for recording with the clerk of the circuit court, it must be approved by the appropriate governing body, and evidence of such approval must be placed on the plat. If not approved, the governing body must return the plat to the professional surveyor and mapper or the legal entity offering the plat for recordation.⁵

Jurisdiction over plat approval is as follows:⁶

- When the plat to be submitted for approval is located wholly within the boundaries of a municipality, the governing body of the municipality has exclusive jurisdiction to approve the plat.
- When a plat lies wholly within the unincorporated areas of a county, the governing body of the county has exclusive jurisdiction to approve the plat.
- When a plat lies within the boundaries of more than one governing body, two plats must be prepared and each governing body has exclusive jurisdiction to approve the plat within its boundaries, unless the governing bodies having said jurisdiction agree that one plat is mutually acceptable.

Every plat of a subdivision offered for recording must have certain information, including providing:⁷

- The name of the plat in bold legible letters, and the name of the subdivision, professional surveyor and mapper or legal entity, and street and mailing address on each sheet.
- The section, township, and range immediately under the name of the plat on each sheet included, along with the name of the city, town, village, county, and state in which the land being platted is situated.
- The dedications and approvals by the surveyor and mapper and local governing body, and the circuit court clerk's certificate and the professional surveyor and mapper's seal and statement.
- All section lines and quarter section lines occurring within the subdivision. If the description is by metes and bounds, all information called for, such as the point of commencement, course bearings and distances, and the point of beginning. If the platted lands are in a land grant or are not included in the subdivision of government surveys, then the boundaries are to be defined by metes and bounds and courses.

² Harry W. Carls, Florida Condo & HOA Law Blog, May 17, 2018, *Why is a Plat so Important?*, <https://www.floridacondohoalawblog.com/2018/05/17/why-is-a-plat-so-important/> (last visited Mar. 11, 2025).

³ Section 177.011, F.S.

⁴ Section 177.081(1), F.S.

⁵ Section 177.071(1) F.S.

⁶ *Id.*

⁷ Section 177.091, F.S.

- Location, width, and names of all streets, waterways, or other rights-of-way.
- Location and width of proposed easements and existing easements identified in the title opinion or property information report must be shown on the plat or in the notes or legend, and their intended use.
- All lots numbered either by progressive numbers or, if in blocks, progressively numbered in each block, and the blocks progressively numbered or lettered, except that blocks in numbered additions bearing the same name may be numbered consecutively throughout the several additions.
- Sufficient survey data to positively describe the bounds of every lot, block, street easement, and all other areas shown on the plat.
- Designated park and recreation parcels.
- All interior excepted parcels clearly indicated and labeled “Not a part of this plat.”
- The purpose of all areas dedicated clearly indicated or stated on the plat.
- That all platted utility easements must provide that such easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services interferes with the facilities and services of an electric, telephone, gas, or other public utility.

Addresses and Parcel Identification Numbers

Parcel identification numbers are the general method by which individual parcels are identified across a variety of governmental functions. Generally, identification numbers are assigned and maintained by the county’s property appraiser, rather than the local building code authority. Street addresses are typically intrinsic to the platting process.

A local government using a pre-platting process may work with appropriate local government agencies to issue an address and a temporary parcel identification number for lot lines and lot sizes based on the metes and bounds of the plat contained in the application.⁸

III. Effect of Proposed Changes:

Section 1 amends s. 177.071, F.S., to provide that plat or replat submittals must be reviewed and approved administratively by a designee or designees of the appropriate local governing body within 15 days. In that time, written comments specifying any noncompliance must be provided to the applicant. The submittal must ultimately be approved, approved with conditions, or denied within 30 working days from the submittal. An applicant may, and the governing body may not, request an extension of time.

Section 2 creates s. 177.1115, F.S., to provide that if the appropriate governing body fails to issue street and mailing addresses and individual parcel identification numbers within 14 business days after a plat is recorded, an applicant may engage with a private provider, duly registered in this state, to generate the information in accordance with applicable local, state, and national standards.

⁸ Section 177.073(5), F.S.

If a private provider is used, the local government must verify the information within 5 business days after receiving the submission. If the government fails to respond within 5 business days, the information is deemed to be in compliance as a matter of law.

The local governing body may not collect addressing fees if it fails to meet the 14 business day deadline for issuing address and parcel identification number.

The bill takes effect July 1, 2025.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None identified.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

The bill does not identify the type of individual, qualifications required, or applicable standards to act as a private provider for the purposes of issuing addresses and parcel identification numbers. Issuance of parcel identification numbers is traditionally a core function of property appraisers, county constitutional officers, whereas in other respects the applicable local government may be related to a municipality.

VIII. Statutes Affected:

This bill amends section 177.071 of the Florida Statutes.
This bill creates section 177.1115 of the Florida Statutes.

IX. Additional Information:

- A. **Committee Substitute – Statement of Substantial Changes:**
(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Community Affairs on March 17, 2025:

The committee substitute:

- Provides that, as opposed to reduction in fees, the failure to issue street and mailing addresses and parcel identification numbers will entitle the applicant to engage a private provider to create the required information.
- Requires plat and replat submittals be approved administratively and provides associated timeframes for which local governments must approve or deny such submissions, or specify non-compliance.

- B. **Amendments:**

None.



821174

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/18/2025	.	
	.	
	.	
	.	

The Committee on Community Affairs (Ingoglia) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

Section 1. Present subsections (1) and (2) of section
177.071, Florida Statutes, are redesignated as subsections (2)
and (3), respectively, and a new subsection (1) is added to that
section, to read:

177.071 Approval of plat by governing bodies.—

(1) Plat or replat submittals shall be reviewed and



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approved administratively by a designee or designees of the
appropriate local governing body. Within 15 days after receipt
of a plat or replat submittal, the designee or designees of the
appropriate local governing body shall review the plat or replat
submittal for compliance with s. 177.091. If it is determined
that such plat or replat submittal fails to meet the
requirements of s. 177.091, written comments specifying the
areas of noncompliance must be provided to the applicant within
the 15-day review period. The plat or replat submittal must be
approved, approved with conditions, or denied within 30 working
days from the date that the plat or replat is submitted, unless
a written extension of this timeframe is requested by the
applicant and approved by the governing body. An official,
employee, agent, or designee of the governing body may not
request or require the applicant to file a written extension of
time.

Section 2. Section 177.1115, Florida Statutes, is created
to read:

177.1115 Issuance of address and an individual parcel
identification number after final plat is recorded; private
provider alternative; penalty.—

(1) Within 14 business days after the recordation of a plat
by the circuit court clerk or other recording officer, the
appropriate governing body shall issue the street and mailing
address, along with the individual parcel identification number,
as contained in the plat offered for recording pursuant to s.
177.091.

(2) If the appropriate governing body does not issue the
required street and mailing address, along with the individual



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parcel identification number, within the 14-business-day period prescribed in subsection (1), the applicant may engage a private provider, duly registered in this state, to create the required address and parcel identification number in accordance with applicable local, state, and national addressing standards.

(a) Upon completion, the private provider shall submit the assigned address and parcel identification number to the governing body for verification. The governing body must complete its verification process within 5 business days after receiving the submission.

(b) If the governing body fails to verify the submitted address and parcel identification number within 5 business days, the address assigned by the private provider must be deemed approved for all official purposes.

(3) The governing body may not collect an addressing fee if it fails to issue the required address and parcel identification number within the timeframes specified in this section.

Section 3. This act shall take effect July 1, 2025.

===== T I T L E A M E N D M E N T =====

And the title is amended as follows:

Delete everything before the enacting clause
and insert:

A bill to be entitled
An act relating to platting; amending s. 177.071,
F.S.; requiring that plat or replat submittals be
reviewed and approved administratively by a designee
or designees of the appropriate local governing body;
requiring such designee or designees to review such



821174

plat or replat submittal for compliance within a specified timeframe; requiring that written comments be provided to the applicant if the plat or replat submittal fails to meet specified requirements; requiring that the plat or replat submittal be approved, approved with conditions, or denied within a specified timeframe; providing an exception; prohibiting certain entities from requesting or requiring an applicant to file a written extension of time; creating s. 177.1115, F.S.; requiring the appropriate governing body, within a specified timeframe after the recordation of the plat, to issue certain information; authorizing an applicant to engage a specified private provider under certain circumstances; requiring that such provider submit specified information to the governing body for verification; requiring the governing body to complete verification within a specified timeframe; requiring that the information submitted by the provider is deemed approved if the governing body fails to verify it within the specified timeframe; prohibiting the governing body from collecting an addressing fee under certain circumstances; providing an effective date.

By Senator Ingoglia

11-00594-25

2025784__

A bill to be entitled

An act relating to the issuance of an address and an individual parcel identification number; creating s. 177.1115, F.S.; requiring the appropriate governing body to issue, within a specified time after the recording of the plat, certain information; providing a penalty; providing an effective date.

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

Section 1. Section 177.1115, Florida Statutes, is created to read:

177.1115 Issuance of an address and an individual parcel identification number after final plat is recorded; penalty.—

(1) Within 2 weeks after the date of recordation of a plat by the circuit court clerk or other recording officer, the appropriate governing body shall issue the street and mailing address, along with the individual parcel identification number, as contained in the plat offered for recording pursuant to s. 177.091.

(2) If the appropriate governing body does not issue the street and mailing address, along with the individual parcel identification number, within the 2-week period in subsection (1), the building permit fee must be reduced by 10 percent for each business day that the body fails to issue such information.

Section 2. This act shall take effect July 1, 2025.



THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

COMMITTEES:

Banking and Insurance, *Chair*
Environment and Natural Resources, *Vice Chair*
Appropriations Committee on Criminal and
Civil Justice
Appropriations Committee on Transportation,
Tourism, and Economic Development
Fiscal Policy
Regulated Industries
Rules

JOINT COMMITTEE:

Joint Committee on Public Counsel Oversight

SENATOR BLAISE INGOGLIA

11th District

February 28, 2025

The Honorable Stan McClain, Chair
Committee on Community Affairs
312 Senate Office Building
404 South Monroe Street
Tallahassee, FL 32399

RE: SB 784 Issuance of an Address and an Individual Parcel Identification Number

Chair McClain,

Senate Bill 784 has been referred to the Committee on Community Affairs as its first committee of reference. I respectfully ask that it be placed on the committee agenda at your earliest convenience.

If I may answer questions or be of assistance, please do not hesitate to contact me. Thank you for your leadership and consideration.

Regards,

A handwritten signature in blue ink, appearing to read "Blaise Ingoglia", with a large, sweeping flourish extending to the right.

Blaise Ingoglia
State Senator, District 11

CC'd: Elizabeth Fleming, Tatiana Warden

REPLY TO:

- ☐ 2943 Landover Boulevard, Spring Hill, Florida 34608 (352) 666-5707
- ☐ 306 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5011

Senate's Website: www.flsenate.gov

BEN ALBRITTON
President of the Senate

JASON BRODEUR
President Pro Tempore

3/17/25

Meeting Date

Community Affairs

Committee

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

SB 784

Bill Number or Topic

821174

Amendment Barcode (if applicable)

Name

JEFF SCALA

Phone

(727) 637-4081

Address

100 S Monroe St

Email

jscala@fl-counties.com

Street

Tallahassee

City

FL

State

32301

Zip

Speaking:

☐

For

☐

Against

☒

Information

OR

Waive Speaking:

☐

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☒

I am a registered lobbyist,
representing:

Florida Association of Counties

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
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3/17/25
Meeting Date

CA
Committee

784
Bill Number or Topic

Amendment Barcode (if applicable)

Name Edward Briggs Phone 850-933-5994

Address _____
Street

City State Zip

Speaking: ☒ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:

Pulte Homes

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Community Affairs

BILL: SB 1080

INTRODUCER: Senator McClain

SUBJECT: Local Government Land Regulation

DATE: March 14, 2025

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Fleming	CA	Favorable
2.			JU	
3.			RC	

I. Summary:

SB 1080 requires local governments to:

- Specify the minimum information required for certain zoning applications;
- Process an application for a development permit or development order within certain timeframes;
- Not limit the number of quasi-judicial hearings or public hearings if such limitation causes delay in the consideration of an application; and
- Issue a refund to an applicant if the local government fails to meet certain timeframes when processing an application.

The bill also provides that comprehensive plan amendments are not required to be approved at the second public hearing in the amendment adoption process in order to avoid being deemed withdrawn.

The bill takes effect October 1, 2025.

II. Present Situation:

The Community Planning Act

Adopted in 1985, the Local Government Comprehensive Planning and Land Development Regulation Act,¹ also known as Florida's Growth Management Act, was significantly revised in 2011, becoming the Community Planning Act.² The Community Planning Act governs how local governments create and adopt their local comprehensive plans.

¹ See ch. 85-55, s. 1, Laws of Fla.

² See ch. 2011-139, s. 17, Laws of Fla.

Local comprehensive plans must include principles, guidelines, standards, and strategies for the orderly and balanced future land development of the area and reflect community commitments to implement the plan. The Community Planning Act intends that local governments manage growth through comprehensive land use plans that facilitate adequate and efficient provision of transportation, water, sewage, schools, parks, recreational facilities, housing, and other requirements and services.³ A housing element is required as part of every comprehensive plan in the state. Among other things, the housing element must address “the creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction.”⁴

Municipalities established after the effective date of the Community Planning Act must adopt a comprehensive plan within three years after the date of incorporation.⁵ The county comprehensive plan controls until a municipal comprehensive plan is adopted.⁶

The comprehensive plan is implemented via land development regulations. Each county and municipality must adopt and enforce land development regulations, such as zoning or other housing-related ordinances, which are consistent with and implement their adopted comprehensive plan.⁷

Comprehensive Plan Amendments

Development that does not conform to the comprehensive plan may not be approved by a local government unless the local government amends its comprehensive plan first. State law requires a proposed comprehensive plan amendment to receive two public hearings, the first held by the local planning board, and subsequently by the governing board.⁸

Any affected person may challenge whether a plan or plan amendment complies with the Act by petitioning the Division of Administrative Hearings (DOAH) for a formal hearing.⁹ An administrative law judge must hold a hearing in the affected local jurisdiction on whether the plan or plan amendment is in compliance.¹⁰ In challenges filed by an affected person, the comprehensive plan or plan amendment shall be determined to be in compliance if the local government’s determination of compliance is fairly debatable. If the administrative law judge recommends that the amendment be found in compliance, the judge shall submit the recommended order to the state land planning agency for a final order in its favor.¹¹

³ Section 163.3161(4), F.S.

⁴ Section 163.3177(6)(f)l.g., F.S.

⁵ Section 163.3167(3), F.S.

⁶ *Id.*

⁷ Section 163.3202, F.S.

⁸ Sections 163.3174(4)(a) and 163.3184, F.S.

⁹ Section 163.3184(5)(a), F.S.

¹⁰ Section 163.3184(5)(c), F.S.

¹¹ Section 163.3184(5)(e), F.S.

Issuing Development Orders and Permits

Under the Community Planning Act, a development permit is any official action of a local government that has the effect of permitting the development of land including, but not limited to, building permits, zoning permits, subdivision approval, rezoning, certifications, special exceptions, and variances.¹² A development order is issued by a local government and grants, denies, or grants with conditions an application for a development permit.¹³

Within 30 days after receiving an application for approval of a development permit or development order, a municipality or county must review the application for completeness and issue a letter indicating that all required information is submitted or specify any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information.¹⁴

Within 120 days after the municipality or county has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the county must approve, approve with conditions, or deny the application for a development permit or development order.¹⁵ Both the applicant and the local government may agree to a reasonable request for an extension of time, particularly in the event of an extraordinary circumstance.¹⁶ An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the county's decision.¹⁷ However, these timeframes do not apply in an area of critical state concern.¹⁸

When reviewing an application for a development permit or development order, not including building permit applications, a county or municipality may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.¹⁹

If a county or municipality makes a request for additional information from the applicant and the applicant provides the information within 30 days of receiving the request, the county or the municipality must:

- Review the additional information and issue a letter to the applicant indicating that the application is complete or specify the remaining deficiencies within 30 days of receiving the information, if the request is the county or municipality's first request.²⁰
- Review the additional information and issue a letter to the applicant indicating that the application is complete or specify the remaining deficiencies within 10 days of receiving the additional information, if the request is the county or municipality's second request.²¹

¹² Section 163.3164(16), F.S.

¹³ See ss. 125.022, 163.3164(15), and 166.033, F.S.

¹⁴ Sections 125.022(1) and 166.033(1), F.S.

¹⁵ *Id.*

¹⁶ *Id.*

¹⁷ *Id.*

¹⁸ *Id.*

¹⁹ Sections 125.022(2) and 166.033(2), F.S.

²⁰ Section 125.022(2)(b) and Section 166.033(2)(b), F.S.

²¹ Section 125.022(2)(c) and Section 166(2)(c), F.S.

- Deem the application complete within ten days of receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the county or municipality's time limitations in writing, if the request is the county or municipality's third request.

Before a third request for information, the applicant must be offered a meeting to attempt to resolve outstanding issues.²² If the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the applicant can request the county or municipality proceed to process the application for approval or denial.²³ If denied, the county or municipality is required to give written notice to the applicant and must provide reference to the applicable legal authority for the denial of the permit.²⁴

Once an application is deemed complete, a county or municipality must approve, approve with conditions, or deny the application within 120 days or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing.²⁵

III. Effect of Proposed Changes:

Sections 1 and 3 amend ss. 125.022 and 166.033, F.S., to amend a variety of provisions related to county and municipality, respectively, operations surrounding development permits and orders. The amendments are listed by specific subject below.

Minimum Information for Certain Zoning Applications

The bill requires that a local government must specify in writing the minimum information that must be submitted in an application for a zoning approval, rezoning approval, subdivision approval, certification, special exception, or variance. Under the bill, the local government must:

- Make the minimum information available for inspection and copying at the location where the local government receives applications for development permits and orders;
- Provide the minimum information to the applicant at a preapplication meeting; or
- Post the minimum information on the local government's website.

Timeframes for Processing an Application

Within 5 business days after receiving an application for approval of a development permit or development order, the bill requires that a local government must confirm receipt of the application using the contact information provided by the applicant.

The bill clarifies that, within 30 days after receiving an application for approval of a development permit or order, a local government must review the application for completeness and either:

- Issue a written notification to the applicant indicating that all required information is submitted; or

²² Sections 125.022(2) and 166.033(2), F.S.

²³ *Id.*

²⁴ *Id.*

²⁵ *Id.*

- Specify, with particularity and in writing, any areas that are deficient.

For an application for a development permit or order that ***does not*** require final action through a quasi-judicial hearing or public hearing, the bill requires a local government to, within ***120 days*** after the local government has deemed the application complete:

- Approve the application;
- Approve the application with conditions; or
- Deny the application.

For an application for a development permit or order that ***does*** require final action through a quasi-judicial hearing or public hearing, the bill requires a local government to, within ***180 days*** after the local government has deemed the application complete:

- Approve the application;
- Approve the application with conditions; or
- Deny the application.

The bill prohibits a local government from limiting the number of quasi-judicial hearings or public hearings held each month if such limitation causes any delay in the consideration of an application for approval of a development permit or order.

Additionally, the bill clarifies that a local government and an applicant may agree in writing to an extension of time for processing an application, particularly in the event of a force majeure or other extraordinary circumstance.

The bill provides that the foregoing timeframes restart if an applicant makes a substantive change to the application. The bill defines “substantive change” as an applicant-initiated change of 15 percent or more in the proposed density, intensity, or square footage of a parcel.

Requirement to Issue a Refund

The bill requires a local government to issue a refund to an applicant equal to:

- Ten percent of the application fee if the local government fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the application.
- Ten percent of the application fee if the local government fails to issue a written notification of completeness or written specification of areas of deficiency within 30 days after receiving the additional information pursuant to an initial request by the local government to furnish such additional information.
- Twenty percent of the application fee if the local government fails to issue a written notification of completeness or written specification of areas of deficiency within 10 days after receiving the additional information pursuant to a second request by the local government to furnish such additional information.
- Fifty percent of the application fee if the local government fails to approve, approve with conditions, or deny the application within 30 days after conclusion of the 120-day or 180-day timeframe specified above.

- One hundred percent of the application fee if the local government fails to approve, approve with conditions, or deny an application 31 days or more after conclusion of the 120-day or 180-day timeframe specified above.

A local government is not required to issue a refund in any of the foregoing scenarios if:

- The applicant and the local government agree to an extension of time;
- The delay is caused by the applicant; or
- The delay is attributable to a force majeure or other extraordinary circumstances.

Section 2 amends s. 163.3184, F.S., to provide that comprehensive plan amendments are not required to be approved at the second public hearing in the process in order to avoid being deemed withdrawn.

The bill takes effect October 1, 2025.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None identified.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

The bill may have an indeterminate positive fiscal impact to the extent applicants receive refunds from counties and municipalities that fail to meet statutory deadlines relating to development permits and orders.

C. Government Sector Impact:

The bill may have an indeterminate negative fiscal impact on local governments to the extent those governments must issue refunds for failing to meet statutory deadlines relating to development permits and orders.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends the following sections of the Florida Statutes: 125.022, 163.3184, and 166.033.

IX. Additional Information:**A. Committee Substitute – Statement of Changes:**

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

None.

B. Amendments:

None.

By Senator McClain

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A bill to be entitled

An act relating to local government land regulation; amending s. 125.022, F.S.; requiring counties to meet specified requirements regarding the minimum information necessary for certain applications; revising timeframes for processing applications for approval of development permits or development orders; prohibiting counties from limiting the number of quasi-judicial or public hearings held each month in certain circumstances; defining the term "substantive change"; providing refund parameters in situations where the county fails to meet certain timeframes; providing exceptions; amending s. 163.3184, F.S.; revising the expedited state review process for adoption of comprehensive plan amendments; amending s. 166.033, F.S.; requiring municipalities to meet specified requirements regarding the minimum information necessary for certain applications; revising timeframes for processing applications for approval of development permits or development orders; prohibiting municipalities from limiting the number of quasi-judicial or public hearings held each month in certain circumstances; defining the term "substantive change"; providing refund parameters in situations where the municipality fails to meet certain timeframes; providing exceptions; providing an effective date.

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

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Section 1. Section 125.022, Florida Statutes, is amended to read:

125.022 Development permits and orders.—

(1) A county shall specify in writing the minimum information that must be submitted in an application for a zoning approval, rezoning approval, subdivision approval, certification, special exception, or variance. A county shall make the minimum information available for inspection and copying at the location where the county receives applications for development permits and orders, provide the information to the applicant at a preapplication meeting, or post the information on the county's website.

(2) Within 5 business days after receiving an application for approval of a development permit or development order, a county shall confirm receipt of the application using contact information provided by the applicant. Within 30 days after receiving an application for approval of a development permit or development order, a county must review the application for completeness and issue a written notification to the applicant ~~letter~~ indicating that all required information is submitted or specify in writing specifying with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. For applications that do not require final action through a quasi-judicial hearing or a public hearing, the county must approve, approve with conditions, or deny the application for a development permit or development order within 120 days after the county has deemed

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the application complete, ~~or 180 days~~ For applications that require final action through a quasi-judicial hearing or a public hearing, the county must approve, approve with conditions, or deny the application for a development permit or development order within 180 days after the county has deemed the application complete. A county may not limit the number of quasi-judicial hearings or public hearings held each month if such limitation causes any delay in the consideration of an application for approval of a development permit or development order. Both parties may agree in writing to ~~a reasonable request~~ ~~for~~ an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the county's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552. The timeframes contained in this subsection restart if an applicant makes a substantive change to the application. As used in this subsection, the term "substantive change" means an applicant-initiated change of 15 percent or more in the proposed density, intensity, or square footage of a parcel.

(3) (a) ~~(2) (a)~~ When reviewing an application for a development permit or development order that is certified by a professional listed in s. 403.0877, a county may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.

(b) If a county makes a request for additional information and the applicant submits the required additional information

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within 30 days after receiving the request, the county must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 30 days after receiving the additional information.

(c) If a county makes a second request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the county must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 10 days after receiving the additional information.

(d) Before a third request for additional information, the applicant must be offered a meeting to attempt to resolve outstanding issues. If a county makes a third request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the county must deem the application complete within 10 days after receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the county's limitation in writing as described in paragraph (a).

(e) Except as provided in subsection (7) ~~(5)~~, if the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the county, at the applicant's request, shall proceed to process the application for approval or denial.

(4) A county must issue a refund to an applicant equal to:

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117 (a) Ten percent of the application fee if the county fails
118 to issue written notification of completeness or written
119 specification of areas of deficiency within 30 days after
120 receiving the application.

121 (b) Ten percent of the application fee if the county fails
122 to issue a written notification of completeness or written
123 specification of areas of deficiency within 30 days after
124 receiving the additional information pursuant to paragraph
125 (3) (b).

126 (c) Twenty percent of the application fee if the county
127 fails to issue a written notification of completeness or written
128 specification of areas of deficiency within 10 days after
129 receiving the additional information pursuant to paragraph
130 (3) (c).

131 (d) Fifty percent of the application fee if the county
132 fails to approve, approves with conditions, or denies the
133 application within 30 days after conclusion of the 120-day or
134 180-day timeframe specified in subsection (2).

135 (e) One hundred percent of the application fee if the
136 county fails to approve, approves with conditions, or denies an
137 application 31 days or more after conclusion of the 120-day or
138 180-day timeframe specified in subsection (2).

139
140 A county is not required to issue a refund if the applicant and
141 the county agree to an extension of time, the delay is caused by
142 the applicant, or the delay is attributable to a force majeure
143 or other extraordinary circumstance.

144 (5)-(3) When a county denies an application for a
145 development permit or development order, the county shall give

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146 written notice to the applicant. The notice must include a
147 citation to the applicable portions of an ordinance, rule,
148 statute, or other legal authority for the denial of the permit
149 or order.

150 (6)~~(4)~~ As used in this section, the terms "development
151 permit" and "development order" have the same meaning as in s.
152 163.3164, but do not include building permits.

153 (7)~~(5)~~ For any development permit application filed with
154 the county after July 1, 2012, a county may not require as a
155 condition of processing or issuing a development permit or
156 development order that an applicant obtain a permit or approval
157 from any state or federal agency unless the agency has issued a
158 final agency action that denies the federal or state permit
159 before the county action on the local development permit.

160 (8)~~(6)~~ Issuance of a development permit or development
161 order by a county does not in any way create any rights on the
162 part of the applicant to obtain a permit from a state or federal
163 agency and does not create any liability on the part of the
164 county for issuance of the permit if the applicant fails to
165 obtain requisite approvals or fulfill the obligations imposed by
166 a state or federal agency or undertakes actions that result in a
167 violation of state or federal law. A county shall attach such a
168 disclaimer to the issuance of a development permit and shall
169 include a permit condition that all other applicable state or
170 federal permits be obtained before commencement of the
171 development.

172 (9)~~(7)~~ This section does not prohibit a county from
173 providing information to an applicant regarding what other state
174 or federal permits may apply.

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Section 2. Paragraphs (b) and (c) of subsection (3) of section 163.3184, Florida Statutes, are amended to read:

163.3184 Process for adoption of comprehensive plan or plan amendment.—

(3) EXPEDITED STATE REVIEW PROCESS FOR ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS.—

(b)1. If a plan amendment or amendments are adopted, the local government, after the initial public hearing held pursuant to subsection (11), shall transmit, within 10 working days after the date of adoption, the amendment or amendments and appropriate supporting data and analyses to the reviewing agencies. The local governing body shall also transmit a copy of the amendments and supporting data and analyses to any other local government or governmental agency that has filed a written request with the governing body.

2. The reviewing agencies and any other local government or governmental agency specified in subparagraph 1. may provide comments regarding the amendment or amendments to the local government. State agencies shall only comment on important state resources and facilities that will be adversely impacted by the amendment if adopted. Comments provided by state agencies shall state with specificity how the plan amendment will adversely impact an important state resource or facility and shall identify measures the local government may take to eliminate, reduce, or mitigate the adverse impacts. Such comments, if not resolved, may result in a challenge by the state land planning agency to the plan amendment. Agencies and local governments must transmit their comments to the affected local government such that they are received by the local government not later

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than 30 days after the date on which the agency or government received the amendment or amendments. Reviewing agencies shall also send a copy of their comments to the state land planning agency.

3. Comments to the local government from a regional planning council, county, or municipality shall be limited as follows:

a. The regional planning council review and comments shall be limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A regional planning council may not review and comment on a proposed comprehensive plan amendment prepared by such council unless the plan amendment has been changed by the local government subsequent to the preparation of the plan amendment by the regional planning council.

b. County comments shall be in the context of the relationship and effect of the proposed plan amendments on the county plan.

c. Municipal comments shall be in the context of the relationship and effect of the proposed plan amendments on the municipal plan.

d. Military installation comments shall be provided in accordance with s. 163.3175.

4. Comments to the local government from state agencies shall be limited to the following subjects as they relate to important state resources and facilities that will be adversely impacted by the amendment if adopted:

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a. The Department of Environmental Protection shall limit its comments to the subjects of air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, and conservation easements; solid waste; water and wastewater treatment; and the Everglades ecosystem restoration.

b. The Department of State shall limit its comments to the subjects of historic and archaeological resources.

c. The Department of Transportation shall limit its comments to issues within the agency's jurisdiction as it relates to transportation resources and facilities of state importance.

d. The Fish and Wildlife Conservation Commission shall limit its comments to subjects relating to fish and wildlife habitat and listed species and their habitat.

e. The Department of Agriculture and Consumer Services shall limit its comments to the subjects of agriculture, forestry, and aquaculture issues.

f. The Department of Education shall limit its comments to the subject of public school facilities.

g. The appropriate water management district shall limit its comments to flood protection and floodplain management, wetlands and other surface waters, and regional water supply.

h. The state land planning agency shall limit its comments to important state resources and facilities outside the jurisdiction of other commenting state agencies and may include comments on countervailing planning policies and objectives served by the plan amendment that should be balanced against

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potential adverse impacts to important state resources and facilities.

(c)1. The local government shall hold a second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments pursuant to subsection (11). If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, ~~and to adopt the comprehensive plan amendments,~~ the amendments are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment. The local government is in compliance if the second public hearing is held within the 180-day period following receipt of agency comments, even if the amendments are approved at a subsequent hearing. The 180-day limitation does not apply to amendments processed pursuant to s. 380.06.

2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 10 working days after the final adoption hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (b)2. If the local government fails to transmit the comprehensive plan amendments within 10 working days after the final adoption hearing, the amendments are deemed withdrawn.

3. The state land planning agency shall notify the local government of any deficiencies within 5 working days after receipt of an amendment package. For purposes of completeness, an amendment shall be deemed complete if it contains a full, executed copy of:

a. The adoption ordinance or ordinances;

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b. In the case of a text amendment, the amended language in legislative format with new words inserted in the text underlined, and words deleted stricken with hyphens;

c. In the case of a future land use map amendment, the future land use map clearly depicting the parcel, its existing future land use designation, and its adopted designation; and

d. Any data and analyses the local government deems appropriate.

4. An amendment adopted under this paragraph does not become effective until 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Section 3. Section 166.033, Florida Statutes, is amended to read:

166.033 Development permits and orders.—

(1) A municipality shall specify in writing the minimum information that must be submitted for an application for a zoning approval, rezoning approval, subdivision approval, certification, special exception, or variance. A municipality shall make the minimum information available for inspection and copying at the location where the municipality receives applications for development permits and orders, provide the information to the applicant at a preapplication meeting, or post the information on the municipality's website.

(2) Within 5 business days after receiving an application for approval of a development permit or development order, a

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320 municipality shall confirm receipt of the application using
321 contact information provided by the applicant. Within 30 days
322 after receiving an application for approval of a development
323 permit or development order, a municipality must review the
324 application for completeness and issue a written notification to
325 the applicant ~~letter~~ indicating that all required information is
326 submitted or specify in writing ~~specifying~~ with particularity
327 any areas that are deficient. If the application is deficient,
328 the applicant has 30 days to address the deficiencies by
329 submitting the required additional information. For applications
330 that do not require final action through a quasi-judicial
331 hearing or a public hearing, the municipality must approve,
332 approve with conditions, or deny the application for a
333 development permit or development order within 120 days after
334 the municipality has deemed the application complete. ~~, or 180~~
335 ~~days~~ For applications that require final action through a quasi-
336 judicial hearing or a public hearing, the municipality must
337 approve, approve with conditions, or deny the application for a
338 development permit or development order within 180 days after
339 the municipality has deemed the application complete. A
340 municipality may not limit the number of quasi-judicial hearings
341 or public hearings held each month if such limitation causes any
342 delay in the consideration of an application for approval of a
343 development permit or development order. Both parties may agree
344 in writing to a ~~reasonable request for~~ an extension of time,
345 particularly in the event of a force majeure or other
346 extraordinary circumstance. An approval, approval with
347 conditions, or denial of the application for a development
348 permit or development order must include written findings

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supporting the municipality's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552 or chapter 28-36, Florida Administrative Code. The timeframes contained in this subsection restart if an applicant makes a substantive change to the application. As used in this subsection, the term "substantive change" means an applicant-initiated change of 15 percent or more in the proposed density, intensity, or square footage of a parcel.

(3) (a) ~~(2) (a)~~ When reviewing an application for a development permit or development order that is certified by a professional listed in s. 403.0877, a municipality may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.

(b) If a municipality makes a request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 30 days after receiving the additional information.

(c) If a municipality makes a second request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are

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deficient within 10 days after receiving the additional information.

(d) Before a third request for additional information, the applicant must be offered a meeting to attempt to resolve outstanding issues. If a municipality makes a third request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must deem the application complete within 10 days after receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the municipality's limitation in writing as described in paragraph (a).

(e) Except as provided in subsection (7) ~~(5)~~, if the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the municipality, at the applicant's request, shall proceed to process the application for approval or denial.

(4) A municipality must issue a refund to an applicant equal to:

(a) Ten percent of the application fee if the municipality fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the application.

(b) Ten percent of the application fee if the municipality fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the additional information pursuant to paragraph (3) (b) .

(c) Twenty percent of the application fee if the

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407 municipality fails to issue written notification of completeness
408 or written specification of areas of deficiency within 10 days
409 after receiving the additional information pursuant to paragraph
410 (3) (c).

411 (d) Fifty percent of the application fee if the
412 municipality fails to approve, approves with conditions, or
413 denies the application within 30 days after conclusion of the
414 120-day or 180-day timeframe specified in subsection (2).

415 (e) One hundred percent of the application fee if the
416 municipality fails to approve, approves with conditions, or
417 denies an application 31 days or more after conclusion of the
418 120-day or 180-day timeframe specified in subsection (2).

419
420 A municipality is not required to issue a refund if the
421 applicant and the municipality agree to an extension of time,
422 the delay is caused by the applicant, or the delay is
423 attributable to a force majeure or other extraordinary
424 circumstance.

425 (5)~~(3)~~ When a municipality denies an application for a
426 development permit or development order, the municipality shall
427 give written notice to the applicant. The notice must include a
428 citation to the applicable portions of an ordinance, rule,
429 statute, or other legal authority for the denial of the permit
430 or order.

431 (6)~~(4)~~ As used in this section, the terms "development
432 permit" and "development order" have the same meaning as in s.
433 163.3164, but do not include building permits.

434 (7)~~(5)~~ For any development permit application filed with
435 the municipality after July 1, 2012, a municipality may not

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436 require as a condition of processing or issuing a development
437 permit or development order that an applicant obtain a permit or
438 approval from any state or federal agency unless the agency has
439 issued a final agency action that denies the federal or state
440 permit before the municipal action on the local development
441 permit.

442 (8)~~(6)~~ Issuance of a development permit or development
443 order by a municipality does not create any right on the part of
444 an applicant to obtain a permit from a state or federal agency
445 and does not create any liability on the part of the
446 municipality for issuance of the permit if the applicant fails
447 to obtain requisite approvals or fulfill the obligations imposed
448 by a state or federal agency or undertakes actions that result
449 in a violation of state or federal law. A municipality shall
450 attach such a disclaimer to the issuance of development permits
451 and shall include a permit condition that all other applicable
452 state or federal permits be obtained before commencement of the
453 development.

454 (9)~~(7)~~ This section does not prohibit a municipality from
455 providing information to an applicant regarding what other state
456 or federal permits may apply.

457 Section 4. This act shall take effect October 1, 2025.



The Florida Senate

Committee Agenda Request

To: Senator Stan McClain, Chair
Committee on Community Affairs

Subject: Committee Agenda Request

Date: March 3, 2025

I respectfully request that **Senate Bill #1080**, relating to Local Government Land Regulation, be placed on the:

- ☒ committee agenda at your earliest possible convenience.
- ☐ next committee agenda.

A handwritten signature in black ink, appearing to read "Stan McClain".

Senator Stan McClain
Florida Senate, District 9

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/2025

Meeting Date

1080

Bill Number or Topic

Community Affairs

Committee

Amendment Barcode (if applicable)

Name Colton Madill

Phone (850) 766-7983

Address 136 S. Bronough St.

Street

Email CMadill@flchamber.com

Tallahassee, FL 32301

City

State

Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☒ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:

Florida Chamber of Commerce

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

SB 1080

Bill Number or Topic

3-17-25
Meeting Date

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

S. Community Affairs
Committee

Name

KARI HERBRANK

Phone

850-546-7824

Address

215 S. Monroe St. #700

Email

Khebrank@carlton
fields.com

Street

TALLAHASSEE FL

State

32301

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☒

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☒

I am a registered lobbyist,
representing:

FL HOME BUILDERS ASSOC.

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

SB1080

3/17/25

Meeting Date

Bill Number or Topic

Deliver both copies of this form to
Senate professional staff conducting the meeting

Committee

Amendment Barcode (if applicable)

Name DAVE GATTIS

Phone 727 218 8358

Address 309 22ND ST
Street

Email

BREKID BCH
City

FL
State

33786
Zip

Speaking: ☐ For ☒ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Community Affairs

BILL: CS/SB 1118

INTRODUCER: Community Affairs Committee and Senator McClain

SUBJECT: Land Use and Development Regulations

DATE: March 19, 2025

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Fleming	CA	Fav/CS
2.			RI	
3.			RC	

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 1118 amends various provisions of law relating to comprehensive planning, land use regulations, and homeowners' associations.

With regard to comprehensive planning, the bill:

- Provides a substantially new mechanism for the administrative approval of development on agricultural enclaves;
- Provides that all residential land use categories, residential zoning categories, and housing types are compatible with each other;
- Prohibits optional elements of the comprehensive plan from containing policies which restrict the density or intensity established in the future land use element;
- Provides that the adoption by ordinance of a comprehensive plan or plan amendment that contains more restrictive or burdensome procedures concerning development must be approved by a supermajority vote of the members of the governing body; and
- Provides for court review of comprehensive plan amendments with more favorable standards of review than the existing DOAH challenge framework.

With regard to land development regulations, the bill:

- Provides a definition of "extraordinary circumstance" for the purposes of raising impact fees beyond the statutorily prescribed percentage,
- Provides that the production of ethanol as it is used in the context of agricultural purposes is not considered chemical manufacturing or refining;

- Prohibits a county or municipality from requiring the installation of a work of art as a precondition to issuing a development permit;
- Revises timelines and procedures for meetings on and review of plat submittals; and
- Protects the assumption of land use regulation by a municipality which annexes unincorporated land

With regard to homeowners' associations, the bill creates part IV for ch. 720, F.S., introducing the concept of recreational covenants to occupy the subject of amenity fees, dues, and expenses. The bill provides that certain dues may only be imposed and collected as provided in a recreational covenant, specifies requirements for such a document, and provides further requirements for the creation and use of the same.

The bill takes effect July 1, 2025.

II. Present Situation:

Comprehensive Plans

The Community Planning Act provides counties and municipalities with the power to plan for future development by adopting comprehensive plans.¹ Each county and municipality must maintain a comprehensive plan to guide future development.²

All development, both public and private, and all development orders approved by local governments must be consistent with the local government's comprehensive plan.³ A comprehensive plan is intended to provide for the future use of land, which contemplates a gradual and ordered growth, and establishes a long-range maximum limit on the possible intensity of land use.

A locality's comprehensive plan lays out the locations for future public facilities, including roads, water and sewer facilities, neighborhoods, parks, schools, and commercial and industrial developments. A comprehensive plan is made up of 10 required elements, each laying out regulations for a different facet of development.⁴

The 10 required elements consider and address capital improvements; future land use plan; transportation; general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge; conservation; recreation and open space; housing; coastal management; intergovernmental coordination; and property rights. Other plans and programs may be added as optional elements to a comprehensive plan.⁵

¹ Section 163.3167(1), F.S.

² Section 163.3167(2), F.S.

³ Section 163.3194(3), F.S.

⁴ Section 163.3177(3) and (6), F.S.

⁵ *Id.*

Future Land Use Element

Comprehensive plans must contain an element regarding future land use that designates proposed future general distribution, location, and extent of the uses of land for a number of uses and categories of public and private uses of land.⁶ Each future land use category must be defined in terms of uses included, and must include standards to be followed in the control and distribution of population densities and building and structure intensities.⁷ The proposed distribution, location, and extent of the various categories of land use must be shown on a land use map or map series. Future land use plans and plan amendments are based on surveys, studies, and data regarding the area.⁸

A comprehensive plan's future land use element establishes a range of allowable uses and densities and intensities over large areas, and the specific use and intensities for specific parcels within that range are decided by a more detailed, implementing zoning map.⁹

Comprehensive Plan Amendments

Development that does not conform to the comprehensive plan may not be approved by a local government unless the local government amends its comprehensive plan first. State law requires a proposed comprehensive plan amendment to receive two public hearings, the first held by the local planning board, and subsequently by the governing board.¹⁰

Any affected person may challenge whether a plan or plan amendment complies with the Act by petitioning the Division of Administrative Hearings (DOAH) for a formal hearing.¹¹ An administrative law judge must hold a hearing in the affected local jurisdiction on whether the plan or plan amendment is in compliance.¹² In challenges filed by an affected person, the comprehensive plan or plan amendment shall be determined to be in compliance if the local government's determination of compliance is fairly debatable. If the administrative law judge recommends that the amendment be found in compliance, the judge shall submit the recommended order to the state land planning agency for a final order in its favor.¹³

A comprehensive plan amendment may be classified as a small-scale amendment if the amendment involves less than 50 acres of land, does not impact land located in an area of critical state concern, preserves the internal consistency of the overall local comprehensive plan, and does not require substantive changes to the text of the plan.¹⁴ Any affected person may challenge a small scale plan amendment by petitioning DOAH for a hearing. An administrative law judge

⁶ Section 163.3177(6)(a), F.S. Applicable uses and categories of public and private uses of land include, but are not limited to, residential, commercial, industrial, agricultural, recreational, conservation, educational, and public facilities. S. 163.3177(6)(a)10., F.S.

⁷ Section 163.3177(6)(a)1., F.S.

⁸ Section 163.3177(6)(a)2., F.S.

⁹ Richard Grosso, A Guide to Development Order "Consistency" Challenges Under Florida Statutes Section 163.3215, 34 J. Envtl. L. & Litig. 129, 154 (2019) citing *Brevard Cty. v. Snyder*, 627 So. 2d 469, 475 (Fla. 1993).

¹⁰ Sections 163.3174(4)(a) and 163.3184, F.S.

¹¹ Section 163.3184(5)(a), F.S.

¹² Section 163.3184(5)(c), F.S.

¹³ Section 163.3184(5)(e), F.S.

¹⁴ Section. 163.3187(1), F.S. If the amendment involves a site within an area of rural opportunity, the proposed small scale amendment may involve up to 100 acres. Section 163.3187(3), F.S.

must hold a hearing in the affected jurisdiction.¹⁵ Attorney fees and costs are awarded in administrative proceedings before DOAH only if the non-prevailing adverse party participated in the proceedings for an improper purpose.¹⁶

Land Development Regulations

Comprehensive plans are implemented via land development regulations. Land development regulations are ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.¹⁷

Each county and municipality must adopt and enforce land development regulations which are consistent with and implement their adopted comprehensive plan.¹⁸ Local governments are encouraged to use innovative land development regulations¹⁹ and may adopt measures for the purpose of increasing affordable housing using land-use mechanisms.²⁰ Land development regulations relating to all public and private development, including special district projects, must be consistent with the local comprehensive plan.²¹

Agricultural Enclaves

An agricultural enclave is an unincorporated, undeveloped parcel that:

- Is owned by a single person or entity;
- Has been in continuous use for bona fide agricultural purposes for 5 years prior to the date of any comprehensive plan amendment application;
- Is surrounded on at least 75 percent of its perimeter by existing industrial, commercial, or residential development; or property designated in the local government's comprehensive plan and land development regulations for future industrial, commercial, or residential development, and 75 percent of which currently contains such development;
- Has public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternative provider of local government infrastructure; and
- Does not exceed 1,280 acres, or 4,480 acres if the property is surrounded by existing or authorized residential development with a density buildout of at least 1,000 residents per square mile.²²

¹⁵ Section 163.3187(5)(a), F.S.

¹⁶ Section 120.595(1)(b), F.S. "Improper purpose" is defined as participating "in a proceeding pursuant to s. 120.57(1) primarily to harass or to cause unnecessary delay or for frivolous purpose or to needlessly increase the cost of litigation, licensing, or securing the approval of an activity." Section 120.595(1)(e)1., F.S.

¹⁷ Section 163.3164, F.S.

¹⁸ Section 163.3202, F.S.

¹⁹ Section 163.3202(3), F.S.

²⁰ Sections 125.01055 and 166.04151, F.S.

²¹ See ss. 163.3161(6) and 163.3194(1)(a), F.S.

²² Section 163.3164(4), F.S.

The owner of an agricultural enclave may apply for an amendment to the local government comprehensive plan. Such amendment is presumed not to be urban sprawl²³ if it includes land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel.²⁴

The local government and the owner of a parcel of land that is the subject of an application for an amendment shall have 180 days following the date that the local government receives a complete application to negotiate in good faith to reach consensus on the land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. Within 30 days after the local government's receipt of such an application, the local government and owner must agree in writing to a schedule for information submittal, public hearings, negotiations, and final action on the amendment, which schedule may thereafter be altered only with the written consent of the local government and the owner. Regardless of whether the local government and owner reach consensus on the land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel, the amendment must be transmitted to the state land planning agency for review.²⁵

The agricultural enclave provisions do not preempt or replace any protection currently existing for property located within the boundaries of the Wekiva Study Area, as described in s. 369.316, F.S., or to the Everglades Protection Area, as defined in s. 373.4592.²⁶

Local Government Impact Fees

In Florida, impact fees are imposed pursuant to local legislation and are generally charged as a condition for the issuance of a project's building permit. The principle behind the imposition of impact fees is to transfer to new users of a government-owned system a fair share of the costs the new use of the system involves.²⁷ Impact fees have become an accepted method of paying for public improvements that must be constructed to serve new growth.²⁸ In order for an impact fee to be a constitutional user fee and not an unconstitutional tax, the fee must meet a dual rational nexus test, in that the local government must demonstrate the impact fee is proportional and reasonably connected to, or has a rational nexus with:

- The need for additional capital facilities and the increased impact generated by the new residential or commercial construction; and
- The expenditure of the funds collected and the benefits accruing to the new residential or nonresidential construction.²⁹

²³ "Urban sprawl" means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses. S. 163.3164, F.S.

²⁴ Section 163.3162(5), F.S.

²⁵ *Id.*

²⁶ Section 163.3162(4)(d), F.S.

²⁷ *Contractors & Builders Ass'n of Pinellas County v. City of Dunedin*, 329 So. 2d 314, 317-318 (Fla. 1976).

²⁸ *St. Johns County v. Ne. Florida Builders Ass'n, Inc.*, 583 So. 2d 635, 638 (Fla. 1991); s. 163.31801(2), F.S.

²⁹ *See St. Johns County* at 637. Codified at s. 163.31801(3)(f) and (g), F.S.

Impact fee calculations vary from jurisdiction to jurisdiction and from fee to fee. Impact fees also vary extensively depending on local costs, capacity needs, resources, and the local government's determination to charge the full cost or only part of the cost of the infrastructure improvement through utilization of the impact fee.

Impact Fee Increases

Section 163.31801(6), F.S., provides limitations on impact fee increases imposed by a local government, school district, or special district. An impact fee may increase only pursuant to a plan for the imposition, collection, and use of the increased impact fees as follows:

- An impact fee increase of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.
- If the increase in rate is between 25 and 50 percent of the current rate, the increase must be implemented in four equal annual installments.
- No impact fee increase may exceed 50 percent of the current impact fee rate.
- An impact fee may not be increased more than once every four years.
- An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

A local government, school district, or special district may increase an impact fee rate beyond these phase-in limitations if a local government, school district, or special district:

- Completes, within the 12-month period before the adoption of the impact fee increase, a demonstrated-need study justifying the increase and expressly demonstrating the *extraordinary circumstances* necessitating the need to exceed the limitations;
- Holds at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the limitations; and
- Approves the impact fee increase ordinance by at least a two-thirds vote of the governing body.

Municipal Annexation

A municipality may propose to annex any area of contiguous, compact, unincorporated territory by ordinance or may be petitioned for annexation by owner(s) of “contiguous... and reasonably compact” real property.³⁰ An area is considered “contiguous” if a substantial part of its boundary is coterminous with a part of the boundary of the municipality.³¹ An area is compact if it is concentrated in a single area and does not create enclaves, pockets, or finger areas.³² All lands to be annexed must be in the same county as the annexing municipality.³³

The exact method of municipal annexation is proscribed by general law and includes involuntary and voluntary means of producing new municipal boundaries. Voluntary annexation, as provided by law, does not apply to municipalities in counties with charters which provide for an exclusive

³⁰ Sections. 171.0413(1) and 171.044(1), F.S.

³¹ Section 171.031(11), F.S.

³² Section 171.031(12), F.S.

³³ Section 171.045, F.S.

method of municipal annexation.³⁴ In such cases, the means established by county charter prevail.

Platting

In Florida law, “plat” means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable state requirements and of any local ordinances.³⁵ Generally, platting is required whenever a developer wishes to subdivide a large piece of property into smaller parcels and tracts. These smaller areas become the residential lots, streets and parks of a new residential subdivision.³⁶

State law establishes consistent minimum requirements for the establishment of plats, and local governing bodies have the power to regulate and control the platting of lands.³⁷ Prior to approval by the appropriate governing body, the plat must be reviewed for conformity with state and local law and sealed by a professional surveyor and mapper who is either employed by or under contract to the local governing body.³⁸

Before a plat is offered for recording with the clerk of the circuit court, it must be approved by the appropriate governing body, and evidence of such approval must be placed on the plat. If not approved, the governing body must return the plat to the professional surveyor and mapper or the legal entity offering the plat for recordation.³⁹

Jurisdiction over plat approval is as follows:⁴⁰

- When the plat to be submitted for approval is located wholly within the boundaries of a municipality, the governing body of the municipality has exclusive jurisdiction to approve the plat.
- When a plat lies wholly within the unincorporated areas of a county, the governing body of the county has exclusive jurisdiction to approve the plat.
- When a plat lies within the boundaries of more than one governing body, two plats must be prepared and each governing body has exclusive jurisdiction to approve the plat within its boundaries, unless the governing bodies having said jurisdiction agree that one plat is mutually acceptable.

Every plat of a subdivision offered for recording must have certain information, including providing:⁴¹

- The name of the plat in bold legible letters, and the name of the subdivision, professional surveyor and mapper or legal entity, and street and mailing address on each sheet.

³⁴ Section 171.044(4), F.S.

³⁵ Section 177.031(14), F.S.

³⁶ Harry W. Carls, Florida Condo & HOA Law Blog, May 17, 2018, *Why is a Plat so Important?*, <https://www.floridacondohoalawblog.com/2018/05/17/why-is-a-plat-so-important/> (last visited Mar. 11, 2025).

³⁷ Section 177.011, F.S.

³⁸ Section 177.081(1), F.S.

³⁹ Section 177.071(1) F.S.

⁴⁰ *Id.*

⁴¹ Section 177.091, F.S.

- The section, township, and range immediately under the name of the plat on each sheet included, along with the name of the city, town, village, county, and state in which the land being platted is situated.
- The dedications and approvals by the surveyor and mapper and local governing body, and the circuit court clerk's certificate and the professional surveyor and mapper's seal and statement.
- All section lines and quarter section lines occurring within the subdivision. If the description is by metes and bounds, all information called for, such as the point of commencement, course bearings and distances, and the point of beginning. If the platted lands are in a land grant or are not included in the subdivision of government surveys, then the boundaries are to be defined by metes and bounds and courses.
- Location, width, and names of all streets, waterways, or other rights-of-way.
- Location and width of proposed easements and existing easements identified in the title opinion or property information report must be shown on the plat or in the notes or legend, and their intended use.
- All lots numbered either by progressive numbers or, if in blocks, progressively numbered in each block, and the blocks progressively numbered or lettered, except that blocks in numbered additions bearing the same name may be numbered consecutively throughout the several additions.
- Sufficient survey data to positively describe the bounds of every lot, block, street easement, and all other areas shown on the plat.
- Designated park and recreation parcels.
- All interior excepted parcels clearly indicated and labeled "Not a part of this plat."
- The purpose of all areas dedicated clearly indicated or stated on the plat.
- That all platted utility easements must provide that such easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services interferes with the facilities and services of an electric, telephone, gas, or other public utility.

Homeowners' Associations

Chapter 720, F.S., provides statutory recognition to corporations that operate residential communities in Florida as well as procedures for operating homeowners' associations. These laws protect the rights of association members without unduly impairing the ability of such associations to perform their functions.⁴²

A "homeowners' association" is defined as a:⁴³

Florida corporation responsible for the operation of a community or a mobile home subdivision in which the voting membership is made up of parcel owners or their agents, or a combination thereof, and in which membership is a mandatory condition of parcel ownership, and which is authorized to impose assessments that, if unpaid, may become a lien on the parcel.

⁴² See s. 720.302(1), F.S.

⁴³ Section 720.301(9), F.S.

Unless specifically stated to the contrary in the articles of incorporation, homeowners' associations are also governed by ch. 607, F.S., relating to for-profit corporations, or by ch. 617, F.S., relating to not-for-profit corporations.⁴⁴

Homeowners' associations are administered by a board of directors that is elected by the members of the association.⁴⁵ The powers and duties of homeowners' associations include the powers and duties provided in ch. 720, F.S., and in the governing documents of the association, which include a recorded declaration of covenants, bylaws, articles of incorporation, and duly-adopted amendments to these documents.⁴⁶ The officers and members of a homeowners' association have a fiduciary relationship to the members who are served by the association.⁴⁷

Unlike condominium associations, homeowners' associations are not regulated by a state agency. Section 720.302(2), F.S., expresses the legislative intent regarding the regulation of homeowners' associations:

The Legislature recognizes that it is not in the best interest of homeowners' associations or the individual association members thereof to create or impose a bureau or other agency of state government to regulate the affairs of homeowners' associations. However, in accordance with s. 720.311, [F.S.], the Legislature finds that homeowners' associations and their individual members will benefit from an expedited alternative process for resolution of election and recall disputes and presuit mediation of other disputes involving covenant enforcement and authorizes the department to hear, administer, and determine these disputes as more fully set forth in this chapter. Further, the Legislature recognizes that certain contract rights have been created for the benefit of homeowners' associations and members thereof before the effective date of this act and that ss. 720.301-720.407[, F.S.], are not intended to impair such contract rights, including, but not limited to, the rights of the developer to complete the community as initially contemplated.

The Division of Florida Condominiums, Timeshares, and Mobile Homes (division) within the Department of Business the Professional Regulation has limited regulatory authority over homeowners' associations. The division's authority is limited to the arbitration of recall election disputes.⁴⁸

The governing documents of a homeowners' association are:⁴⁹

- The recorded declaration of covenants for a community and all duly adopted and recorded amendments, supplements, and recorded exhibits thereto; and
- The articles of incorporation and bylaws of the homeowners' association and any duly adopted amendments thereto.

⁴⁴ Section 720.302(5), F.S.

⁴⁵ See ss. 720.303 and 720.307, F.S.

⁴⁶ See ss. 720.301 and 720.303, F.S.

⁴⁷ Section 720.303(1), F.S.

⁴⁸ Section 720.306(9)(c), F.S.

⁴⁹ Section 720.301(8), F.S.

Section 720.301(3), F.S., defines a “community” as the real property that is or will be subject to a declaration of covenants which is recorded in the county where the property is located. The term “includes all real property, including undeveloped phases, that is or was the subject of a development-of-regional-impact development order, together with any approved modification thereto.”

Homeowners’ Association Assessments and Charges

The governing documents of a homeowners’ association describe the manner in which expenses are shared and each member’s proportional share; assessments levied to members must be in the member’s proportional share.⁵⁰ In a homeowners’ association with mandatory maintenance or amenity fees, the developer or owner is required to publish⁵¹ a complete financial report of the receipts of mandatory maintenance or amenity fees and an itemized listing of the resulting expenditures.⁵²

A recent court case revolved around the question of whether such mandatory assessments for “expenses” could include funds that ultimately result in profits for a third party which operates recreational facilities in the community such as restaurants and pools.⁵³ The court held for the resident seeking to have those fees generating profits struck down, though some uncertainty remains due to the varied nature of these contractual relationships throughout the state in different associations.

III. Effect of Proposed Changes:

Agricultural Enclaves

Section 2 in part amends s. 163.3162, F.S., to provide a substantially new mechanism for agricultural enclaves. Under the bill, the owner of an agricultural enclave may apply for administrative approval of development regardless of the future land use map designation of the parcel or any conflicting comprehensive plan goals, objectives, or policies if the owner’s request includes land uses and densities and intensities consistent with those approved for the industrial, commercial, or residential areas surrounding the parcel.

A proposed development authorized under this section must be administratively approved within 120 days, and no further action by the governing body of the local government is required. A local government may not enact or enforce regulations or laws more burdensome for agricultural enclave development than other types of development. Development so authorized must be treated going forward as a conforming use, notwithstanding the local government’s comprehensive plan and land use regulations.

Further, a local government must approve an application for development if it otherwise meets the section’s requirements and proposes only single-family residential, community gathering,

⁵⁰ Section 720.308, F.S.

⁵¹ Publication may be by mailing it to each owner, by publishing it in a publication regularly distributed within the subdivision, or by posting it in prominent locations in the subdivision.

⁵² Section 720.3086, F.S.

⁵³ *Avatar Properties, Inc., v. Gundel*, 372 So.3d 715 (Fla. 6th DCA 2023).

and recreational uses at a density not exceeding the average density of adjacent parcels. A local government must treat an agricultural enclave adjacent to an urban service district as if it were within the urban service district.⁵⁴

The bill otherwise removes the existing process related to agricultural enclaves.

Section 3 in part amends s. 163.3164(4), F.S., the definition of “agricultural enclave.” The bill expands the definition to include that an agricultural enclave may include multiple parcels. The bill also provides that, as an alternative to the requirement that an enclave be 75 percent surrounded by existing development or planned development, a parcel or set of parcels may be either:

- Less than 700 acres 50 percent surrounded by planned development and sharing 50 percent of its perimeter with an urban service district, area, or line satisfies the requirement to be considered an enclave; or
- Located within the boundary of a rural study area adopted in the local government’s comprehensive plan as of January 1, 2025, which was intended to be developed with residential uses at a density of at least one dwelling unit per acre and at least 50 percent surrounded by parcels designated for industrial, commercial, or residential purposes.

The amended definition also provides that property not currently equipped with public services may nonetheless be an agricultural enclave if the applicant offers to agree to pay for, construct, or contribute proportionate share for concurrency purposes.

Comprehensive Plan Elements and Amendments

Section 2 in part amends s. 163.3162, F.S., to provide that, for the purposes of agricultural land uses, the production of ethanol from plants and plant products by fermentation, distillation, and drying is not chemical manufacturing or refining. The section provides that this provision is intended to be remedial and clarifying and, as such, apply retroactively.

Section 3 in part amends s. 163.3164(9), F.S., the definition of “compatibility” for the purposes of the Community Planning Act, to provide that all residential land use categories, residential zoning categories, and housing types are compatible with each other. Some comprehensive plans will require a development to demonstrate that development is compatible with existing land uses; this amendment provides a short cut to meeting such a requirement.

Section 5 amends s. 163.3177, F.S., to make two amendments to required and optional elements of a comprehensive plan. First, the section provides that a local government must not mandate that one particular professionally accepted methodology in data collection in support of a comprehensive plan amendment is better than another. Second, the section prohibits optional elements of the comprehensive plan from containing policies which restrict the density or intensity established in the future land use element.

⁵⁴ “Urban service area” means areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation. S. 163.3164, F.S.

Section 7 in part amends s. 163.3184(11), F.S., to provide that the adoption by ordinance of a comprehensive plan or plan amendment that contains more restrictive or burdensome procedures concerning development must be approved by a supermajority vote of the members of the governing body.

Section 7 further amends s. 163.3184(14), F.S., to provide that an owner of real property subject to a comprehensive plan amendment or an applicant for such an amendment not adopted by the local government and who is not provided the opportunity for a hearing within 180 days after filing the application, may file a civil action for declaratory, injunctive, or other relief, which must be reviewed de novo. In such a proceeding the local government has the burden of providing by a preponderance of the evidence that the application is inconsistent with the local government's comprehensive plan. The court may not use a deferential standard for the benefit of the local government, and shall independently determine whether the local government's existing comprehensive plan is in compliance. This section is put forward as an alternative to the existing amendment challenge process which routes grievances through DOAH.

Land Development Regulations

Sections 1 and 9 amend ss. 125.022 and 166.033, F.S., to provide that a county or municipality, respectively, may not require an applicant to install, pay a fee for, or reimburse the costs of a work of art as a condition of processing or issuing a development permit or order.

Section 8 amends s. 163.3206, F.S., to amend the definition of "fuel terminal" to include situations where fuel is transferred and loaded through means other than from a loading rack into trucks or rail cars. Further, the term includes adjacent submerged lands or waters used by marine vessels or marine barges for loading and offloading.

The section further provides that a prohibition on amending land use and development regulations in a manner that would conflict with a fuel terminal's classification does not apply if the fuel terminal's owner notifies the local government that the fuel terminal is to be decommissioned.

Section 12 amends s. 177.071, F.S., to provide that an agency approving a plat, which may include a board, committee, employee, or consultant, shall administer plat submittals and, within 45 days after receipt of a plat submittal, must recommend approval or provide written comments specifying areas of noncompliance. Upon recommending approval, the governing body shall at its next regularly scheduled meeting grant final administrative approval of the plat unless it determines error to have occurred in the recommendation.

Impact Fees

Section 6 amends s. 163.31801, F.S., to provide a definition of "extraordinary circumstance" for the purposes of raising impact fees beyond the statutorily prescribed percentage.

- For a county, an extraordinary circumstance is when the permanent population estimate determined for the county by the University of Florida Bureau of Economic and Business Research is at least 1.25 times the 5-year high-series population projection for the county as published immediately before the year of the population estimate.
- For a municipality, an extraordinary circumstance is when the municipality is located within

a county experiencing extraordinary circumstances as above, and the municipality demonstrates that it has maintained a proportionate share of population growth over the preceding 5 years.

Municipal Annexation

Section 4 amends s. 163.3167, F.S., to provide that, for the purposes of an existing prohibition on initiative or referendum processes regarding land development regulations, the term “land development regulation” includes any code, ordinance, rule, or charter provision regulating or affecting the use of land, including density regulations, municipal boundary lines, and regulations that could otherwise be accomplished or affected through the comprehensive planning process. This amendment most significantly includes municipal boundary lines, which have previously in certain circumstances been affected by referendums.

Section 10 amends s. 171.044, F.S., to provide that an exclusive method of voluntary annexation provided in a county charter may not affect the powers granted to a municipality to assume control over the land use plan of the annexed area or prevent a municipality from exercising the municipal power to ratify a voluntary annexation. The section provides legislative intent that the grant of authority to charter counties to create a method of voluntary annexation was not intended to prevent municipalities from assuming control over land use regulations. The section is intended to be remedial and clarifying, and as such function retroactively.

Section 11 amends s. 171.062, F.S., to conform with the amendments made by section 10. The section specifies that the assumption of land use regulation by the municipality is a power contemplated in s. 4, Art. VIII of the State Constitution, including by those municipalities in counties with charters providing for voluntary annexation. The section is intended to be remedial and clarifying, and as such function retroactively.

Homeowners’ Associations and Recreational Covenants (Sections 13 through 21)

The bill introduces to statute the concept of recreational covenants by creating Part IV of chapter 720, consisting of ss. 720.408-720.412, F.S., entitled “Recreational Covenants,” intended to provide certain protections for parcel owners and give statutory recognition to the use of recreational covenants.

The bill defines a recreational covenant as a recorded covenant which provides the nature and requirements of a membership in or use of privately owned commercial recreational facilities or amenities for parcel owners. It must be recorded in the public records, contain information regarding the amenity dues imposed, and require mandatory membership or mandatory payment of amenity dues. Amenity expenses, fees, and dues are defined to include those amounts paid under recreational covenants, which may include being paid to a third party, may include profits, and does not include expenses of a homeowners’ association.

A recreational covenant must be contained in a document specifying:

- The parcels subject to mandatory membership in a club or to the imposition of mandatory dues;
- The person responsible for owning, maintaining, and operating recreational facilities and amenities;

- The manner in which amenity dues are apportioned and collected;
- The amount of any amenity fees;
- The manner in which fees may be increased;
- Collection rights and remedies available for enforcement; and
- Statements on whether the collection rights are subordinate to an association's assessment rights, and whether the facilities and amenities are open to the public or may be used by nonmembers.

A recreational covenant recorded before July 1, 2025, must be amended or supplemented to comply with these requirements by July 1, 2026. The bill contains provisions for situations governing recreational covenants lacking specific mechanisms for the increase of fees and expense costs. The bill provides for the relationship between the parties to a recreational covenant and the otherwise governing homeowners' association, as well as provisions for the termination of a recreational covenant.

The bill provides a disclosure that must be included in the contract for sale of a parcel subject to a recreational covenant beginning October 1, 2025, and includes a financial reporting requirement for the reporting of collections and expenditures under recreational covenants.

The amendments made by the bill related to homeowner associations are intended to clarify existing law and apply retroactively, without reviving or reinstating any right or interest fully adjudicated as invalid before July 1, 2025.

Effective Date

The bill takes effect July 1, 2025.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

Single Subject

The bill, entitled an act related to land use and development regulations, contains provisions relating to what might be considered a variety of subjects. Article III, s. 6 of the State Constitution requires that a bill must pertain “to one subject and matter properly connected to the” title of the bill. Courts have interpreted this to mean:

A connection between a provision and the subject is proper (1) if the connection is natural or logical, or (2) if there is a reasonable explanation for how the provision is (a) necessary to the subject or (b) tends to make effective or promote the objects and purposes of legislation included in the subject.⁵⁵

The single subject clause may be implicated as to whether the title embraces one subject, whether the variety of provisions stem naturally from the title, and whether those provisions have a “natural and logical” connection.

Retroactivity and Impairment of Contracts

Sections of the bill related to the classification of ethanol production, the powers of a municipality following voluntary annexation, and homeowners’ associations, which are relationships built on contracts over time, are intended to clarify existing law and apply retroactively.

Under Florida law, statutes are presumed to operate prospectively, not retroactively. In other words, statutes generally apply only to actions that occur on or after the effective date of the legislation, not before the legislation becomes effective. The Florida Supreme Court has noted that, under the rules of statutory construction, if statutes are to operate retroactively, the Legislature must clearly express that intent for the statute to be valid.⁵⁶ When statutes that are expressly retroactive have been litigated and appealed, the courts have been asked to determine whether the statute applies to cases that were pending at the time the statute went into effect. The conclusion often depends on whether the statute is procedural or substantive.

Florida’s contracts clause states that “no bill of attainder, ex post facto law or law impairing the obligation of contracts shall be passed.”⁵⁷ An impairment may be constitutional if it is reasonable and necessary to serve an important public purpose. However, where the impairment is severe, “[t]he severity of the impairment is said to increase the level of scrutiny to which the legislation will be subjected.” There must be a “significant and legitimate public purpose behind the regulation.”⁵⁸

⁵⁵ See, e.g., *Franklin v. State*, 887 So. 2d 1063, 1078-79 (Fla. 2004); *Envtl. Confed. of Sw. Fla. v. State*, 886 So. 2d 1013, 1018-19 (Fla. 1st DCA 2004).

⁵⁶ *Walker & LaBerge, Inc., v. Halligan*, 344 So. 2d 239 (Fla. 1977).

⁵⁷ FLA. CONST. art. I, s. 10.

⁵⁸ *Searcy, Denney, Scarola, Barnhart & Shipley, etc. v. State*, 209 So. 3d 1181, 1192 (Fla. 2017) (internal citations omitted for clarity).

To the extent that the provisions related to homeowners' associations improperly apply retroactively or have the effect of impairing existing contracts, questions of constitutional validity may arise.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

There may be a positive impact on the private sector to the extent that the bill's provisions simplify forthcoming development and bring clarity to certain contractual relationships.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends the following sections of the Florida Statutes: 125.022, 163.3162, 163.3164, 163.3167, 163.3177, 163.31801, 163.3184, 163.3206, 166.033, 171.044, 171.062, 177.071, 720.301, 720.302, and 720.3086.

This bill creates the following section of the Florida Statutes: 720.408-720.412.

IX. Additional Information:

A. Committee Substitute – Statement of Substantial Changes:

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Community Affairs on March 17, 2025:

The committee substitute:

- Prohibits a county or municipality from requiring the installation of a work of art as a precondition to issuing a development permit;
- Provides that the approval of development allowed on an agricultural enclave must be within 120 days after application;

- Provides that the definition of an agricultural enclave may include up to 700 acres for the second boundary calculation (where the bill as filed specifies 640) and as a third alternative may be any property within the bounds of a rural study area intended for residential use;
- Provides that property not currently equipped with public services may nonetheless be an agricultural enclave if the applicant offers to agree to pay for, construct, or contribute proportionate share for concurrency purposes;
- Provides that the production of ethanol as it is used in the context of agricultural purposes is not considered chemical manufacturing or refining;
- Provides that the prohibition on initiatives or referendum processes for land use regulations includes any code, ordinance, rule, or charter provision, density regulations, and municipal boundaries;
- Redefines “extraordinary circumstances” for the purposes of impact fee increases to include a calculation based on population growth;
- Extends the requirement for supermajority votes to include those amendments reducing density;
- Removes provisions mandating administrative approval of residential infill development, and requiring minimum lot sizes to maximize density;
- Introduces a section relating to the definition of fuel terminals;
- Introduces sections relating to voluntary municipal annexation, which protect the assumption of land use regulation by a municipality which annexes unincorporated land;
- Introduces a timeline and procedures for meetings on and review of plat submittals; and
- Revises the current bill’s sections on homeowners’ associations. The introduction of “recreational covenants” is substantially similar in scope, while the amendment organizes these provisions into a newly created part IV for ch. 720, F.S.

B. Amendments:

None.



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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/19/2025	.	
	.	
	.	
	.	

The Committee on Community Affairs (McClain) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

Section 1. Subsection (8) is added to section 125.022,
Florida Statutes, to read:

125.022 Development permits and orders.—

(8) A county may not as a condition of processing or
issuing a development permit or development order require an
applicant to install a work of art, pay a fee for a work of art,



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or reimburse the county for any costs that the county may incur related to a work of art.

Section 2. Subsections (1) and (4) of section 163.3162, Florida Statutes, are amended, and subsection (5) is added to that section, to read:

163.3162 Agricultural lands and practices.—

(1) LEGISLATIVE FINDINGS AND PURPOSE.—The Legislature finds that agricultural production is a major contributor to the economy of the state; that agricultural lands constitute unique and irreplaceable resources of statewide importance; that the continuation of agricultural activities preserves the landscape and environmental resources of the state, contributes to the increase of tourism, and furthers the economic self-sufficiency of the people of the state; and that the encouragement, development, and improvement of agriculture will result in a general benefit to the health, safety, and welfare of the people of the state. It is the purpose of this act to protect reasonable agricultural activities conducted on farm lands from duplicative regulation and to protect the property rights of agricultural land owners.

(4) ADMINISTRATIVE APPROVAL ~~AMENDMENT TO LOCAL GOVERNMENT COMPREHENSIVE PLAN.~~—The owner of a parcel of land defined as an agricultural enclave under s. 163.3164 may apply for administrative approval of development regardless of the future land use map designation of the parcel or any conflicting comprehensive plan goals, objectives, or policies if the owner's request ~~an amendment to the local government comprehensive plan pursuant to s. 163.3184. Such amendment is presumed not to be urban sprawl as defined in s. 163.3164 if it includes land uses~~



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40 and densities and intensities of use that are consistent with
41 the approved uses and densities and intensities of use of the
42 industrial, commercial, or residential areas that surround the
43 parcel. ~~This presumption may be rebutted by clear and convincing~~
44 evidence. Each application for administrative approval a
45 ~~comprehensive plan amendment~~ under this subsection for a parcel
46 larger than 700 ~~640~~ acres must include appropriate new urbanism
47 concepts such as clustering, mixed-use development, the creation
48 of rural village and city centers, and the transfer of
49 development rights in order to discourage urban sprawl while
50 protecting landowner rights. A development authorized under this
51 subsection must be treated as a conforming use, notwithstanding
52 the local government's comprehensive plan, future land use
53 designation, or zoning.

54 (a) A proposed development authorized under this subsection
55 must be administratively approved within 120 days after the date
56 the local government receives a complete application, and no
57 further action by the governing body of the local government is
58 required. A The local government may not enact or enforce any
59 regulation or law for an agricultural enclave that is more
60 burdensome than for other types of applications for comparable
61 densities or intensities of use. Notwithstanding the future land
62 use designation of the agricultural enclave or whether it is
63 included in an urban service district, a local government must
64 approve the application if it otherwise complies with this
65 subsection and proposes only single-family residential,
66 community gathering, and recreational uses at a density that
67 does not exceed the average density allowed by a future land use
68 designation on any adjacent parcel that allows a density of at



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69 least one dwelling unit per acre. A local government shall treat
70 an agricultural enclave that is adjacent to an urban service
71 district as if it were within the urban service district and the
72 ~~owner of a parcel of land that is the subject of an application~~
73 ~~for an amendment shall have 180 days following the date that the~~
74 ~~local government receives a complete application to negotiate in~~
75 ~~good faith to reach consensus on the land uses and intensities~~
76 ~~of use that are consistent with the uses and intensities of use~~
77 ~~of the industrial, commercial, or residential areas that~~
78 ~~surround the parcel. Within 30 days after the local government's~~
79 ~~receipt of such an application, the local government and owner~~
80 ~~must agree in writing to a schedule for information submittal,~~
81 ~~public hearings, negotiations, and final action on the~~
82 ~~amendment, which schedule may thereafter be altered only with~~
83 ~~the written consent of the local government and the owner.~~
84 ~~Compliance with the schedule in the written agreement~~
85 ~~constitutes good faith negotiations for purposes of paragraph~~
86 ~~(c).~~

87 (b) ~~Upon conclusion of good faith negotiations under~~
88 ~~paragraph (a), regardless of whether the local government and~~
89 ~~owner reach consensus on the land uses and intensities of use~~
90 ~~that are consistent with the uses and intensities of use of the~~
91 ~~industrial, commercial, or residential areas that surround the~~
92 ~~parcel, the amendment must be transmitted to the state land~~
93 ~~planning agency for review pursuant to s. 163.3184. If the local~~
94 ~~government fails to transmit the amendment within 180 days after~~
95 ~~receipt of a complete application, the amendment must be~~
96 ~~immediately transferred to the state land planning agency for~~
97 ~~such review. A plan amendment transmitted to the state land~~



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~~planning agency submitted under this subsection is presumed not to be urban sprawl as defined in s. 163.3164. This presumption may be rebutted by clear and convincing evidence.~~

~~(c) If the owner fails to negotiate in good faith, a plan amendment submitted under this subsection is not entitled to the rebuttable presumption under this subsection in the negotiation and amendment process.~~

~~(d)~~ Nothing within this subsection relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of the following areas:

1. The Wekiva Study Area, as described in s. 369.316; or
2. The Everglades Protection Area, as defined in s. 373.4592(2).

(5) PRODUCTION OF ETHANOL.—For the purposes of this section, the production of ethanol from plants and plant products as defined in s. 581.011 by fermentation, distillation, and drying is not chemical manufacturing or chemical refining. This subsection is remedial and clarifying in nature and applies retroactively to any law, regulation, or ordinance or any interpretation thereof.

Section 3. Present subsections (22) through (54) of section 163.3164, Florida Statutes, are redesignated as subsections (23) through (55), respectively, a new subsection (22) is added to that section, and subsections (4) and (9) of that section are amended, to read:

163.3164 Community Planning Act; definitions.—As used in this act:

- (4) "Agricultural enclave" means an unincorporated,



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undeveloped parcel or parcels that:

(a) Are ~~Is~~ owned or controlled by a single person or entity;

(b) Have ~~Has~~ been in continuous use for bona fide agricultural purposes, as defined by s. 193.461, for a period of 5 years before ~~prior to~~ the date of any comprehensive plan amendment or development application;

(c) 1. Are ~~Is~~ surrounded on at least 75 percent of their ~~its~~ perimeter by:

a.1. A parcel or parcels ~~Property~~ that have ~~has~~ existing industrial, commercial, or residential development; or

b.2. A parcel or parcels ~~Property~~ that the local government has designated, in the local government's comprehensive plan, zoning map, and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, and at least 75 percent of such parcel or parcels are ~~property is~~ existing industrial, commercial, or residential development;

2. Do not exceed 700 acres and are surrounded on at least 50 percent of their perimeter by a parcel or parcels that the local government has designated in the local government's comprehensive plan and future land use map as land that is to be developed for industrial, commercial, or residential purposes; and the parcel or parcels are surrounded on at least 50 percent of their perimeter by a parcel or parcels within an urban service district, area, or line; or

3. Were located within the boundary of a rural study area adopted in the local government's comprehensive plan as of January 1, 2025, which was intended to be developed with residential uses at a density of at least one dwelling unit per



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acre and was surrounded on at least 50 percent of the study area's perimeter in the local government's jurisdiction by a parcel or parcels that either are designated in the local government's comprehensive plan and future land use map as land that can be developed for industrial, commercial, or residential purposes or which has been developed with industrial, commercial, or residential uses;

(d) Have ~~Has~~ public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternative provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180, or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements; and

(e) Do ~~Does~~ not exceed 1,280 acres; however, if the parcel or parcels are ~~property is~~ surrounded by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, ~~then~~ the area must ~~shall~~ be determined to be urban and the parcel or parcels may not exceed 4,480 acres.

Where a right-of-way, body of water, or canal exists along the perimeter of a parcel, the perimeter calculations of the agricultural enclave must be based on the parcel or parcels across the right-of-way, body of water, or canal.

(9) "Compatibility" means a condition in which land uses or



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conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. All residential land use categories, residential zoning categories, and housing types are compatible with each other.

(22) "Infill residential development" means the development of one or more parcels that are no more than 100 acres in size within a future land use category that allows a residential use and any zoning district that allows a residential use and which parcels are contiguous with residential development on at least 50 percent of the parcels' boundaries. For purposes of this subsection, the term "contiguous" means touching, bordering, or adjoining along a boundary and includes properties that would be contiguous if not separated by a roadway, railroad, canal, or other public easement.

Section 4. Paragraphs (b) and (e) of subsection (8) of section 163.3167, Florida Statutes, are amended to read:

163.3167 Scope of act.—

(8)

(b) An initiative or referendum process in regard to any land development regulation is prohibited. For purposes of this paragraph, the term "land development regulation" includes any code, ordinance, rule, or charter provision that regulates or otherwise affects the use of land, including, but not limited to, density regulations; municipal boundary lines, except as specified in s. 171.044; and any regulation that could otherwise be accomplished or affected through the comprehensive planning process.



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(e) It is the intent of the Legislature that initiative and referendum be prohibited in regard to any development order or land development regulation. It is the intent of the Legislature that initiative and referendum be prohibited in regard to any local comprehensive plan amendment or map amendment, except as specifically and narrowly allowed by paragraph (c). Therefore, the prohibition on initiative and referendum imposed under this subsection ~~stated in paragraphs (a) and (c)~~ is remedial in nature and applies retroactively to any initiative or referendum process commenced after June 1, 2011, and any such initiative or referendum process commenced or completed thereafter is deemed null and void and of no legal force and effect.

Section 5. Paragraph (f) of subsection (1) and subsection (2) of section 163.3177, Florida Statutes, are amended to read:
163.3177 Required and optional elements of comprehensive plan; studies and surveys.—

(1) The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent



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manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

(f) All mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue.

1. Surveys, studies, and data utilized in the preparation of the comprehensive plan may not be deemed a part of the comprehensive plan unless adopted as a part of it. Copies of such studies, surveys, data, and supporting documents for proposed plans and plan amendments shall be made available for public inspection, and copies of such plans shall be made available to the public upon payment of reasonable charges for reproduction. Support data or summaries are not subject to the compliance review process, but the comprehensive plan must be



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clearly based on appropriate data. Support data or summaries may be used to aid in the determination of compliance and consistency.

2. Data must be taken from professionally accepted sources. The application of a methodology utilized in data collection or whether a particular methodology is professionally accepted may be evaluated. However, the evaluation may not include, and a comprehensive plan may not mandate, whether one accepted methodology is better than another. Original data collection by local governments is not required. However, local governments may use original data so long as methodologies are professionally accepted.

3. The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.

(2) Coordination of the required and optional ~~several~~ elements of the local comprehensive plan must ~~shall~~ be a major



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objective of the planning process. The required and optional
~~several~~ elements of the comprehensive plan must ~~shall~~ be
consistent. Optional elements of the comprehensive plan may not
contain policies that restrict the density or intensity
established in the future land use element. Where data is
relevant to required and optional ~~several~~ elements, consistent
data must ~~shall~~ be used, including population estimates and
projections unless alternative data can be justified by an
applicant for a plan amendment through new supporting data and
analysis. Each map depicting future conditions must reflect the
principles, guidelines, and standards within all elements, and
each such map must be contained within the comprehensive plan.

Section 6. Present paragraphs (a) and (b) of subsection (3)
of section 163.31801, Florida Statutes, are redesignated as
paragraphs (b) and (c), respectively, a new paragraph (a) is
added to that subsection, and paragraph (g) of subsection (6) of
that section is republished, to read:

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

(3) For purposes of this section, the term:

(a) "Extraordinary circumstance" means:

1. For a county, that the permanent population estimate
determined for the county by the University of Florida Bureau of
Economic and Business Research is at least 1.25 times the 5-year
high-series population projection for the county as published by
the University of Florida Bureau of Economic and Business
Research immediately before the year of the population estimate;
or

2. For a municipality, that the municipality is located



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within a county with such a permanent population estimate and the municipality demonstrates that it has maintained a proportionate share of the county's population growth during the preceding 5-year period.

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

1. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

Section 7. Subsection (3) and paragraph (a) of subsection (11) of section 163.3184, Florida Statutes, are amended, and subsection (14) is added to that section, to read:



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163.3184 Process for adoption of comprehensive plan or plan amendment.—

(3) EXPEDITED STATE REVIEW PROCESS FOR ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS.—

(a) The process for amending a comprehensive plan described in this subsection shall apply to all amendments except as provided in paragraphs (2)(b) and (c) and shall be applicable statewide.

(b)1. If a plan amendment or amendments are adopted, the local government, after the initial public hearing held pursuant to subsection (11), must ~~shall~~ transmit, within 10 working days after the date of adoption, the amendment or amendments and appropriate supporting data and analyses to the reviewing agencies. The local governing body must ~~shall~~ also transmit a copy of the amendments and supporting data and analyses to any other local government or governmental agency that has filed a written request with the governing body.

2. The reviewing agencies and any other local government or governmental agency specified in subparagraph 1. may provide comments regarding the amendment or amendments to the local government. State agencies shall only comment on important state resources and facilities that will be adversely impacted by the amendment if adopted. Comments provided by state agencies shall state with specificity how the plan amendment will adversely impact an important state resource or facility and shall identify measures the local government may take to eliminate, reduce, or mitigate the adverse impacts. Such comments, if not resolved, may result in a challenge by the state land planning agency to the plan amendment. Agencies and local governments



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must transmit their comments to the affected local government such that they are received by the local government not later than 30 days after the date on which the agency or government received the amendment or amendments. Reviewing agencies shall also send a copy of their comments to the state land planning agency.

3. Comments to the local government from a regional planning council, county, or municipality shall be limited as follows:

a. The regional planning council review and comments shall be limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A regional planning council may not review and comment on a proposed comprehensive plan amendment prepared by such council unless the plan amendment has been changed by the local government subsequent to the preparation of the plan amendment by the regional planning council.

b. County comments shall be in the context of the relationship and effect of the proposed plan amendments on the county plan.

c. Municipal comments shall be in the context of the relationship and effect of the proposed plan amendments on the municipal plan.

d. Military installation comments shall be provided in accordance with s. 163.3175.

4. Comments to the local government from state agencies shall be limited to the following subjects as they relate to



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important state resources and facilities that will be adversely impacted by the amendment if adopted:

a. The Department of Environmental Protection shall limit its comments to the subjects of air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, and conservation easements; solid waste; water and wastewater treatment; and the Everglades ecosystem restoration.

b. The Department of State shall limit its comments to the subjects of historic and archaeological resources.

c. The Department of Transportation shall limit its comments to issues within the agency's jurisdiction as it relates to transportation resources and facilities of state importance.

d. The Fish and Wildlife Conservation Commission shall limit its comments to subjects relating to fish and wildlife habitat and listed species and their habitat.

e. The Department of Agriculture and Consumer Services shall limit its comments to the subjects of agriculture, forestry, and aquaculture issues.

f. The Department of Education shall limit its comments to the subject of public school facilities.

g. The appropriate water management district shall limit its comments to flood protection and floodplain management, wetlands and other surface waters, and regional water supply.

h. The state land planning agency shall limit its comments to important state resources and facilities outside the jurisdiction of other commenting state agencies and may include



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comments on countervailing planning policies and objectives served by the plan amendment that should be balanced against potential adverse impacts to important state resources and facilities.

(c)1. The local government shall hold a second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments pursuant to subsection (11). If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, ~~and to adopt the comprehensive plan amendments,~~ the amendments are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment. The local government is in compliance if the second public hearing is held within the 180-day period after receipt of agency comments, even if the amendments are approved at a subsequent hearing. The 180-day limitation does not apply to amendments processed pursuant to s. 380.06.

2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 10 working days after the final adoption hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (b)2. If the local government fails to transmit the comprehensive plan amendments within 10 working days after the final adoption hearing, the amendments are deemed withdrawn.

3. The state land planning agency shall notify the local government of any deficiencies within 5 working days after receipt of an amendment package. For purposes of completeness, an amendment shall be deemed complete if it contains a full,



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executed copy of:

a. The adoption ordinance or ordinances;

b. In the case of a text amendment, the amended language in legislative format with new words inserted in the text underlined, and words deleted stricken with hyphens;

c. In the case of a future land use map amendment, the future land use map clearly depicting the parcel, its existing future land use designation, and its adopted designation; and

d. Any data and analyses the local government deems appropriate.

4. An amendment adopted under this paragraph does not become effective until 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

(11) PUBLIC HEARINGS.—

(a) The procedure for transmittal of a complete proposed comprehensive plan or plan amendment pursuant to subparagraph (3)(b)1. and paragraph (4)(b) and for adoption of a comprehensive plan or plan amendment pursuant to subparagraphs (3)(c)1. and (4)(e)1. must ~~shall~~ be by affirmative vote of ~~not less than~~ a majority of the members of the governing body present at the hearing. The adoption of a comprehensive plan or plan amendment must ~~shall~~ be by ordinance approved by affirmative vote of a majority of the members of the governing body present at the hearing, except that the adoption of a comprehensive plan or plan amendment must be by affirmative vote



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of a supermajority of the members of the governing body if it includes a future land use category amendment for a parcel or parcels of land which is less dense or intense or includes more restrictive or burdensome procedures concerning development, including, but not limited to, the review, approval, or issuance of a site plan, development permit, or development order. For the purposes of transmitting or adopting a comprehensive plan or plan amendment, the notice requirements in chapters 125 and 166 are superseded by this subsection, except as provided in this part.

(14) REVIEW OF APPLICATION.—An owner of real property subject to a comprehensive plan amendment or a person applying for a comprehensive plan amendment that is not adopted by the local government or who is not provided the opportunity for a hearing within 180 days after the filing of the application may file a civil action for declaratory, injunctive, or other relief, which must be reviewed de novo. The local government has the burden of proving by a preponderance of the evidence that the application is inconsistent with the local government's comprehensive plan and that the existing comprehensive plan is in compliance and supported by relevant and appropriate data and analysis. The court may not use a deferential standard for the benefit of the local government. Before initiating such an action, the owner or applicant may use the dispute resolution procedures under s. 70.45. This subsection applies to comprehensive plan amendments under review or filed on or after July 1, 2025.

Section 8. Paragraphs (k) and (l) are added to subsection (2) of section 163.3202, Florida Statutes, and subsection (8) is



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added to that section, to read:

163.3202 Land development regulations.—

(2) Local land development regulations shall contain specific and detailed provisions necessary or desirable to implement the adopted comprehensive plan and shall at a minimum:

(k) By January 1, 2026, establish minimum lot sizes within single-family, two-family, and fee simple, single-family townhouse zoning districts, including planned unit development and site plan controlled zoning districts allowing these uses, to accommodate and achieve the maximum density authorized in the comprehensive plan, net of the land area required to be set aside for subdivision roads, sidewalks, stormwater ponds, open space, and landscape buffers and any other land area required to be set aside pursuant to mandatory land development regulations which could otherwise be used for the development of single-family homes, two-family homes, and fee simple, single-family townhouses.

(l) By January 1, 2026, if the jurisdiction uses zoning, specify the hearing process for rezoning to protect the due process rights of participants. The first public hearing on a rezoning must be held by an impartial zoning hearing officer, who shall prepare a proposed recommended order with written conclusions of law and findings of fact.

(8) Notwithstanding any ordinance to the contrary, an application for an infill residential development must be administratively approved without requiring a comprehensive plan amendment, rezoning, variance, or any other public hearing by any board or reviewing body if the proposed infill residential development is consistent with current development standards and



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the density of the proposed infill residential development is
the same as the average density of contiguous properties. A
development authorized under this subsection must be treated as
a conforming use, notwithstanding the local government's
comprehensive plan, future land use designation, or zoning.

Section 9. Paragraph (b) of subsection (2) and subsection
(3) of section 163.3206, Florida Statutes, are amended to read:

163.3206 Fuel terminals.—

(2) As used in this section, the term:

(b) "Fuel terminal" means a storage and distribution
facility for fuel, supplied by pipeline or marine vessel, which
has the capacity to receive, and store, or deploy a bulk
transfer of fuel, ~~is equipped with a loading rack through~~
equipment that which fuel is physically transfers the fuel
~~transferred~~ into tanker trucks, ~~or~~ rail cars, marine vessels, or
marine barges, and is registered with the Internal Revenue
Service as a terminal. The term also includes any adjacent
submerged lands or waters used by marine vessels or marine
barges for loading and offloading fuel.

(3) After July 1, 2014, a local government may not amend
its comprehensive plan, land use map, zoning districts, or land
development regulations in a manner that would conflict with a
fuel terminal's classification as a permitted and allowable use,
including, but not limited to, an amendment that causes a fuel
terminal to be a nonconforming use, structure, or development.
This subsection does not apply if the fuel terminal's owner
notifies the local government that the owner intends to
decommission the fuel terminal.

Section 10. Subsection (8) is added to section 166.033,



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Florida Statutes, to read:

166.033 Development permits and orders.—

(8) A municipality may not as a condition of processing or issuing a development permit or development order require an applicant to install a work of art, pay a fee for a work of art, or reimburse the municipality for any costs that the municipality may incur related to a work of art.

Section 11. Subsection (4) of section 171.044, Florida Statutes, is amended, and subsection (7) is added to that section, to read:

171.044 Voluntary annexation.—

(4) The method of annexation provided by this section shall be supplemental to any other procedure provided by general or special law, except that this section ~~does~~ ~~shall~~ not apply to municipalities in counties with charters which provide for an exclusive method of municipal annexation. An exclusive method of voluntary annexation may not affect the powers granted to a municipality in s. 171.062 to assume control over the land use plan of the annexed area or prevent a municipality from exercising the municipal power to ratify a voluntary annexation.

(7) It is the intent of the Legislature that the powers granted to municipalities to assume control over the land use of an annexed area be preserved. Therefore, the prohibition on affecting the powers granted to municipalities in s. 171.062 under subsection (4) is remedial in nature and applies retroactively to any exclusive method of voluntary annexation which was placed into effect after June 1, 2011. An exclusive method of voluntary annexation placed into effect thereafter which violates such prohibition is void. An exclusive method of



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voluntary annexation which requires approval from a county government to complete the annexation violates such prohibition and is void.

Section 12. Subsection (2) of section 171.062, Florida Statutes, is amended, and subsections (6) and (7) are added to that section, to read:

171.062 Effects of annexations or contractions.—

(2) If the area annexed was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area. This assumption of land use regulation by the municipality is a power of a municipality as contemplated in s. 4, Art. VIII of the State Constitution.

(6) This section applies to all counties and municipalities, including municipalities in counties with charters that provide for an exclusive method of voluntary annexation.

(7) It is the intent of the Legislature that the powers granted to municipalities to assume control over the land use of an annexed area be preserved. Therefore, this section is remedial in nature and applies retroactively to any exclusive method of voluntary annexation which was placed into effect after June 1, 2011, and any such method placed into effect thereafter which limits or otherwise infringes upon the power granted to municipalities is void.

Section 13. Section 177.071, Florida Statutes, is amended to read:

177.071 Approval of plat by governing bodies.—



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(1) The approving agency, which may include a board, a committee, an employee, or a consultant engaged as agent for the jurisdiction, as provided by land development regulations, shall administer plat submittals for the governing body and, within 45 days after receipt of a plat submittal, must recommend approval if the plat meets the requirements of s. 177.091 or, if the plat does not meet the requirements of s. 177.091, provide a set of written comments to the applicant specifying the areas of noncompliance. An applicant may resubmit a plat in response to such written comments. An applicant may request final administrative review of a plat submittal after responding to two sets of written comments provided by the approving agency.

(2) Upon issuance of a recommendation of approval of a plat by the approving agency or upon request of an applicant in accordance with subsection (1), the governing body shall at its next regularly scheduled meeting grant final administrative approval of the plat ~~Before a plat is offered for recording unless the governing body determines that the approving agency erred in determining that the plat meets the requirements of s. 177.091 or determines that the approving agency correctly determined that the plat does not meet the requirements of s. 177.091, it must be approved by the appropriate governing body,~~ and Evidence of such final administrative approval must be placed on the plat. If not approved, the governing body must return the plat to the professional surveyor and mapper or the legal entity offering the plat for recordation in accordance with the requirements of s. 177.091. The governing body shall grant final administrative approval at its next regularly scheduled meeting following resubmittal of the plat by the



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applicant. For the purposes of this part:

(a) When the plat to be submitted for approval is located wholly within the boundaries of a municipality, the governing body of the municipality has exclusive jurisdiction to approve the plat.

(b) When a plat lies wholly within the unincorporated areas of a county, the governing body of the county has exclusive jurisdiction to approve the plat.

(c) When a plat lies within the boundaries of more than one governing body, two plats must be prepared and each governing body has exclusive jurisdiction to approve the plat within its boundaries, unless the governing bodies having ~~said~~ jurisdiction agree that one plat is mutually acceptable.

~~(3)-(2)~~ Any provision in a county charter, or in an ordinance of any charter county or consolidated government chartered under s. 6(e), Art. VIII of the State Constitution, which provision is inconsistent with anything contained in this section shall prevail in such charter county or consolidated government to the extent of any such inconsistency.

Section 14. Subsections (1), (8), and (10) of section 720.301, Florida Statutes, are amended, to read:

720.301 Definitions.—As used in this chapter, the term:

(1) "Assessment" or "amenity fee" means a sum or sums of money payable to the association, to the developer or other owner of common areas, or to recreational facilities and other properties serving the parcels by the owners of one or more parcels as authorized in the governing documents, which if not paid by the owner of a parcel, can result in a lien against the parcel by the association. The term does not include amenity



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dues, amenity expenses, or amenity fees as those terms are
defined in s. 720.408.

(8) (a) "Governing documents" means:

~~1. (a)~~ The recorded declaration of covenants for a community
and all duly adopted and recorded amendments, supplements, and
recorded exhibits thereto; and

~~2. (b)~~ The articles of incorporation and bylaws of the
homeowners' association and any duly adopted amendments thereto.

(b) Consistent with s. 720.302(3)(b), recreational
covenants respecting privately owned recreational amenities as
set forth in part IV of this chapter are not governing documents
of an association, even if such recreational covenants are
attached as exhibits to a declaration of covenants for an
association. This paragraph is remedial in nature and intended
to clarify existing law.

(10) "Member" means a member of an association, and may
include, but is not limited to, a parcel owner or an association
representing parcel owners or a combination thereof, and
includes any person or entity obligated by the governing
documents to pay an assessment to the association or an amenity
fee.

Section 15. Subsection (3) of section 720.302, Florida
Statutes, is amended, to read:

720.302 Purposes, scope, and application.—

(3) This chapter does not apply to:

(a) A community that is composed of property primarily
intended for commercial, industrial, or other nonresidential
use; or

(b) The commercial or industrial parcels or privately owned



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recreational amenities in a community that contains both residential parcels and parcels intended for commercial or industrial use, except that privately owned recreational amenities are subject to and governed by part IV of this chapter.

Section 16. Section 720.3086, Florida Statutes, is amended to read:

720.3086 Financial report.—In a residential subdivision in which the owners of lots or parcels must pay mandatory maintenance or amenity fees to the subdivision developer or to the owners of the common areas, recreational facilities, and other properties serving the lots or parcels, the developer or owner of such areas, facilities, or properties shall make public, within 60 days following the end of each fiscal year, a complete financial report of the actual, total receipts of mandatory maintenance or amenity fees received by it, and an itemized listing of the expenditures made by it from such fees, for that year. Such report must ~~shall~~ be made public by mailing it to each lot or parcel owner in the subdivision, by publishing it in a publication regularly distributed within the subdivision, or by posting it in prominent locations in the subdivision. This section does not apply to amounts paid to homeowner associations pursuant to chapter 617, chapter 718, chapter 719, chapter 721, or chapter 723; ~~or~~ to amounts paid to local governmental entities, including special districts; or to amounts paid to private amenity owners as defined in s. 720.408(4), which amounts are governed by and subject to s. 720.412.

Section 17. Part IV of chapter 720, Florida Statutes,



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consisting of ss. 720.408-720.412, Florida Statutes, is created and entitled "Recreational Covenants."

Section 18. Section 720.408, Florida Statutes, is created to read:

720.408 Definitions.—As used in ss. 720.408-720.412, the term:

(1) "Amenity dues" means amenity expenses and amenity fees, if any, in any combination, charged in accordance with a recreational covenant. Amenity dues may include additional components if such components are specified in the recreational covenant.

(2) "Amenity expenses" means the costs of owning, operating, managing, maintaining, and insuring privately owned recreational amenities made available to parcel owners pursuant to a recreational covenant, whether directly or indirectly. The term includes, but is not limited to, maintenance, cleaning fees, trash collection, utility charges, cable service charges, legal fees, management fees, reserves, repairs, replacements, refurbishments, payroll and payroll costs, insurance, working capital, and ad valorem or other taxes, costs, expenses, levies, and charges of any nature which may be levied or imposed against, or in connection with, the privately owned recreational amenities made available to parcel owners pursuant to a recreational covenant. The term does not include income taxes; the initial cost of construction of a privately owned recreational amenity or any loan costs, loan fees, or debt service of a private amenity owner related thereto; or legal fees incurred by a private amenity owner in a legal action with a homeowners' association in which a final order or judgment



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holds that the private amenity owner has committed fraud, price gouging, or any other unfair business practice to the detriment of the association and its members.

(3) "Amenity fee" means any amount, other than amenity expenses, due in accordance with a recreational covenant which is levied against parcel owners for recreational memberships or use. An amenity fee may be composed of profit or other components to be paid to a private amenity owner as provided in a recreational covenant.

(4) "Private amenity owner" means the record title owner of a privately owned recreational amenity who is responsible for operation of the privately owned recreational amenity and is authorized to levy amenity dues pursuant to the recreational covenant. The term does not include a corporation not for profit pursuant to chapter 617 or a local governmental entity, including, but not limited to, a special district created pursuant to chapter 189 or chapter 190.

(5) "Privately owned recreational amenity" means a recreational facility or amenity intended for recreational use or leisure activities owned by a private amenity owner and for which parcel owners' mandatory membership and use rights are established pursuant to a recreational covenant. The term does not include any common area or any property or facility owned by a corporation not for profit pursuant to chapter 617 or a local governmental entity, including, but not limited to, a special district created pursuant to chapter 189 or chapter 190.

(6) "Recreational covenant" means a recorded covenant, separate and distinct from a declaration of covenants, which provides the nature and requirements of a membership in or the



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use or purchase of privately owned recreational amenities for
parcel owners in one or more communities and which:

(a) Is recorded in the public records of the county in
which the property encumbered thereby is located;

(b) Contains information regarding the amenity dues that
may be imposed on members and other persons permitted to use the
privately owned recreational amenity and remedies that the
private amenity owner or other third party may have upon
nonpayment of such amenity fees; and

(c) Requires mandatory membership or mandatory payment of
amenity dues by some or all of the parcel owners in a community.

Section 19. Section 720.409, Florida Statutes, is created
to read:

720.409 Recreational covenants.—

(1) LEGISLATIVE FINDINGS.—The Legislature finds that:

(a) Recreational covenants are widely used throughout this
state as a mechanism to provide enhanced recreational amenities
to communities, but such recreational covenants are largely
unregulated.

(b) There exists a need to develop certain protections in
favor of parcel owners while encouraging the economic benefit of
the development and availability of privately owned recreational
amenities and a flexible means for private amenity owners to
operate such privately owned recreational amenities pursuant to
recreational covenants.

(c) Recreational covenants fulfill a vital role in
providing amenities to residential communities throughout this
state.

(2) PURPOSE, SCOPE, AND APPLICATION.—



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(a) This part is intended to provide certain protections for parcel owners and give statutory recognition to the use of recreational covenants. This part is further intended to respect the contractual relationship and intent of the parties to real property transactions that occurred before July 1, 2025, and such parties' reliance on covenants, conditions, restrictions, or other interests created by those transactions.

(b) Parcels within a community may be subject to a recreational covenant, which recreational covenant and the privately owned recreational amenities governed by such recreational covenant are not governed by this chapter except as expressly provided in this part.

(c) This part does not apply to recorded covenants, agreements, or other documents which are not recreational covenants.

(d) This part applies to recreational covenants existing before July 1, 2025, and to recreational covenants recorded on or after July 1, 2025, and, except as otherwise expressly set forth in this part, applies retroactively and prospectively to all recreational covenants.

(e) This part does not revive or reinstate any right, claim, or interest that has been fully and finally adjudicated as invalid before July 1, 2025.

Section 20. Section 720.41, Florida Statutes, is created to read:

720.41 Requirements for recreational covenants.—

(1) A recreational covenant recorded on or after July 1, 2025, which creates mandatory membership in a club or imposes mandatory amenity dues on parcel owners must specify all of the



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following:

(a) The parcels within the community which are or will be subject to mandatory membership in a club or to the imposition of mandatory amenity dues.

(b) The person responsible for owning, maintaining, and operating the privately owned recreational amenity governed by the recreational covenant, which may be the developer.

(c) The manner in which amenity dues are apportioned and collected from each encumbered parcel owner, and the person authorized to collect such dues. The recreational covenant must specify the components of the amenity dues.

(d) The amount of any amenity fee included in the amenity dues. If the amount of such amenity fee is not specified, the recreational covenant must specify the manner in which such fee is calculated.

(e) The manner in which amenity fees may be increased, which increase may occur periodically by a fixed percentage, a fixed dollar amount, or in accordance with increases in the consumer price index.

(f) The collection rights and remedies that are available for enforcing payment of amenity dues.

(g) A statement of whether collection rights to enforce payment of amenity dues are subordinate to an association's right to collect assessments.

(h) A statement of whether the privately owned recreational amenity is open to the public or may be used by persons who are not members or parcel owners within the community.

(2)(a) A recreational covenant recorded before July 1, 2025, must be amended or supplemented to comply with the



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requirements of paragraphs (1)(a)-(d) by July 1, 2026.

(b) If a recreational covenant recorded before July 1, 2025, does not specify the manner in which amenity fees may be increased as required by paragraph (1)(e), the increase in such amenity fees is limited to a maximum annual increase in an amount equal to the annual increase in the Consumer Price Index for All Urban Consumers, U.S. City Average, All Items.

(3) A recreational covenant that does not specify the amount by which amenity expenses may be increased is limited to a maximum annual increase of 25 percent of the amenity expenses from the preceding fiscal year. This limitation does not prohibit an increase in amenity expenses resulting from a natural disaster, an act of God, an increase in insurance costs, an increase in utility rates, an increase in supply costs, an increase in labor rates, or any other circumstance outside of the reasonable control of the private amenity owner or other person responsible for maintaining or operating the privately owned recreational amenity governed by the recreational covenant.

(4) Beginning July 1, 2025, notwithstanding any provision in a recreational covenant to the contrary, an association may not be required to collect amenity dues on behalf of a private amenity owner. The private amenity owner or its agent is solely responsible for the collection of amenity dues.

(5) The termination of a recreational covenant or the right of a private amenity owner to suspend the right of a parcel owner to use a privately owned recreational amenity may not:

(a) Prohibit an owner or a tenant of a parcel from having vehicular and pedestrian ingress to and egress from the parcel;



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(b) Prohibit an owner or a tenant of a parcel from receiving utilities provided to the parcel by virtue of utility facilities or utility easements located within the privately owned recreational amenity; or

(c) Prohibit an owner or a tenant of a parcel from having access to any mail delivery facility serving the parcel which is located within the privately owned recreational amenity.

Section 21. Section 720.411, Florida Statutes, is created to read:

720.411 Disclosure of recreational covenant before sale of residential parcels.—

(1) Beginning October 1, 2025, each contract for the sale of a parcel which is governed by a homeowners' association but is also subject to a recreational covenant must contain in conspicuous type a clause that substantially states:

DISCLOSURE SUMMARY

YOUR LOT, DWELLING, AND/OR PARCEL IS SUBJECT TO A RECREATIONAL COVENANT. AS A PURCHASER OF PROPERTY SUBJECT TO THE RECREATIONAL COVENANT, YOU WILL BE OBLIGATED TO PAY AMENITY DUES TO A PRIVATE AMENITY OWNER.

BUYER ACKNOWLEDGES ALL OF THE FOLLOWING:

(1) THE RECREATIONAL AMENITY GOVERNED BY THE RECREATIONAL COVENANT IS NOT A COMMON AREA OF THE HOMEOWNERS' ASSOCIATION AND IS NOT OWNED OR CONTROLLED



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968 BY THE HOMEOWNERS' ASSOCIATION. THE RECREATIONAL
969 COVENANT IS NOT A GOVERNING DOCUMENT OF THE
970 ASSOCIATION.

971
972 (2) CHARGES FOR AMENITY DUES WILL BE GOVERNED BY
973 THE RECREATIONAL COVENANT. THE RECREATIONAL COVENANT
974 CONTAINS IMPORTANT PROVISIONS AND RIGHTS AND IS OR
975 WILL BE AVAILABLE IN THE PUBLIC RECORDS OF THE COUNTY.

976
977 (3) THE PARTY THAT CONTROLS THE MAINTENANCE AND
978 OPERATION OF THE RECREATIONAL AMENITY DETERMINES THE
979 BUDGET FOR THE OPERATION AND MAINTENANCE OF SUCH
980 RECREATIONAL AMENITY. HOWEVER, THE PARCEL OWNERS
981 SUBJECT TO THE RECREATIONAL COVENANT ARE STILL
982 RESPONSIBLE FOR AMENITY DUES.

983
984 (4) AMENITY DUES MAY BE SUBJECT TO PERIODIC
985 CHANGE. AMENITY DUES ARE IN ADDITION TO, AND SEPARATE
986 AND DISTINCT FROM, ASSESSMENTS LEVIED BY THE
987 HOMEOWNERS' ASSOCIATION.

988
989 (5) FAILURE TO PAY AMENITY DUES OR OTHER CHARGES
990 IMPOSED BY A PRIVATE AMENITY OWNER MAY RESULT IN A
991 LIEN ON YOUR PROPERTY.

992
993 (6) THIRD PARTIES WHO ARE NOT MEMBERS OF THE
994 HOMEOWNERS' ASSOCIATION MAY HAVE THE RIGHT TO ACCESS
995 AND USE THE RECREATIONAL AMENITY, AS DETERMINED BY THE
996 ENTITY THAT CONTROLS SUCH RECREATIONAL AMENITY.



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(7) MANDATORY MEMBERSHIP REQUIREMENTS OR OTHER
OBLIGATIONS TO PAY AMENITY DUES CAN BE FOUND IN THE
RECREATIONAL COVENANT OR OTHER RECORDED INSTRUMENT.

(8) THE PRIVATE AMENITY OWNER MAY HAVE THE RIGHT
TO AMEND THE RECREATIONAL COVENANT WITHOUT THE
APPROVAL OF MEMBERS OR PARCEL OWNERS, SUBJECT TO THE
TERMS OF THE RECREATIONAL COVENANT AND SECTION 720.41,
FLORIDA STATUTES.

(9) THE STATEMENTS CONTAINED IN THIS DISCLOSURE
FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE
PURCHASER, YOU SHOULD REFER TO THE RECREATIONAL
COVENANTS BEFORE PURCHASE. THE RECREATIONAL COVENANT
IS EITHER A MATTER OF PUBLIC RECORD AND CAN BE
OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE
THE PROPERTY IS LOCATED OR IS NOT RECORDED AND CAN BE
OBTAINED FROM THE DEVELOPER.

(2) The disclosure summary required by this section must be
supplied by the developer or, if the sale is by a parcel owner
that is not the developer, by the parcel owner. After October 1,
2025, any contract or agreement for sale must refer to and
incorporate the disclosure summary and must include, in
prominent language, a statement that the potential buyer should
not execute the contract or agreement until they have received
and read the disclosure summary required by this section.

(3) After October 1, 2025, if the disclosure summary is not



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provided to a prospective purchaser as required by this section,
the purchaser may void the contract by delivering to the seller
or the seller's agent or representative written notice canceling
the contract within 3 days after receipt of the disclosure
summary or before closing, whichever occurs first. This right
may not be waived by the purchaser but terminates at closing.

Section 22. Section 720.412, Florida Statutes, is created
to read:

720.412 Financial reporting.—After October 1, 2025, in a
residential subdivision in which the owners of lots or parcels
must pay amenity dues owed to a private amenity owner pursuant
to a recreational covenant, within 60 days after the end of each
fiscal year the private amenity owner must make public, and
available for inspection upon written request from a parcel
owner within the applicable subdivision, a complete financial
report of the actual, total receipts of amenity dues received by
the private amenity owner, which includes an itemized list of
the expenditures made by the private amenity owner with respect
to operational costs, expenses, or other cash disbursements and
amounts expended with respect to the operation of the privately
owned recreational amenities for that year. The party preparing
the financial report must have access to the supporting
documents and records pertaining to the privately owned
recreational amenities and private amenity owner, including the
cash disbursements and related paid invoices to determine
whether expenditures were for purposes related to owning,
operating, managing, maintaining, and insuring privately owned
recreational amenities and whether the cash receipts were billed
in accordance with the recreational covenant. The financial



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report must be made public to each lot or parcel owner subject to the payment of such amenity dues by publishing a notice of its availability for inspection in a publication regularly distributed within the subdivision, or by posting such a notice in a prominent location in the subdivision and in prominent locations within the privately owned recreational amenities. This section does not apply to assessments or other amounts paid to an association pursuant to chapter 617, chapter 718, chapter 719, chapter 721, or chapter 723, or to amounts paid to a local governmental entity, including, but not limited to, a special district created pursuant to chapter 189 or chapter 190.

Section 23. Paragraph (d) of subsection (2) of section 212.055, Florida Statutes, is amended to read:

212.055 Discretionary sales surtaxes; legislative intent; authorization and use of proceeds.—It is the legislative intent that any authorization for imposition of a discretionary sales surtax shall be published in the Florida Statutes as a subsection of this section, irrespective of the duration of the levy. Each enactment shall specify the types of counties authorized to levy; the rate or rates which may be imposed; the maximum length of time the surtax may be imposed, if any; the procedure which must be followed to secure voter approval, if required; the purpose for which the proceeds may be expended; and such other requirements as the Legislature may provide. Taxable transactions and administrative procedures shall be as provided in s. 212.054.

(2) LOCAL GOVERNMENT INFRASTRUCTURE SURTAX.—

(d) The proceeds of the surtax authorized by this subsection and any accrued interest shall be expended by the



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school district, within the county and municipalities within the county, or, in the case of a negotiated joint county agreement, within another county, to finance, plan, and construct infrastructure; to acquire any interest in land for public recreation, conservation, or protection of natural resources or to prevent or satisfy private property rights claims resulting from limitations imposed by the designation of an area of critical state concern; to provide loans, grants, or rebates to residential or commercial property owners who make energy efficiency improvements to their residential or commercial property, if a local government ordinance authorizing such use is approved by referendum; or to finance the closure of county-owned or municipally owned solid waste landfills that have been closed or are required to be closed by order of the Department of Environmental Protection. Any use of the proceeds or interest for purposes of landfill closure before July 1, 1993, is ratified. The proceeds and any interest may not be used for the operational expenses of infrastructure, except that a county that has a population of fewer than 75,000 and that is required to close a landfill may use the proceeds or interest for long-term maintenance costs associated with landfill closure. Counties, as defined in s. 125.011, and charter counties may, in addition, use the proceeds or interest to retire or service indebtedness incurred for bonds issued before July 1, 1987, for infrastructure purposes, and for bonds subsequently issued to refund such bonds. Any use of the proceeds or interest for purposes of retiring or servicing indebtedness incurred for refunding bonds before July 1, 1999, is ratified.

1. For the purposes of this paragraph, the term



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"infrastructure" means:

a. Any fixed capital expenditure or fixed capital outlay associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of 5 or more years, any related land acquisition, land improvement, design, and engineering costs, and all other professional and related costs required to bring the public facilities into service. For purposes of this sub-subparagraph, the term "public facilities" means facilities as defined in s. 163.3164(42) ~~s. 163.3164(41)~~, s. 163.3221(13), or s. 189.012(5), and includes facilities that are necessary to carry out governmental purposes, including, but not limited to, fire stations, general governmental office buildings, and animal shelters, regardless of whether the facilities are owned by the local taxing authority or another governmental entity.

b. A fire department vehicle, an emergency medical service vehicle, a sheriff's office vehicle, a police department vehicle, or any other vehicle, and the equipment necessary to outfit the vehicle for its official use or equipment that has a life expectancy of at least 5 years.

c. Any expenditure for the construction, lease, or maintenance of, or provision of utilities or security for, facilities, as defined in s. 29.008.

d. Any fixed capital expenditure or fixed capital outlay associated with the improvement of private facilities that have a life expectancy of 5 or more years and that the owner agrees to make available for use on a temporary basis as needed by a local government as a public emergency shelter or a staging area for emergency response equipment during an emergency officially



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declared by the state or by the local government under s.
252.38. Such improvements are limited to those necessary to
comply with current standards for public emergency evacuation
shelters. The owner must enter into a written contract with the
local government providing the improvement funding to make the
private facility available to the public for purposes of
emergency shelter at no cost to the local government for a
minimum of 10 years after completion of the improvement, with
the provision that the obligation will transfer to any
subsequent owner until the end of the minimum period.

e. Any land acquisition expenditure for a residential
housing project in which at least 30 percent of the units are
affordable to individuals or families whose total annual
household income does not exceed 120 percent of the area median
income adjusted for household size, if the land is owned by a
local government or by a special district that enters into a
written agreement with the local government to provide such
housing. The local government or special district may enter into
a ground lease with a public or private person or entity for
nominal or other consideration for the construction of the
residential housing project on land acquired pursuant to this
sub-subparagraph.

f. Instructional technology used solely in a school
district's classrooms. As used in this sub-subparagraph, the
term "instructional technology" means an interactive device that
assists a teacher in instructing a class or a group of students
and includes the necessary hardware and software to operate the
interactive device. The term also includes support systems in
which an interactive device may mount and is not required to be



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affixed to the facilities.

2. For the purposes of this paragraph, the term "energy efficiency improvement" means any energy conservation and efficiency improvement that reduces consumption through conservation or a more efficient use of electricity, natural gas, propane, or other forms of energy on the property, including, but not limited to, air sealing; installation of insulation; installation of energy-efficient heating, cooling, or ventilation systems; installation of solar panels; building modifications to increase the use of daylight or shade; replacement of windows; installation of energy controls or energy recovery systems; installation of electric vehicle charging equipment; installation of systems for natural gas fuel as defined in s. 206.9951; and installation of efficient lighting equipment.

3. Notwithstanding any other provision of this subsection, a local government infrastructure surtax imposed or extended after July 1, 1998, may allocate up to 15 percent of the surtax proceeds for deposit into a trust fund within the county's accounts created for the purpose of funding economic development projects having a general public purpose of improving local economies, including the funding of operational costs and incentives related to economic development. The ballot statement must indicate the intention to make an allocation under the authority of this subparagraph.

Section 24. This act shall take effect July 1, 2025.

===== T I T L E A M E N D M E N T =====
And the title is amended as follows:



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Delete everything before the enacting clause
and insert:

A bill to be entitled
An act relating to land use and development
regulations; amending s. 125.022, F.S.; prohibiting a
county from requiring an applicant to take certain
actions as a condition of processing a development
permit or development order; amending s. 163.3162,
F.S.; revising a statement of legislative purpose;
deleting language authorizing the owner of an
agricultural enclave to apply for a comprehensive plan
amendment; authorizing such owner instead to apply for
administrative approval of a development regardless of
future land use designations or comprehensive plan
conflicts under certain circumstances; deleting a
certain presumption of urban sprawl; requiring that an
application for administrative approval for certain
parcels include certain concepts; requiring that an
authorized development be treated as a conforming use;
requiring administrative approval of such development
within a specified timeframe if it complies with
certain requirements; prohibiting a local government
from enacting or enforcing certain regulations or
laws; providing that the production of ethanol from
certain products in a specified manner is not chemical
manufacturing or chemical refining; providing
retroactive applicability; conforming provisions to
changes made by the act; amending s. 163.3164, F.S.;
revising the definition of the terms "agricultural



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1229 enclave" and "compatibility"; defining the terms
1230 "infill residential development" and "contiguous";
1231 amending s. 163.3167, F.S.; defining the term "land
1232 development regulation"; providing retroactive
1233 applicability; amending s. 163.3177, F.S.; prohibiting
1234 a comprehensive plan from making a certain mandate;
1235 prohibiting optional elements of a local comprehensive
1236 plan from containing certain policies; requiring the
1237 use of certain consistent data, where relevant, unless
1238 an applicant can make a certain justification;
1239 amending s. 163.31801, F.S.; defining the term
1240 "extraordinary circumstance"; amending s. 163.3184,
1241 F.S.; revising the expedited state review process for
1242 the adoption of comprehensive plan amendments;
1243 requiring a supermajority vote for the adoption of
1244 certain comprehensive plans and plan amendments;
1245 authorizing owners of property subject to a
1246 comprehensive plan amendment and persons applying for
1247 comprehensive plan amendments to file civil actions
1248 for relief in certain circumstances; providing
1249 requirements for such actions; authorizing such owners
1250 and applicants to use certain dispute resolution
1251 procedures; providing applicability; amending s.
1252 163.3202, F.S.; requiring that local land development
1253 regulations establish by a specified date minimum lot
1254 sizes within certain zoning districts to accommodate
1255 the authorized maximum density; requiring that local
1256 land developments specify by a specified date a
1257 certain hearing process; providing requirements for



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1258 such hearing process; requiring the approval of infill
1259 residential development applications in certain
1260 circumstances; requiring that certain developments be
1261 treated as a conforming use; amending s. 163.3206,
1262 F.S.; revising the definition of the term "fuel
1263 terminal"; providing applicability of a prohibition on
1264 amending a comprehensive plan, a land use map, zoning
1265 districts, or land development regulations in a
1266 certain manner; amending s. 166.033, F.S.; prohibiting
1267 a municipality from requiring an applicant to take
1268 certain actions as a condition of processing a
1269 development permit or development order; amending s.
1270 171.044, F.S.; providing that an exclusive method of
1271 voluntary annexation may not affect certain powers
1272 granted to a municipality; providing legislative
1273 intent; providing retroactive applicability; providing
1274 that an exclusive method of voluntary annexation which
1275 requires certain county approval is void; amending s.
1276 171.062, F.S.; providing that a certain assumption of
1277 land use regulation of land annexed by a municipality
1278 is a power of the municipality as contemplated by the
1279 State Constitution; providing applicability; providing
1280 legislative intent; providing retroactive
1281 applicability; amending s. 177.071, F.S.; requiring an
1282 approving agency to administer plat submittals and
1283 take specified actions within a certain timeframe;
1284 authorizing an applicant to request final
1285 administrative review of a plat submittal under
1286 certain circumstances; requiring a governing body to



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1287 grant final administrative approval of a plat at its
1288 next regularly scheduled meeting; providing an
1289 exception; requiring such governing body to grant
1290 final administrative approval of a resubmitted plat at
1291 its next regularly scheduled meeting; amending s.
1292 720.301, F.S.; revising definitions; amending s.
1293 720.302, F.S.; revising applicability of the
1294 Homeowners' Association Act; amending s. 720.3086,
1295 F.S.; revising applicability of provisions requiring a
1296 certain financial report; creating part IV of ch. 720,
1297 F.S., entitled "Recreational Covenants"; creating s.
1298 720.408, F.S.; defining terms; creating s. 720.409,
1299 F.S.; providing legislative findings and intent;
1300 providing applicability; providing construction;
1301 creating s. 720.41, F.S.; providing requirements for
1302 certain recreational covenants recorded on or after a
1303 certain date; requiring that a recreational covenant
1304 recorded before a certain date be amended or
1305 supplemented to comply with specified requirements;
1306 limiting the annual increases in amenity fees and
1307 amenity expenses in certain circumstances; prohibiting
1308 a recreational covenant from requiring an association
1309 to collect amenity dues beginning on a specified date;
1310 prohibiting the termination of a recreational covenant
1311 or right of a private amenity owner to suspend certain
1312 rights from affecting an owner or a tenant of a parcel
1313 in a certain manner; creating s. 720.411, F.S.;
1314 requiring a specified disclosure summary for contracts
1315 for the sale of certain parcels beginning on a



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1316 specified date; requiring certain persons to supply
1317 the disclosure summary; requiring that certain
1318 contracts or agreements for sale incorporate the
1319 disclosure summary and include a specified statement
1320 after a specified date; authorizing a prospective
1321 purchaser to void a contract in a specified manner
1322 under certain circumstances; creating s. 720.412,
1323 F.S.; requiring a public amenity owner annually to
1324 make a certain financial report public and available
1325 for inspection in a certain manner within a certain
1326 timeframe; providing requirements for the financial
1327 report; providing applicability; amending s. 212.055,
1328 F.S.; conforming a cross-reference; providing an
1329 effective date.



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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/19/2025	.	
	.	
	.	
	.	

The Committee on Community Affairs (McClain) recommended the following:

Senate Amendment to Amendment (632862) (with directory and title amendments)

Delete lines 191 - 566
and insert:

Section 4. Paragraphs (b) and (e) of subsection (8) of section 163.3167, Florida Statutes, are amended to read:

163.3167 Scope of act.—

(8)

(b) An initiative or referendum process in regard to any



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land development regulation is prohibited. For purposes of this paragraph, the term "land development regulation" includes any code, ordinance, rule, or charter provision that regulates or otherwise affects the use of land, including, but not limited to, density regulations; municipal boundary lines, except as specified in s. 171.044; and any regulation that could otherwise be accomplished or affected through the comprehensive planning process.

(e) It is the intent of the Legislature that initiative and referendum be prohibited in regard to any development order or land development regulation. It is the intent of the Legislature that initiative and referendum be prohibited in regard to any local comprehensive plan amendment or map amendment, except as specifically and narrowly allowed by paragraph (c). Therefore, the prohibition on initiative and referendum imposed under this subsection ~~stated in paragraphs (a) and (c)~~ is remedial in nature and applies retroactively to any initiative or referendum process commenced after June 1, 2011, and any such initiative or referendum process commenced or completed thereafter is deemed null and void and of no legal force and effect.

Section 5. Paragraph (f) of subsection (1) and subsection (2) of section 163.3177, Florida Statutes, are amended to read:
163.3177 Required and optional elements of comprehensive plan; studies and surveys.—

(1) The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These



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principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

(f) All mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue.

1. Surveys, studies, and data utilized in the preparation



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of the comprehensive plan may not be deemed a part of the comprehensive plan unless adopted as a part of it. Copies of such studies, surveys, data, and supporting documents for proposed plans and plan amendments shall be made available for public inspection, and copies of such plans shall be made available to the public upon payment of reasonable charges for reproduction. Support data or summaries are not subject to the compliance review process, but the comprehensive plan must be clearly based on appropriate data. Support data or summaries may be used to aid in the determination of compliance and consistency.

2. Data must be taken from professionally accepted sources. The application of a methodology utilized in data collection or whether a particular methodology is professionally accepted may be evaluated. However, the evaluation may not include, and a comprehensive plan may not mandate, whether one accepted methodology is better than another. Original data collection by local governments is not required. However, local governments may use original data so long as methodologies are professionally accepted.

3. The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05,



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including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.

(2) Coordination of the required and optional ~~several~~ elements of the local comprehensive plan must ~~shall~~ be a major objective of the planning process. The required and optional ~~several~~ elements of the comprehensive plan must ~~shall~~ be consistent. Optional elements of the comprehensive plan may not contain policies that restrict the density or intensity established in the future land use element. Where data is relevant to required and optional ~~several~~ elements, consistent data must ~~shall~~ be used, including population estimates and projections unless alternative data can be justified by an applicant for a plan amendment through new supporting data and analysis. Each map depicting future conditions must reflect the principles, guidelines, and standards within all elements, and each such map must be contained within the comprehensive plan.

Section 6. Present paragraphs (a) and (b) of subsection (3) of section 163.31801, Florida Statutes, are redesignated as paragraphs (b) and (c), respectively, a new paragraph (a) is added to that subsection, and paragraph (g) of subsection (6) of that section is republished, to read:

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

(3) For purposes of this section, the term:

(a) "Extraordinary circumstance" means:



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1. For a county, that the permanent population estimate determined for the county by the University of Florida Bureau of Economic and Business Research is at least 1.25 times the 5-year high-series population projection for the county as published by the University of Florida Bureau of Economic and Business Research immediately before the year of the population estimate; or

2. For a municipality, that the municipality is located within a county with such a permanent population estimate and the municipality demonstrates that it has maintained a proportionate share of the county's population growth during the preceding 5-year period.

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

1. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary



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circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

Section 7. Subsection (3) and paragraph (a) of subsection (11) of section 163.3184, Florida Statutes, are amended, and subsection (14) is added to that section, to read:

163.3184 Process for adoption of comprehensive plan or plan amendment.—

(3) EXPEDITED STATE REVIEW PROCESS FOR ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS.—

(a) The process for amending a comprehensive plan described in this subsection shall apply to all amendments except as provided in paragraphs (2)(b) and (c) and shall be applicable statewide.

(b)1. If a plan amendment or amendments are adopted, the local government, after the initial public hearing held pursuant to subsection (11), must ~~shall~~ transmit, within 10 working days after the date of adoption, the amendment or amendments and appropriate supporting data and analyses to the reviewing agencies. The local governing body must ~~shall~~ also transmit a copy of the amendments and supporting data and analyses to any other local government or governmental agency that has filed a written request with the governing body.

2. The reviewing agencies and any other local government or governmental agency specified in subparagraph 1. may provide comments regarding the amendment or amendments to the local government. State agencies shall only comment on important state



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resources and facilities that will be adversely impacted by the amendment if adopted. Comments provided by state agencies shall state with specificity how the plan amendment will adversely impact an important state resource or facility and shall identify measures the local government may take to eliminate, reduce, or mitigate the adverse impacts. Such comments, if not resolved, may result in a challenge by the state land planning agency to the plan amendment. Agencies and local governments must transmit their comments to the affected local government such that they are received by the local government not later than 30 days after the date on which the agency or government received the amendment or amendments. Reviewing agencies shall also send a copy of their comments to the state land planning agency.

3. Comments to the local government from a regional planning council, county, or municipality shall be limited as follows:

a. The regional planning council review and comments shall be limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A regional planning council may not review and comment on a proposed comprehensive plan amendment prepared by such council unless the plan amendment has been changed by the local government subsequent to the preparation of the plan amendment by the regional planning council.

b. County comments shall be in the context of the relationship and effect of the proposed plan amendments on the



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county plan.

c. Municipal comments shall be in the context of the relationship and effect of the proposed plan amendments on the municipal plan.

d. Military installation comments shall be provided in accordance with s. 163.3175.

4. Comments to the local government from state agencies shall be limited to the following subjects as they relate to important state resources and facilities that will be adversely impacted by the amendment if adopted:

a. The Department of Environmental Protection shall limit its comments to the subjects of air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, and conservation easements; solid waste; water and wastewater treatment; and the Everglades ecosystem restoration.

b. The Department of State shall limit its comments to the subjects of historic and archaeological resources.

c. The Department of Transportation shall limit its comments to issues within the agency's jurisdiction as it relates to transportation resources and facilities of state importance.

d. The Fish and Wildlife Conservation Commission shall limit its comments to subjects relating to fish and wildlife habitat and listed species and their habitat.

e. The Department of Agriculture and Consumer Services shall limit its comments to the subjects of agriculture, forestry, and aquaculture issues.



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f. The Department of Education shall limit its comments to the subject of public school facilities.

g. The appropriate water management district shall limit its comments to flood protection and floodplain management, wetlands and other surface waters, and regional water supply.

h. The state land planning agency shall limit its comments to important state resources and facilities outside the jurisdiction of other commenting state agencies and may include comments on countervailing planning policies and objectives served by the plan amendment that should be balanced against potential adverse impacts to important state resources and facilities.

(c)1. The local government shall hold a second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments pursuant to subsection (11). If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, ~~and to adopt the comprehensive plan amendments,~~ the amendments are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment. The local government is in compliance if the second public hearing is held within the 180-day period after receipt of agency comments, even if the amendments are approved at a subsequent hearing. The 180-day limitation does not apply to amendments processed pursuant to s. 380.06.

2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 10 working days after the final adoption hearing to the state land planning agency and any other



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agency or local government that provided timely comments under subparagraph (b)2. If the local government fails to transmit the comprehensive plan amendments within 10 working days after the final adoption hearing, the amendments are deemed withdrawn.

3. The state land planning agency shall notify the local government of any deficiencies within 5 working days after receipt of an amendment package. For purposes of completeness, an amendment shall be deemed complete if it contains a full, executed copy of:

a. The adoption ordinance or ordinances;

b. In the case of a text amendment, the amended language in legislative format with new words inserted in the text underlined, and words deleted stricken with hyphens;

c. In the case of a future land use map amendment, the future land use map clearly depicting the parcel, its existing future land use designation, and its adopted designation; and

d. Any data and analyses the local government deems appropriate.

4. An amendment adopted under this paragraph does not become effective until 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

(11) PUBLIC HEARINGS.—

(a) The procedure for transmittal of a complete proposed comprehensive plan or plan amendment pursuant to subparagraph (3)(b)1. and paragraph (4)(b) and for adoption of a



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comprehensive plan or plan amendment pursuant to subparagraphs (3)(c)1. and (4)(e)1. must ~~shall~~ be by affirmative vote of ~~not less than~~ a majority of the members of the governing body present at the hearing. The adoption of a comprehensive plan or plan amendment must ~~shall~~ be by ordinance approved by affirmative vote of a majority of the members of the governing body present at the hearing, except that the adoption of a comprehensive plan or plan amendment must be by affirmative vote of a supermajority of the members of the governing body if it includes a future land use category amendment for a parcel or parcels of land which is less dense or intense or includes more restrictive or burdensome procedures concerning development, including, but not limited to, the review, approval, or issuance of a site plan, development permit, or development order. For the purposes of transmitting or adopting a comprehensive plan or plan amendment, the notice requirements in chapters 125 and 166 are superseded by this subsection, except as provided in this part.

(14) REVIEW OF APPLICATION.—An owner of real property subject to a comprehensive plan amendment or a person applying for a comprehensive plan amendment that is not adopted by the local government or who is not provided the opportunity for a hearing within 180 days after the filing of the application may file a civil action for declaratory, injunctive, or other relief, which must be reviewed de novo. The local government has the burden of proving by a preponderance of the evidence that the application is inconsistent with the local government's comprehensive plan and that the existing comprehensive plan is in compliance and supported by relevant and appropriate data and



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analysis. The court may not use a deferential standard for the
benefit of the local government. Before initiating such an
action, the owner or applicant may use the dispute resolution
procedures under s. 70.45. This subsection applies to
comprehensive plan amendments under review or filed on or after
July 1, 2025.

=====
D I R E C T O R Y C L A U S E A M E N D M E N T
=====

And the directory clause is amended as follows:

Delete lines 119 - 123

and insert:

Section 3. Subsections (4) and (9) of section 163.3164,
Florida Statutes, are amended, to read:

=====
T I T L E A M E N D M E N T
=====

And the title is amended as follows:

Delete lines 1229 - 1261

and insert:

enclave" and "compatibility"; amending s. 163.3167,
F.S.; defining the term "land development regulation";
providing retroactive applicability; amending s.
163.3177, F.S.; prohibiting a comprehensive plan from
making a certain mandate; prohibiting optional
elements of a local comprehensive plan from containing
certain policies; requiring the use of certain
consistent data, where relevant, unless an applicant
can make a certain justification; amending s.
163.31801, F.S.; defining the term "extraordinary
circumstance"; amending s. 163.3184, F.S.; revising



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the expedited state review process for the adoption of
comprehensive plan amendments; requiring a
supermajority vote for the adoption of certain
comprehensive plans and plan amendments; authorizing
owners of property subject to a comprehensive plan
amendment and persons applying for comprehensive plan
amendments to file civil actions for relief in certain
circumstances; providing requirements for such
actions; authorizing such owners and applicants to use
certain dispute resolution procedures; providing
applicability;

By Senator McClain

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A bill to be entitled
An act relating to land use and development
regulations; amending s. 163.3162, F.S.; revising a
statement of legislative purpose; deleting language
authorizing the owner of an agricultural enclave to
apply for a comprehensive plan amendment; authorizing
such owner to instead apply for administrative
approval of a development regardless of future land
use designations or comprehensive plan conflicts under
certain circumstances; deleting a certain presumption
of urban sprawl; requiring that an authorized
development be treated as a conforming use;
prohibiting a local government from enacting or
enforcing certain regulations or laws; requiring
administrative approval of such development if it
complies with certain requirements; conforming
provisions to changes made by the act; amending s.
163.3164, F.S.; revising the definition of the terms
"agricultural enclave" and "compatibility"; defining
the terms "infill residential development" and
"contiguous"; amending s. 163.3177, F.S.; prohibiting
a comprehensive plan from making a certain mandate;
prohibiting optional elements of a local comprehensive
plan from containing certain policies; requiring the
use of certain consistent data, where relevant, unless
an applicant can make a certain justification;
amending s. 163.31801, F.S.; defining the term
"extraordinary circumstance"; amending s. 163.3184,
F.S.; requiring a supermajority vote for the adoption

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of certain comprehensive plans and plan amendments;
authorizing owners of property subject to a
comprehensive plan amendment and persons applying for
comprehensive plan amendments to file civil actions
for relief in certain circumstances; providing
requirements for such actions; authorizing such owners
and applicants to use certain dispute resolution
procedures; amending s. 163.3202, F.S.; requiring that
local land development regulations establish by a
specified date minimum lot sizes within certain zoning
districts to accommodate the authorized maximum
density; requiring the approval of infill residential
development applications in certain circumstances;
requiring the treatment of certain developments as a
conforming use; amending s. 720.301, F.S.; revising
and providing definitions; amending s. 720.302, F.S.;
revising applicability of the Homeowners' Association
Act; amending s. 720.3086, F.S.; revising the persons
to whom and the method by which a certain financial
report must be made available; creating s. 720.319,
F.S.; specifying that certain parcels may be subject
to a recreational covenant and that certain
recreational facilities and amenities are not a part
of a common area; prohibiting the imposition or
collection of amenity dues except as provided in a
recreational covenant; providing requirements for
certain recreational covenants recorded on or after a
certain date; requiring that a recreational covenant
recorded before a certain date comply with specified

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requirements to remain valid and effective; limiting the annual increases in amenity fees and amenity expenses in certain circumstances; providing construction; prohibiting a recreational covenant from requiring an association to collect amenity dues; requiring a specified disclosure summary for contracts for the sale of certain parcels; providing construction and retroactive application; amending ss. 212.055, 336.125, 479.01, 558.002, 617.0725, 718.116, and 720.3085, F.S.; conforming cross-references; providing an effective date.

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

Section 1. Subsections (1) and (4) of section 163.3162, Florida Statutes, are amended to read:

163.3162 Agricultural lands and practices.—

(1) LEGISLATIVE FINDINGS AND PURPOSE.—The Legislature finds that agricultural production is a major contributor to the economy of the state; that agricultural lands constitute unique and irreplaceable resources of statewide importance; that the continuation of agricultural activities preserves the landscape and environmental resources of the state, contributes to the increase of tourism, and furthers the economic self-sufficiency of the people of the state; and that the encouragement, development, and improvement of agriculture will result in a general benefit to the health, safety, and welfare of the people of the state. It is the purpose of this act to protect reasonable agricultural activities conducted on farm lands from

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88 duplicative regulation and to protect the property rights of
89 agricultural land owners.

90 (4) ADMINISTRATIVE APPROVAL ~~AMENDMENT TO LOCAL GOVERNMENT~~
91 ~~COMPREHENSIVE PLAN.~~—The owner of a ~~parcel of~~ land defined as an
92 agricultural enclave under s. 163.3164 may apply for
93 administrative approval of development regardless of the future
94 land use map designation of the parcel or any conflicting
95 comprehensive plan goals, objectives, or policies if the owner's
96 request an amendment to the local government comprehensive plan
97 ~~pursuant to s. 163.3184. Such amendment is presumed not to be~~
98 ~~urban sprawl as defined in s. 163.3164 if it~~ includes land uses
99 and densities and intensities of use that are consistent with
100 the approved uses and densities and intensities of use of the
101 industrial, commercial, or residential areas that surround the
102 parcel. ~~This presumption may be rebutted by clear and convincing~~
103 ~~evidence.~~ Each application for administrative approval a
104 ~~comprehensive plan amendment~~ under this subsection for a parcel
105 larger than 640 acres must include appropriate new urbanism
106 concepts such as clustering, mixed-use development, the creation
107 of rural village and city centers, and the transfer of
108 development rights in order to discourage urban sprawl while
109 protecting landowner rights. A development authorized under this
110 subsection must be treated as a conforming use, notwithstanding
111 the local government's comprehensive plan, future land use
112 designation, or zoning.

113 (a) A proposed development authorized under this subsection
114 must be administratively approved, and no further action by the
115 governing body of the local government is required. ~~The local~~
116 government may not enact or enforce any regulation or law for an

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117 agricultural enclave that is more burdensome than for other
118 types of applications for comparable densities or intensities of
119 use. Notwithstanding the future land use designation of the
120 agricultural enclave or whether it is included in an urban
121 service district, a local government must approve the
122 application if it otherwise complies with this subsection and
123 proposes only single-family residential, community gathering,
124 and recreational uses at a density that does not exceed the
125 average density allowed by a future land use designation on any
126 adjacent parcel that allows a density of at least one dwelling
127 unit per acre. A local government must treat an agricultural
128 enclave that is adjacent to an urban service district as if it
129 were within the urban service district and the owner of a parcel
130 of land that is the subject of an application for an amendment
131 shall have 180 days following the date that the local government
132 receives a complete application to negotiate in good faith to
133 reach consensus on the land uses and intensities of use that are
134 consistent with the uses and intensities of use of the
135 industrial, commercial, or residential areas that surround the
136 parcel. Within 30 days after the local government's receipt of
137 such an application, the local government and owner must agree
138 in writing to a schedule for information submittal, public
139 hearings, negotiations, and final action on the amendment, which
140 schedule may thereafter be altered only with the written consent
141 of the local government and the owner. Compliance with the
142 schedule in the written agreement constitutes good faith
143 negotiations for purposes of paragraph (c).

144 (b) ~~Upon conclusion of good faith negotiations under~~
145 ~~paragraph (a), regardless of whether the local government and~~

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~~owner reach consensus on the land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel, the amendment must be transmitted to the state land planning agency for review pursuant to s. 163.3184. If the local government fails to transmit the amendment within 180 days after receipt of a complete application, the amendment must be immediately transferred to the state land planning agency for such review. A plan amendment transmitted to the state land planning agency submitted under this subsection is presumed not to be urban sprawl as defined in s. 163.3164. This presumption may be rebutted by clear and convincing evidence.~~

~~(c) If the owner fails to negotiate in good faith, a plan amendment submitted under this subsection is not entitled to the rebuttable presumption under this subsection in the negotiation and amendment process.~~

~~(d)~~ Nothing within this subsection relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of the following areas:

1. The Wekiva Study Area, as described in s. 369.316; or
2. The Everglades Protection Area, as defined in s.

373.4592(2).

Section 2. Present subsections (22) through (54) of section 163.3164, Florida Statutes, are redesignated as subsections (23) through (55), respectively, a new subsection (22) is added to that section, and subsections (4) and (9) of that section are amended, to read:

163.3164 Community Planning Act; definitions.—As used in

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175 this act:

176 (4) "Agricultural enclave" means an unincorporated,
177 undeveloped parcel or parcels that:

178 (a) Are ~~is~~ owned by a single person or entity;

179 (b) Have ~~has~~ been in continuous use for bona fide
180 agricultural purposes, as defined by s. 193.461, for a period of
181 5 years before ~~prior to~~ the date of any comprehensive plan
182 amendment application;

183 (c) 1. Are ~~is~~ surrounded on at least 75 percent of their ~~its~~
184 perimeter by:

185 a.1. A parcel or parcels ~~Property~~ that have ~~has~~ existing
186 industrial, commercial, or residential development; or

187 b.2. A parcel or parcels ~~Property~~ that the local government
188 has designated, in the local government's comprehensive plan,
189 zoning map, and future land use map, as land that is to be
190 developed for industrial, commercial, or residential purposes,
191 and at least 75 percent of such parcel or parcels ~~are property~~
192 ~~is~~ existing industrial, commercial, or residential development;
193 or

194 2. Do not exceed 640 acres and are surrounded on at least
195 50 percent of their perimeter by a parcel or parcels that the
196 local government has designated in the local government's
197 comprehensive plan and future land use map as land that is to be
198 developed for industrial, commercial, or residential purposes;
199 and the parcel or parcels are surrounded on at least 50 percent
200 of their perimeter by a parcel or parcels within an urban
201 service district, area, or line;

202 (d) Have ~~Has~~ public services, including water, wastewater,
203 transportation, schools, and recreation facilities, available or

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such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternative provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180; and

(e) Do ~~Does~~ not exceed 1,280 acres; however, if the parcel or parcels are ~~property is~~ surrounded by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, then the area shall be determined to be urban and the parcel or parcels may not exceed 4,480 acres.

Where a right-of-way or canal exists along the perimeter of a parcel, the perimeter calculations of the agricultural enclave must be based on the parcel or parcels across the right-of-way or canal.

(9) "Compatibility" means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. All residential land use categories, residential zoning categories, and housing types are compatible with each other.

(22) "Infill residential development" means the development of one or more parcels that are no more than 100 acres in size within a future land use category that allows a residential use and any zoning district that allows a residential use and which parcels are contiguous with residential development on at least 50 percent of the parcels' boundaries. For purposes of this

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subsection, the term "contiguous" means touching, bordering, or adjoining along a boundary and includes properties that would be contiguous if not separated by a roadway, railroad, canal, or other public easement.

Section 3. Paragraph (f) of subsection (1) and subsection (2) of section 163.3177, Florida Statutes, are amended to read:

163.3177 Required and optional elements of comprehensive plan; studies and surveys.—

(1) The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and

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development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

(f) All mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue.

1. Surveys, studies, and data utilized in the preparation of the comprehensive plan may not be deemed a part of the comprehensive plan unless adopted as a part of it. Copies of such studies, surveys, data, and supporting documents for proposed plans and plan amendments shall be made available for public inspection, and copies of such plans shall be made available to the public upon payment of reasonable charges for reproduction. Support data or summaries are not subject to the compliance review process, but the comprehensive plan must be clearly based on appropriate data. Support data or summaries may be used to aid in the determination of compliance and consistency.

2. Data must be taken from professionally accepted sources. The application of a methodology utilized in data collection or whether a particular methodology is professionally accepted may be evaluated. However, the evaluation may not include, and a comprehensive plan may not mandate, whether one accepted

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methodology is better than another. Original data collection by local governments is not required. However, local governments may use original data so long as methodologies are professionally accepted.

3. The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.

(2) Coordination of the required and optional ~~several~~ elements of the local comprehensive plan must ~~shall~~ be a major objective of the planning process. The required and optional ~~several~~ elements of the comprehensive plan must ~~shall~~ be consistent. Optional elements of the comprehensive plan may not contain policies that restrict the density or intensity established in the future land use element. Where data is relevant to required and optional ~~several~~ elements, consistent data must ~~shall~~ be used, including population estimates and projections unless alternative data can be justified by an

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applicant for a plan amendment through new supporting data and analysis. Each map depicting future conditions must reflect the principles, guidelines, and standards within all elements, and each such map must be contained within the comprehensive plan.

Section 4. Present paragraphs (a) and (b) of subsection (3) of section 163.31801, Florida Statutes, are redesignated as paragraphs (b) and (c), respectively, a new paragraph (a) is added to that subsection, and paragraph (g) of subsection (6) of that section is republished, to read:

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

(3) For purposes of this section, the term:

(a) "Extraordinary circumstance" means an event that is outside of the control of a local government, school district, or special district and that prevents the local government, school district, or special district from fulfilling the objectives intended to be funded by an impact fee. The term includes, but is not limited to, a natural disaster or other major disruption to the security or health of the community or geographic area served by the local government, school district, or special district or a significant economic deterioration in the community or geographic area served by the local government, school district, or special district which directly and adversely affects the local government, school district, or special district. A funding deficiency that is not caused by such an event is not an extraordinary circumstance.

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

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(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

1. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

Section 5. Paragraph (a) of subsection (11) of section 163.3184, Florida Statutes, is amended, and subsection (14) is added to that section, to read:

163.3184 Process for adoption of comprehensive plan or plan amendment.—

(11) PUBLIC HEARINGS.—

(a) The procedure for transmittal of a complete proposed comprehensive plan or plan amendment pursuant to subparagraph (3)(b)1. and paragraph (4)(b) and for adoption of a comprehensive plan or plan amendment pursuant to subparagraphs

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378 (3)(c)1. and (4)(e)1. shall be by affirmative vote of ~~not less~~
379 ~~than~~ a majority of the members of the governing body present at
380 the hearing. The adoption of a comprehensive plan or plan
381 amendment shall be by ordinance approved by affirmative vote of
382 a majority of the members of the governing body present at the
383 hearing, except that the adoption of a comprehensive plan or
384 plan amendment that contains more restrictive or burdensome
385 procedures concerning development, including, but not limited
386 to, the review, approval, or issuance of a site plan,
387 development permit, or development order, must be by affirmative
388 vote of a supermajority of the members of the governing body.
389 For the purposes of transmitting or adopting a comprehensive
390 plan or plan amendment, the notice requirements in chapters 125
391 and 166 are superseded by this subsection, except as provided in
392 this part.

393 (14) REVIEW OF APPLICATION.—An owner of real property
394 subject to a comprehensive plan amendment, or a person applying
395 for a comprehensive plan amendment that is not adopted by the
396 local government and who is not provided the opportunity for a
397 hearing within 180 days after the filing of the application, may
398 file a civil action for declaratory, injunctive, or other
399 relief, which must be reviewed de novo. The local government has
400 the burden of proving by a preponderance of the evidence that
401 the application is inconsistent with the local government's
402 comprehensive plan. The court may not use a deferential standard
403 for the benefit of the local government. The court shall
404 independently determine whether the local government's existing
405 comprehensive plan is in compliance. Before initiating such an
406 action, the owner or applicant may use the dispute resolution

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procedures under s. 70.51.

Section 6. Present paragraphs (b) through (j) of subsection (2) of section 163.3202, Florida Statutes, are redesignated as paragraphs (c) through (k), respectively, a new paragraph (b) is added to that subsection, and subsection (8) is added to that section, to read:

163.3202 Land development regulations.—

(2) Local land development regulations shall contain specific and detailed provisions necessary or desirable to implement the adopted comprehensive plan and shall at a minimum:

(b) By January 1, 2026, establish minimum lot sizes within single-family, two-family, and fee simple, single-family townhouse zoning districts, including planned unit development and site plan controlled zoning districts allowing these uses, to accommodate and achieve the maximum density authorized in the comprehensive plan, net of the land area required to be set aside for subdivision roads, sidewalks, stormwater ponds, open space, and landscape buffers and any other land area required to be set aside pursuant to mandatory land development regulations which could otherwise be used for the development of single-family homes, two-family homes, and fee simple, single-family townhouses.

(8) Notwithstanding any ordinance to the contrary, an application for an infill residential development must be administratively approved without requiring a comprehensive plan amendment, rezoning, variance, or any other public hearing by any board or reviewing body if the proposed infill residential development is consistent with current development standards and the density of the proposed infill residential development is

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the same as the average density of contiguous properties. A development authorized under this subsection must be treated as a conforming use, notwithstanding the local government's comprehensive plan, future land use designation, or zoning.

Section 7. Present subsections (1) through (12) and (13) of section 720.301, Florida Statutes, are redesignated as subsections (4) through (15) and (17), respectively, new subsections (1), (2), and (3) and subsection (16) are added to that section, and present subsections (1), (8), and (10) of that section are amended, to read:

720.301 Definitions.—As used in this chapter, the term:

(1) "Amenity dues" means amenity expenses and amenity fees, if any, in any combination, charged in accordance with a recreational covenant. The term does not include the expenses of a homeowners' association.

(2) "Amenity expenses" means the costs of owning, operating, managing, maintaining, and insuring privately owned commercial recreational facilities or amenities made available to parcel owners pursuant to a recreational covenant, whether directly or indirectly. The term includes, but is not limited to, maintenance, cleaning fees, trash collection, utility charges, cable service charges, legal fees, management fees, reserves, repairs, replacements, refurbishments, payroll and payroll costs, insurance, working capital, and ad valorem or other taxes, costs, expenses, levies, and charges of any nature which may be levied or imposed against, or in connection with, the commercial recreational facilities or amenities made available to parcel owners pursuant to a recreational covenant. The term does not include income taxes or the initial cost of

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465 construction of recreational facilities or amenities.

466 (3) "Amenity fee" means any amounts, other than amenity
467 expenses, due in accordance with a recreational covenant which
468 are levied against parcel owners for recreational memberships or
469 use. An amenity fee may be composed in part of profit or other
470 components to be paid to a private third-party commercial
471 recreational facility or amenity owner, which may be the
472 developer, as provided in a recreational covenant. The term does
473 not include the expenses of a homeowners' association.

474 (4)(1) "Assessment" or "amenity fee" means a sum or sums of
475 money payable to the association, to the developer or other
476 owner of common areas, or to recreational facilities and other
477 properties serving the parcels by the owners of one or more
478 parcels as authorized in the governing documents, which if not
479 paid by the owner of a parcel, can result in a lien against the
480 parcel by the association. The term does not include amenity
481 dues, amenity expenses, or amenity fees.

482 (11)(8) "Governing documents" means:

483 (a) the recorded declaration of covenants for a community
484 and all duly adopted and recorded amendments, supplements, and
485 recorded exhibits thereto; and

486 (b) the articles of incorporation and bylaws of the
487 homeowners' association and any duly adopted amendments thereto.
488 The term does not include recreational covenants respecting
489 commercial recreational facilities or amenities, regardless of
490 whether such recreational covenants are attached as exhibits to
491 a declaration of covenants for a community.

492 (13)(10) "Member" means a member of an association, and may
493 include, but is not limited to, a parcel owner or an association

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representing parcel owners or a combination thereof, and includes any person or entity obligated by the governing documents to pay an assessment to the association ~~or amenity~~ fee.

(16) "Recreational covenant" means a recorded covenant, separate and distinct from a declaration of covenants, which provides the nature and requirements of a membership in or the use or purchase of privately owned commercial recreational facilities or amenities for parcel owners in one or more communities or community development districts and which:

(a) Is recorded in the public records of the county in which the recreational facility or amenity or a property encumbered thereby is located;

(b) Contains information regarding the amenity dues that may be imposed on members and other persons permitted to use the recreational facility or amenity and remedies that the recreational facility or amenity owner or other third party may have upon nonpayment of such amenity fees; and

(c) Requires mandatory membership or mandatory payment of amenity dues by some or all of the parcel owners in a community.

Section 8. Subsection (3) of section 720.302, Florida Statutes, is amended, and subsection (6) is added to that section, to read:

720.302 Purposes, scope, and application.—

(3) This chapter does not apply to:

(a) A community that is composed of property primarily intended for commercial, industrial, or other nonresidential use; or

(b) The commercial or industrial parcels, including amenity

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or recreational properties governed by a recreational covenant,
in a community that contains both residential parcels and
parcels intended for commercial or industrial use.

(6) This chapter does not apply to recreational covenants
or recreational facilities or amenities governed by a
recreational covenant except as provided in ss. 720.3086 and
720.319.

Section 9. Section 720.3086, Florida Statutes, is amended
to read:

720.3086 Financial report.—In a residential subdivision in
which the owners of lots or parcels must pay ~~mandatory~~
~~maintenance or amenity dues fees~~ to the subdivision developer or
to the owners of the ~~common areas~~, recreational facilities and
amenities, and other properties serving the lots or parcels, the
developer or owner of such ~~areas~~, facilities or amenities, or
properties shall make public, within 60 days following the end
of each fiscal year, a complete financial report of the actual,
total receipts of ~~mandatory maintenance or amenity dues fees~~
received by it, and an itemized listing of the expenditures made
for the operational costs, expenses, or other amounts expended
for the operation of such facilities or amenities or properties
by it ~~from such fees~~, for that year. Such report shall be made
public by mailing it to each ~~lot or~~ parcel owner in the
subdivision who is subject to the payment of such amenity dues,
by publishing a notice of availability for inspection ~~it~~ in a
publication regularly distributed within the subdivision, or by
posting a notice of availability for inspection ~~it~~ in a
prominent location ~~locations~~ in the subdivision and in each such
facility or amenity or property. The report must also be made

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552 available to a parcel owner within the subdivision who makes a
553 written request to inspect the report. This section does not
554 apply to assessments or other amounts paid to homeowner
555 associations pursuant to chapter 617, chapter 718, chapter 719,
556 chapter 721, or chapter 723, or to amounts paid to local
557 governmental entities, including special districts.

558 Section 10. Section 720.319, Florida Statutes, is created
559 to read:

560 720.319 Parcels subject to a recreational covenant.-

561 (1) A parcel within a community may be subject to a
562 recreational covenant. Recreational facilities and amenities
563 governed by a recreational covenant are not a part of a common
564 area.

565 (2) Amenity dues may only be imposed and collected as
566 provided in a recreational covenant.

567 (3) A recreational covenant recorded on or after July 1,
568 2025, which creates mandatory membership in a club or imposes
569 mandatory amenity dues on parcel owners must specify all of the
570 following:

571 (a) The parcels within the community which are or will be
572 subject to mandatory membership in a club or to the imposition
573 of mandatory amenity dues.

574 (b) The person responsible for owning, maintaining, and
575 operating the recreational facility or amenity governed by the
576 recreational covenant, which may be the developer.

577 (c) The manner in which amenity dues are apportioned and
578 collected from each encumbered parcel owner, and the person
579 authorized to collect such dues. The recreational covenant must
580 specify the components that comprise the amenity dues, which may

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include any combination of the amenity expenses or amenity fees.

(d) The amount of any amenity fees included in the amenity dues. If the amount of such amenity fees is not specified, the recreational covenant must specify the manner in which such fees are calculated.

(e) The manner in which amenity fees may be increased, which increase may occur periodically by a fixed percentage, a fixed dollar amount, or in accordance with increases in the consumer price index.

(f) The collection rights and remedies that are available for enforcing payment of amenity dues.

(g) A statement of whether collection rights to enforce payment of amenity dues are subordinate to an association's right to collect assessments.

(h) A statement of whether the recreational facility or amenity is open to the public or may be used by persons who are not members or parcel owners within the community.

(4) (a) A recreational covenant recorded before July 1, 2025, must comply with the requirements of paragraphs (3) (a)-(d) by July 1, 2026, to remain valid and effective after that date.

(b) If a recreational covenant recorded before July 1, 2025, does not specify the manner in which amenity fees may be increased as required by paragraph (3) (e), the increase in such amenity fees is limited to a maximum annual increase in an amount equal to the annual increase in the Consumer Price Index for All Urban Consumers, U.S. City Average, All Items.

(5) A recreational covenant that does not specify the amount by which amenity expenses may be increased is limited to a maximum annual increase of 25 percent of the amenity expenses

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610 from the preceding fiscal year. This limitation does not
611 prohibit an increase in amenity expenses resulting from a
612 natural disaster, an act of God, an increase in insurance costs,
613 an increase in utility rates, an increase in supply costs, an
614 increase in labor rates, or any other circumstance outside of
615 the reasonable control of the owner or other person responsible
616 for maintaining or operating the recreational facility or
617 amenity governed by the recreational covenant.

618 (6) A recreational covenant may not require an association
619 to collect amenity dues on behalf of a private third-party
620 commercial recreational facility or amenity owner. The private
621 third-party commercial recreational facility or amenity owner is
622 solely responsible for the collection of such dues.

623 (7) Beginning July 1, 2025, each contract for the sale of a
624 parcel by a developer or builder to a third party which is
625 governed by an association but is also subject to a recreational
626 covenant must contain in conspicuous type a clause that
627 substantially states:

628
629 DISCLOSURE SUMMARY

630
631 YOUR LOT, DWELLING, AND/OR PARCEL IS SUBJECT TO A
632 RECREATIONAL COVENANT. AS A PURCHASER OF PROPERTY
633 SUBJECT TO THE RECREATIONAL COVENANT, YOU WILL BE
634 OBLIGATED TO PAY AMENITY DUES TO A PRIVATE THIRD-PARTY
635 COMMERCIAL RECREATIONAL FACILITY OR AMENITY OWNER.

636
637 BUYER ACKNOWLEDGES ALL OF THE FOLLOWING:
638

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639 (1) THE RECREATIONAL FACILITY OR AMENITY GOVERNED BY
640 THE RECREATIONAL COVENANT IS NOT A COMMON AREA OF THE
641 HOMEOWNERS' ASSOCIATION AND IS NOT OWNED OR CONTROLLED
642 BY THE HOMEOWNERS' ASSOCIATION. THE RECREATIONAL
643 COVENANT IS NOT A GOVERNING DOCUMENT OF THE
644 ASSOCIATION.

645
646 (2) CHARGES FOR AMENITY DUES WILL BE GOVERNED BY THE
647 RECREATIONAL COVENANT. THE RECREATIONAL COVENANT
648 CONTAINS IMPORTANT PROVISIONS AND RIGHTS AND IS OR
649 WILL BE AVAILABLE IN THE PUBLIC RECORDS OF THE COUNTY.

650
651 (3) THE PARTY THAT CONTROLS THE MAINTENANCE AND
652 OPERATION OF THE RECREATIONAL FACILITY OR AMENITY
653 DETERMINES THE BUDGET FOR THE OPERATION AND
654 MAINTENANCE OF SUCH RECREATIONAL FACILITY OR AMENITY.
655 HOWEVER, THE PARCEL OWNERS SUBJECT TO THE RECREATIONAL
656 COVENANT ARE STILL RESPONSIBLE FOR AMENITY DUES.

657
658 (4) AMENITY DUES MAY BE SUBJECT TO PERIODIC CHANGE.
659 AMENITY DUES ARE IN ADDITION TO, AND SEPARATE AND
660 DISTINCT FROM, ASSESSMENTS LEVIED BY THE HOMEOWNERS'
661 ASSOCIATION.

662
663 (5) FAILURE TO PAY AMENITY DUES OR OTHER CHARGES
664 IMPOSED BY A PRIVATE THIRD-PARTY COMMERCIAL
665 RECREATIONAL FACILITY OR AMENITY OWNER MAY RESULT IN A
666 LIEN ON YOUR PROPERTY.
667

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668 (6) THIRD PARTIES WHO ARE NOT MEMBERS OF THE
669 HOMEOWNERS' ASSOCIATION MAY HAVE THE RIGHT TO ACCESS
670 AND USE THE RECREATIONAL FACILITY OR AMENITY, AS
671 DETERMINED BY THE ENTITY THAT CONTROLS SUCH
672 PROPERTIES.

673
674 (7) MANDATORY MEMBERSHIP REQUIREMENTS OR OTHER
675 OBLIGATIONS TO PAY AMENITY DUES CAN BE FOUND IN THE
676 RECREATIONAL COVENANT OR OTHER RECORDED INSTRUMENT.

677
678 (8) THE PRIVATE THIRD-PARTY COMMERCIAL RECREATIONAL
679 FACILITY OR AMENITY OWNER MAY HAVE THE RIGHT TO AMEND
680 THE RECREATIONAL COVENANT WITHOUT THE APPROVAL OF
681 MEMBERS OR PARCEL OWNERS, SUBJECT TO THE TERMS OF THE
682 RECREATIONAL COVENANT AND SECTION 720.319, FLORIDA
683 STATUTES.

684
685 (9) THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM
686 ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE
687 PURCHASER, YOU SHOULD REFER TO THE RECREATIONAL
688 COVENANTS BEFORE PURCHASE. THE RECREATIONAL COVENANT
689 IS EITHER A MATTER OF PUBLIC RECORD AND CAN BE
690 OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE
691 THE PROPERTY IS LOCATED OR IS NOT RECORDED AND CAN BE
692 OBTAINED FROM THE DEVELOPER.

693
694 (8) This section may not be construed to impair the
695 validity or effectiveness of a recreational covenant recorded
696 before July 1, 2025, except as provided in paragraph (4) (a).

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Section 11. The amendments made to ss. 720.301 and 720.302, Florida Statutes, and s. 720.319(1), Florida Statutes, as created by this act, are intended to clarify existing law and shall apply retroactively, but do not revive or reinstate any right or interest that has been fully and finally adjudicated as invalid before July 1, 2025.

Section 12. Paragraph (d) of subsection (2) of section 212.055, Florida Statutes, is amended to read:

212.055 Discretionary sales surtaxes; legislative intent; authorization and use of proceeds.—It is the legislative intent that any authorization for imposition of a discretionary sales surtax shall be published in the Florida Statutes as a subsection of this section, irrespective of the duration of the levy. Each enactment shall specify the types of counties authorized to levy; the rate or rates which may be imposed; the maximum length of time the surtax may be imposed, if any; the procedure which must be followed to secure voter approval, if required; the purpose for which the proceeds may be expended; and such other requirements as the Legislature may provide. Taxable transactions and administrative procedures shall be as provided in s. 212.054.

(2) LOCAL GOVERNMENT INFRASTRUCTURE SURTAX.—

(d) The proceeds of the surtax authorized by this subsection and any accrued interest shall be expended by the school district, within the county and municipalities within the county, or, in the case of a negotiated joint county agreement, within another county, to finance, plan, and construct infrastructure; to acquire any interest in land for public recreation, conservation, or protection of natural resources or

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to prevent or satisfy private property rights claims resulting from limitations imposed by the designation of an area of critical state concern; to provide loans, grants, or rebates to residential or commercial property owners who make energy efficiency improvements to their residential or commercial property, if a local government ordinance authorizing such use is approved by referendum; or to finance the closure of county-owned or municipally owned solid waste landfills that have been closed or are required to be closed by order of the Department of Environmental Protection. Any use of the proceeds or interest for purposes of landfill closure before July 1, 1993, is ratified. The proceeds and any interest may not be used for the operational expenses of infrastructure, except that a county that has a population of fewer than 75,000 and that is required to close a landfill may use the proceeds or interest for long-term maintenance costs associated with landfill closure. Counties, as defined in s. 125.011, and charter counties may, in addition, use the proceeds or interest to retire or service indebtedness incurred for bonds issued before July 1, 1987, for infrastructure purposes, and for bonds subsequently issued to refund such bonds. Any use of the proceeds or interest for purposes of retiring or servicing indebtedness incurred for refunding bonds before July 1, 1999, is ratified.

1. For the purposes of this paragraph, the term "infrastructure" means:

a. Any fixed capital expenditure or fixed capital outlay associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of 5 or more years, any related land acquisition, land improvement, design,

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and engineering costs, and all other professional and related costs required to bring the public facilities into service. For purposes of this sub-subparagraph, the term "public facilities" means facilities as defined in s. 163.3164(42) ~~s. 163.3164(41)~~, s. 163.3221(13), or s. 189.012(5), and includes facilities that are necessary to carry out governmental purposes, including, but not limited to, fire stations, general governmental office buildings, and animal shelters, regardless of whether the facilities are owned by the local taxing authority or another governmental entity.

b. A fire department vehicle, an emergency medical service vehicle, a sheriff's office vehicle, a police department vehicle, or any other vehicle, and the equipment necessary to outfit the vehicle for its official use or equipment that has a life expectancy of at least 5 years.

c. Any expenditure for the construction, lease, or maintenance of, or provision of utilities or security for, facilities, as defined in s. 29.008.

d. Any fixed capital expenditure or fixed capital outlay associated with the improvement of private facilities that have a life expectancy of 5 or more years and that the owner agrees to make available for use on a temporary basis as needed by a local government as a public emergency shelter or a staging area for emergency response equipment during an emergency officially declared by the state or by the local government under s. 252.38. Such improvements are limited to those necessary to comply with current standards for public emergency evacuation shelters. The owner must enter into a written contract with the local government providing the improvement funding to make the

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private facility available to the public for purposes of emergency shelter at no cost to the local government for a minimum of 10 years after completion of the improvement, with the provision that the obligation will transfer to any subsequent owner until the end of the minimum period.

e. Any land acquisition expenditure for a residential housing project in which at least 30 percent of the units are affordable to individuals or families whose total annual household income does not exceed 120 percent of the area median income adjusted for household size, if the land is owned by a local government or by a special district that enters into a written agreement with the local government to provide such housing. The local government or special district may enter into a ground lease with a public or private person or entity for nominal or other consideration for the construction of the residential housing project on land acquired pursuant to this sub-subparagraph.

f. Instructional technology used solely in a school district's classrooms. As used in this sub-subparagraph, the term "instructional technology" means an interactive device that assists a teacher in instructing a class or a group of students and includes the necessary hardware and software to operate the interactive device. The term also includes support systems in which an interactive device may mount and is not required to be affixed to the facilities.

2. For the purposes of this paragraph, the term "energy efficiency improvement" means any energy conservation and efficiency improvement that reduces consumption through conservation or a more efficient use of electricity, natural

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gas, propane, or other forms of energy on the property, including, but not limited to, air sealing; installation of insulation; installation of energy-efficient heating, cooling, or ventilation systems; installation of solar panels; building modifications to increase the use of daylight or shade; replacement of windows; installation of energy controls or energy recovery systems; installation of electric vehicle charging equipment; installation of systems for natural gas fuel as defined in s. 206.9951; and installation of efficient lighting equipment.

3. Notwithstanding any other provision of this subsection, a local government infrastructure surtax imposed or extended after July 1, 1998, may allocate up to 15 percent of the surtax proceeds for deposit into a trust fund within the county's accounts created for the purpose of funding economic development projects having a general public purpose of improving local economies, including the funding of operational costs and incentives related to economic development. The ballot statement must indicate the intention to make an allocation under the authority of this subparagraph.

Section 13. Paragraph (a) of subsection (1) of section 336.125, Florida Statutes, is amended to read:

336.125 Closing and abandonment of roads; optional conveyance to homeowners' association; traffic control jurisdiction.—

(1)(a) In addition to the authority provided in s. 336.12, the governing body of the county may abandon the roads and rights-of-way dedicated in a recorded residential subdivision plat and simultaneously convey the county's interest in such

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roads, rights-of-way, and appurtenant drainage facilities to a homeowners' association for the subdivision, if the following conditions have been met:

1. The homeowners' association has requested the abandonment and conveyance in writing for the purpose of converting the subdivision to a gated neighborhood with restricted public access.

2. No fewer than four-fifths of the owners of record of property located in the subdivision have consented in writing to the abandonment and simultaneous conveyance to the homeowners' association.

3. The homeowners' association is both a corporation not for profit organized and in good standing under chapter 617, and a "homeowners' association" as defined in s. 720.301 ~~s.~~ ~~720.301(9)~~ with the power to levy and collect assessments for routine and periodic major maintenance and operation of street lighting, drainage, sidewalks, and pavement in the subdivision.

4. The homeowners' association has entered into and executed such agreements, covenants, warranties, and other instruments; has provided, or has provided assurance of, such funds, reserve funds, and funding sources; and has satisfied such other requirements and conditions as may be established or imposed by the county with respect to the ongoing operation, maintenance, and repair and the periodic reconstruction or replacement of the roads, drainage, street lighting, and sidewalks in the subdivision after the abandonment by the county.

Section 14. Subsection (29) of section 479.01, Florida Statutes, is amended to read:

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479.01 Definitions.—As used in this chapter, the term:

(29) "Zoning category" means the designation under the land development regulations or other similar ordinance enacted to regulate the use of land as provided in s. 163.3202(2)(c) ~~s. 163.3202(2)(b)~~, which designation sets forth the allowable uses, restrictions, and limitations on use applicable to properties within the category.

Section 15. Subsection (2) of section 558.002, Florida Statutes, is amended to read:

558.002 Definitions.—As used in this chapter, the term:

(2) "Association" has the same meaning as in s. 718.103, s. 719.103(2), s. 720.301(12) ~~s. 720.301(9)~~, or s. 723.075.

Section 16. Section 617.0725, Florida Statutes, is amended to read:

617.0725 Quorum.—An amendment to the articles of incorporation or the bylaws which adds, changes, or deletes a greater or lesser quorum or voting requirement must meet the same quorum or voting requirement and be adopted by the same vote and voting groups required to take action under the quorum and voting requirements then in effect or proposed to be adopted, whichever is greater. This section does not apply to any corporation that is an association, as defined in s. 720.301(12) ~~s. 720.301(9)~~, or any corporation regulated under chapter 718 or chapter 719.

Section 17. Paragraph (b) of subsection (1) of section 718.116, Florida Statutes, is amended to read:

718.116 Assessments; liability; lien and priority; interest; collection.—

(1)

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(b)1. The liability of a first mortgagee or its successor or assignees who acquire title to a unit by foreclosure or by deed in lieu of foreclosure for the unpaid assessments that became due before the mortgagee's acquisition of title is limited to the lesser of:

a. The unit's unpaid common expenses and regular periodic assessments which accrued or came due during the 12 months immediately preceding the acquisition of title and for which payment in full has not been received by the association; or

b. One percent of the original mortgage debt. The provisions of this paragraph apply only if the first mortgagee joined the association as a defendant in the foreclosure action. Joinder of the association is not required if, on the date the complaint is filed, the association was dissolved or did not maintain an office or agent for service of process at a location which was known to or reasonably discoverable by the mortgagee.

2. An association, or its successor or assignee, that acquires title to a unit through the foreclosure of its lien for assessments is not liable for any unpaid assessments, late fees, interest, or reasonable attorney's fees and costs that came due before the association's acquisition of title in favor of any other association, as defined in s. 718.103 or s. 720.301(12) ~~s. 720.301(9)~~, which holds a superior lien interest on the unit. This subparagraph is intended to clarify existing law.

Section 18. Paragraph (d) of subsection (2) of section 720.3085, Florida Statutes, is amended to read:

720.3085 Payment for assessments; lien claims.—

(2)

(d) An association, or its successor or assignee, that

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acquires title to a parcel through the foreclosure of its lien for assessments is not liable for any unpaid assessments, late fees, interest, or reasonable attorney's fees and costs that came due before the association's acquisition of title in favor of any other association, as defined in s. 718.103 or s. 720.301(12) ~~s. 720.301(9)~~, which holds a superior lien interest on the parcel. This paragraph is intended to clarify existing law.

Section 19. This act shall take effect July 1, 2025.

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

03/17/25

Meeting Date

Community Affairs

Committee

SB 1118

Bill Number or Topic

205334

Amendment Barcode (if applicable)

Name

Matthew Grocholske

Phone

Address

1707 Lee Rd

Email

Street

Winter Park

City

State

Zip

Speaking:

☐

For

☒

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

Orange County Soil and Water DS Supervisor

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flisenote.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
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3/17/25

Meeting Date

Community Affairs

Committee

SB 1128

Bill Number or Topic

632862

Amendment Barcode (if applicable)

Name

Matthew Grocholski

Phone

Address

2702 Lee Rd

Email

Street

Winter Park

State

FL

32789

Zip

Speaking:

☐ For



Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

Orange County Soil and Water Superfund DS

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

3/17/25

Meeting Date

CA

Committee

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
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1118

Bill Number or Topic

632862

Amendment Barcode (if applicable)

Name

Jared Willis

Phone

Address

215 S. Monroe St., Ste. 510

Street

Email

jared@themayernickgroup.com

32301

City

State

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☒

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☒

I am a registered lobbyist,
representing:

McKinnon Groves

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/25
Meeting Date

Community Affairs
Committee

1118
Bill Number or Topic

632862
Amendment Barcode (if applicable)

Name Karen Woodall

Phone 850-321-9386

Address 579 E. Call St.
Street

Email fcstep@yahoo.com

Tallahassee, FL 32301
City State Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:
Sierra Club

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/25

Meeting Date

Community Affairs

Committee

SB 1118

Bill Number or Topic

632862

Amendment Barcode (if applicable)

Name

JEFF SCALA

Phone

(727) 637-4081

Address

100 S Monroe St

Street

Tallahassee

City

FL

State

32301

Zip

Email

jscala@flcounties.com

Speaking:

☐ For

☒ Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☒

I am a registered lobbyist,
representing:

Florida Association of Counties

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

3-17-25

SB 1118

Meeting Date
S. COMMUNITY AFFAIRS

Deliver both copies of this form to
Senate professional staff conducting the meeting

Bill Number or Topic
432902 DE

Committee
Name KARI HERBRANK

Amendment Barcode (if applicable)
Phone 850-566-1824

Address 215 S. Monroe St. #500

Email Kherbrank@carltonfiles.com

Street
TALLAHASSEE FL 32301
City State Zip

Speaking: ☒ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without compensation or sponsorship.

☒ I am a registered lobbyist, representing:

☐ I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

FL HOME BUILDERS ASSOC.

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1, [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/25
Meeting Date
Community Affairs
Committee

1118
Bill Number or Topic
205334
Amendment Barcode (if applicable)

Name Louis Rotundo Phone 407-699-9361

Address 302 Pinestem Circle Email LCR5002@aol.com
Street

City State Zip

Speaking: ☒ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:

City of Altamonte
SPRINGS

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

SB 1118

Bill Number or Topic

03/17/25

Meeting Date

Community Affairs

Committee

Amendment Barcode (if applicable)

Name Matthew Grocholske

Phone 863 224 7501

Address 1707 Lee Rd

Email _____

Street

Winter Park

City

State

Zip

Speaking: ☐ For ☒ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

Orange County Soil and Water D5

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

SB 1118

Bill Number or Topic

Amendment Barcode (if applicable)

3/17/2025

Meeting Date

COMMUNITY AFFAIRS

Committee

Deliver both copies of this form to
Senate professional staff conducting the meeting

Name

ELIZABETH ALVI

Phone

Address

2001 THOMASVILLE RD

Email

Beth.Alvi@Audubon.org

Street

TALLAHASSEE

FL

32308

City

State

Zip

Speaking:

☐ For

☒ Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☒

I am a registered lobbyist,
representing:

AUDUBON FLORIDA

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

3/17/25

Meeting Date

Community Affairs

Committee

1118

Bill Number or Topic

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name David Cruz

Phone 701-3676

Address P.O. Box 1757

Street

Email DCruz@FCCities.com

Tallahassee FL

City

State

32302

Zip

Speaking:

☐ For

☒ Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:

Florida League of Cities

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

3/17/25

Meeting Date

The Florida Senate
APPEARANCE RECORD

1118
~~1181018~~

Bill Number or Topic

Community Affairs
Committee

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name

Debbie Deland

Phone

407 234-6408

Address

6278 Miramonte Dr 104

Email

dodeland@att.net

Street

Orlando FL 32835

City

State

Zip

Speaking:

☐

For



Against

☐

Information

OR

Waive Speaking:

☐

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

SB 1118

Bill Number or Topic

Amendment Barcode (if applicable)

3/10/17

Meeting Date

Community Affairs

Committee

Name

FRANKLIN HILEMAN

Phone

786 518 9624

Address

83093 Village Walk

Street

FERNANDINA BEACH FL 32034

City

State

Zip

Email

franklinhileman1@gmail.com

Speaking:

☐ For

☒ Against

☐ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:



☒ I am appearing without
compensation or sponsorship.



☐ I am a registered lobbyist,
representing:



☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/25

Meeting Date

SB1118

Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name

DAVE GATTIS

Phone

727 218 8358

Address

309 22ND ST

Street

Email

dave.gattis@cityofbelloclearbeach.com

BELLEAIR BEACH FL

City

State

33786

Zip

Speaking:

☐

For

☒

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11,045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/25
Meeting Date

Senate Community Affairs
Committee

SB1118
Bill Number or Topic

Amendment Barcode (if applicable)

Name Chadwick Leonard Phone 407 954 0605

Address 308 N. Monroe Email _____
Street

Tallahassee FL 32301
City State Zip

Speaking: ☐ For ☒ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:
1000 Friends of
Florida

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/25

Meeting Date

CA

Committee

1118

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Edward Briggs

Phone

850-933-5994

Address

Street

Email

City

State

Zip

Speaking:



For



Against



Information

OR

Waive Speaking:



In Support



Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.



I am a registered lobbyist,
representing:

Highland Homes



I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

SB1118

Bill Number or Topic

Amendment Barcode (if applicable)

3/17/25
Meeting Date
Community Affairs
Committee

Name Aveliz Perkins

Phone 909-262-8407

Address 9470 SW 99th Ct.

Email perky8913@gmail.com

OCALA FL 34481
City State Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

Bill Number or Topic

Amendment Barcode (if applicable)

3/17/25
Meeting Date
Community Affairs
Committee

Name Karen Woodall Phone 850-321-9386
Address 579 E. Call St. Email fcfc@yahoo.com
Street
Tallahassee, FL 32301
City State Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:

Sierra Club

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3/17/25
Meeting Date

SB1118
Bill Number or Topic

Community Affairs
Committee

Amendment Barcode (if applicable)

Name Vance Ahrens Phone _____

Address 2909 W New Haven Ave #365 Email _____
Street

W Melb, FL 32904
City State Zip

Speaking: ☐ For ☐ Against ☐ Information **OR** Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

SB1118

Bill Number or Topic

Amendment Barcode (if applicable)

Meeting Date

Committee

Name

Phone

Address

Email

Street

City

State

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:☒I am appearing without
compensation or sponsorship.☐I am a registered lobbyist,
representing:☐I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

3-17-25

Meeting Date

1118

Bill Number or Topic

Comm Affairs

Committee

Amendment Barcode (if applicable)

Name

Chris Doolin

Phone

850-508-5492

Address

1018 Thomasville Rd. 102B

Email

cdoolin@doolinandassoc.com

Street

Talla.

City

Fl.

State

32303

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☒

I am a registered lobbyist,
representing:

SMALL COUNTY COALITION

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

SB 1118

3/17/25

Meeting Date

Community Affairs

Committee

Deliver both copies of this form to
Senate professional staff conducting the meeting

Bill Number or Topic

Amendment Barcode (if applicable)

Name

JEFF SHARKEY

Phone

820 443 3355

Address

106 E College Ave # 1110

Email

JEFFSHARKEY@gmail.com

Street

DC

FL

32301

City

State

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☒

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☒

I am a registered lobbyist,
representing:

PRIMARCH VENTURES

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

SB 1118
~~SB 1118~~
Bill Number or Topic

3/17/2025
Meeting Date

Deliver both copies of this form to
Senate professional staff conducting the meeting

Community Affairs
Committee

Amendment Barcode (if applicable)

Name

Colton Taylor

Phone

Address

3705 Dorset Way

Email

Street

Tallahassee

FL

32303

City

State

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

SB 1118

Bill Number or Topic

03/17/25

Meeting Date

Community Affairs

Committee

Amendment Barcode (if applicable)

Name

Sandra J Plumadore

Phone

352-212-0001

Address

927 Cedar Ave

Street

Email

cpagram@yahoo.com

Inverness, FL 34452

City

State

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

March 17, 2025
Meeting Date

SB 1118
Bill Number or Topic

Community Affairs
Committee

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name Deborah Daniels

Phone 352-476-1213

Address 9312 SW 97th Pl-B
Street

Email danielsdeb58@gmail.com

Ocala FL 34481
City State Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

3/17/25

Meeting Date

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

SB 1118

Bill Number or Topic

Committee

Name

Francine Julius Edwards

Phone

352-562-0514

Address

9825 SE 140th St

Email

khamilah42@yahoo.com

Street

City

Summerfield

State

Zip

34491

Amendment Barcode (if applicable)

Speaking:

☐

For

☒ Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:



I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11,045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Meeting Date

3/17/27

Bill Number or Topic

1118

Deliver both copies of this form to
Senate professional staff conducting the meeting

Committee

Community Affairs

Amendment Barcode (if applicable)

Name

Julie A. Kent

Phone

321-662-2596

Address

4498 Twinview lane

Email

julieakent@gmail.com

Street

City

Orlando

State

FL

Zip

32814

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1, [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

03/17/25

Meeting Date

Community Affairs

Committee

SB 1118

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Jackson Oberlink

Phone

Address

Street

Email

City

State

Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:

Florida
Rising

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

03/17/25

Meeting Date

Community Affairs

Committee

SB 1118

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Echo Nova

Phone

904-625-8188

Address

1812 Vista Lakes Drive

Street

Fleming Island

City

FL

State

32003

Zip

Email

quantised echo@gmail.com

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

I am appearing without compensation or sponsorship.

☐

I am a registered lobbyist, representing:

☐

I am not a lobbyist, but received something of value for my appearance (travel, meals, lodging, etc.), sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

1118

Bill Number or Topic

3/17/25

Meeting Date

Community Affairs

Committee

Deliver both copies of this form to
Senate professional staff conducting the meeting

Amendment Barcode (if applicable)

Name

~~David~~ Natalie Kato

Phone

763 221 3151

Address

113 E. College Ave Suite 203

Street

Email

Tallahassee

City

FL

State

32301

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☒

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☒

I am a registered lobbyist,
representing:

Alliance for Commercial Real Estate

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

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17 MAR 2025

Meeting Date

1118

Bill Number or Topic

Community Affairs
Committee

Amendment Barcode (if applicable)

Name Kahreem Golden

Phone 850-345-7108

Address 1035 S. Semoran Blvd, Suite 2-1021B
Street

Email kahreem.golden@tnc.org

Winter Park
City

FL
State

32792
Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support

☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:

The Nature Conservancy

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

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3/17/2025

Meeting Date

Community Affairs

Committee

SB 1118

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Yenisbel Vilario

Phone

Address

Street

Email

City

State

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☐

In Support

☒

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☒

I am a registered lobbyist,
representing:

Six Action

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

The Florida Senate

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Meeting Date

CA

Committee

1118

Bill Number or Topic

Amendment Barcode (if applicable)

Name

Jared Willis

Phone

Address

215 S Monroe St., Ste. 510

Email

jared@themajernickgroup.com

Street

32301

City

State

Zip

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☒

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☒

I am a registered lobbyist,
representing:

McKinnon Groves

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

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S-001 (08/10/2021)

3/17/25

Meeting Date

The Florida Senate
APPEARANCE RECORD

1118

Bill Number or Topic

Deliver both copies of this form to
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Community Affairs

Committee

Amendment Barcode (if applicable)

Name MARK Jeffries

Phone 407-836-5909

Address 201 S. Rosalind Ave

Street

Email mark.jeffries@ocfl.net

Orlando, FL 32818

City

State

Zip

Speaking: ☐ For ☐ Against ☐ Information

OR

Waive Speaking: ☐ In Support ☒ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐ I am appearing without
compensation or sponsorship.

☒ I am a registered lobbyist,
representing:

Orange County

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Community Affairs

BILL: CS/SB 1134

INTRODUCER: Community Affairs Committee and Senator Calatayud

SUBJECT: Alternative Plans Review and Inspections

DATE: March 18, 2025

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Fleming	CA	Fav/CS
2.			RI	
3.			RC	

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Technical Changes

I. Summary:

CS/SB 1134 allows private providers to perform “single-trade plans review,” an analogous concept to single-trade inspections provided for in current law, authorizing private provider plans review for single construction trades such as plumbing, mechanical, or electrical. Single-trade plans review can be conducted using an automated or software-based system and qualifies for expedited permit processing, from 20 days to five, for single-family and two-family dwellings.

The bill also expands the universe of valid trade work for which private providers can perform inspections, and now plans review, to include solar energy and energy storage installations or alterations, and specifically allows private providers to conduct single-trade inspections virtually.

The bill takes effect July 1, 2025.

II. Present Situation:

The Florida Building Code

In 1974, Florida adopted legislation requiring all local governments to adopt and enforce a minimum building code that would ensure that Florida’s minimum standards were met. Local governments could choose from four separate model codes. The state’s role was limited to

adopting all or relevant parts of new editions of the four model codes. Local governments could amend and enforce their local codes, as they desired.¹

In 1992, Hurricane Andrew demonstrated that Florida's system of local codes did not work. Hurricane Andrew easily destroyed those structures that were allegedly built according to the strongest code. The Governor eventually appointed a study commission to review the system of local codes and make recommendations for modernizing the system. The 1998 Legislature adopted the study's commission recommendations for a single state building code and enhanced the oversight role of the state over local code enforcement. The 2000 Legislature authorized implementation of the Florida Building Code (Building Code), and that first edition replaced all local codes on March 1, 2002.² The current edition of the Building Code is the seventh edition, which is referred to as the 2020 Florida Building Code.³

Chapter 553, part IV, F.S., is known as the "Florida Building Codes Act" (Act). The purpose and intent of the Act is to provide a mechanism for the uniform adoption, updating, interpretation, and enforcement of a single, unified state building code. The Building Code must be applied, administered, and enforced uniformly and consistently from jurisdiction to jurisdiction.⁴

The Florida Building Commission (Commission) was statutorily created to implement the Building Code. The Commission, which is housed within the Department of Business and Professional Regulation (DBPR), is a 19-member technical body made up of design professionals, contractors, and government experts in various disciplines covered by the Building Code. The Commission reviews several International Codes published by the International Code Council,⁵ the National Electric Code, and other nationally adopted model codes to determine if the Building Code needs to be updated and adopts an updated Building Code every three years.⁶

Private Providers Alternative Plans Review and Inspection

In 2002, s. 553.791, F.S., was created to allow 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.

"Private provider" means a person licensed as a building official, engineer, or as an architect. Licensed building inspectors and plans examiners may perform inspections for additions and alterations that are limited to 1,000 square feet or less in residential buildings.⁷

¹ The Florida Building Commission Report to the 2006 Legislature, *Florida Department of Community Affairs*, p. 4, http://www.floridabuilding.org/fbc/publications/2006_Legislature_Rpt_rev2.pdf (last visited Mar. 11, 2025).

² *Id.*

³ Florida Building Commission Homepage, <https://floridabuilding.org/c/default.aspx> (last visited Mar. 11, 2025).

⁴ See s. 553.72(1), F.S.

⁵ The International Code Council (ICC) is an association that develops model codes and standards used in the design, building, and compliance process to "construct safe, sustainable, affordable and resilient structures." International Code Council, *About the ICC*, <https://www.iccsafe.org/about/who-we-are/> (last visited Mar. 11, 2025).

⁶ Section 553.73(7)(a), F.S.

⁷ Section 553.791(1)(n) and (3), F.S.

Private providers and their duly authorized representatives⁸ are able to approve building plans and perform building code inspections, including single-trade inspections, as long as the plans approval and building inspections are within the scope of the provider's or representative's license. "Single-trade inspection" is defined as:

"...any inspection focused on a single construction trade, such as plumbing, mechanical, or electrical. The term includes, but is not limited to, inspections of door or window replacements; fences and block walls more than 6 feet high from the top of the wall to the bottom of the footing; stucco or plastering; reroofing with no structural alteration; HVAC replacements; ductwork or fan replacements; alteration or installation of wiring, lighting, and service panels; water heater changeouts; sink replacements; and repiping."⁹

A local government may establish, for private providers and duly authorized representatives working within the local government's jurisdiction, a system of registration to verify compliance with the license and insurance requirements for private providers.¹⁰

If an owner or contractor opts to use a private provider for purposes of plans review or building inspection services, the local government must calculate the cost savings to its building department and reduce the building permit fees accordingly.¹¹ Additionally, a local government may not charge a fee for building inspections when an owner or contractor uses a private provider but may charge a reasonable administrative fee for the clerical and supervisory assistance required.¹²

Current law specifies a process for an owner or contractor to notify the local government that a private provider has been contracted to perform building code inspection services, including single-trade inspections. Such notice must be provided in writing at the time of permit application, or by 2 p.m., two business days before the first scheduled inspection by the local building official.¹³

After construction has commenced, and if the local building official is unable to provide inspection services in a timely manner, the owner or contractor may elect to use a private provider to provide inspection services by notifying the local building official by 2 p.m., two days before the next schedule inspection.¹⁴

A private provider performing required inspections must inspect each phase of construction as required by the applicable codes, and such inspection may be performed in-person or virtually.¹⁵

⁸ "Duly authorized representative" means an employee of a private provider identified in a permit application who reviews plans or performs inspections, and is licensed as an engineer, architect, building official, inspector, or plans examiner. Section 553.791(1)(f), F.S.

⁹ Section 553.791(1)(q), F.S.

¹⁰ Section 553.791(16)(b), F.S.

¹¹ "Such reduction may be calculated on a flat fee or percentage basis, or any other reasonable means by which a local enforcement agency assesses the cost for its plans review or inspection services." Section 553.791(2)(b), F.S.

¹² Section 553.791(2)(b), F.S.

¹³ Section 553.791(4), F.S.

¹⁴ Section 553.791(5), F.S.

¹⁵ Section 553.791(8), F.S.

For plans review, a private provider must review the plans¹⁶ to determine compliance with the applicable codes¹⁷ and prepare an affidavit¹⁸ certifying, under oath, that the plans are in compliance and the private provider is duly authorized to perform plans review.¹⁹

Upon receipt of a building permit application and the required affidavit from the private provider, a building official has 20 business days to issue the permit or provide written notice of the plan deficiencies.²⁰ If the local building official does not provide written notice of plan deficiencies within the prescribed 20-day period, the permit application shall be deemed approved and shall be issued on the next business day.²¹ If the building official provides a written notice of plan deficiencies, the 20-day period is tolled pending resolution of the matter.²² The law further specifies the process for a private provider to correct the deficiencies and also allows the permit applicant to dispute the deficiencies.

III. Effect of Proposed Changes:

The bill amends s. 553.791, F.S., to allow private providers to perform “single-trade plans review,” an analogous concept to the existing single-trade inspections provided for in current law. Such single-trade plans review may be conducted using an automated or software-based plans review system to determine compliance with applicable codes, provided that the provider specifies in the required affidavit any such system used. Additionally, where the local building official must issue a permit within 20 business days after receipt of an application and private provider affidavit, the bill requires action within 5 business days if the permit application is related to single-trade plans review for single-family or two-family dwellings.

The bill also expands the universe of valid trade work for which private providers can perform inspections, and now plans review, to include solar energy and energy storage installations or alterations.

Finally, the bill specifically allows private providers to perform single-trade inspections virtually and requires the notice to the building official pursuant to s. 553.791(5), F.S., include whether inspections will be conducted virtually or in person.

The bill reenacts various statutes for the purpose of incorporation.

The bill takes effect July 1, 2025.

¹⁶ “Plans” means building plans, site engineering plans, or site plans, or their functional equivalent, submitted by a fee owner or fee owner’s contractor to a private provider or duly authorized representative for review. Section 553.791(1)(m), F.S.

¹⁷ “Applicable codes” means the Florida Building Code and any local technical amendments to the Florida Building Code but does not include the applicable minimum fire prevention and firesafety codes adopted pursuant to ch. 633, F.S. Section 553.791(1)(a), F.S.

¹⁸ The affidavit may bear a written or electronic signature and may be submitted electronically to the local building official.

¹⁹ Section 553.791(6), F.S.

²⁰ Section 553.791(7)(a), F.S.

²¹ *Id.*

²² Section 553.791(7)(b), F.S.

IV. Constitutional Issues:**A. Municipality/County Mandates Restrictions:**

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None identified.

V. Fiscal Impact Statement:**A. Tax/Fee Issues:**

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends section 553.791, Florida Statutes.

This bill reenacts for incorporation sections 177.073, 468.621, 471.033, 481.225, 553.79, and 553.80 of the Florida Statutes.

IX. Additional Information:

- A. **Committee Substitute – Statement of Technical Changes:**
(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Community Affairs on March 17, 2025:

The committee substitute addresses a technical error on line 83, specifying a reference to permit applications.

- B. **Amendments:**

None.



737696

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/18/2025	.	
	.	
	.	
	.	

The Committee on Community Affairs (Calatayud) recommended the following:

Senate Amendment

Delete line 83
and insert:
such permit application and affidavit, the local building
official shall

By Senator Calatayud

38-01472-25

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A bill to be entitled

An act relating to alternative plans review and inspections; amending s. 553.791, F.S.; revising and defining terms; requiring that a notice of private inspection services specify whether any scheduled inspection by a private provider will be conducted virtually or in person; authorizing a private provider to use an automated or software-based plans review system designed to make specific determinations; revising the requirements needed for an affidavit from a private provider regarding his or her plans review; requiring the local building official to issue the requested permit or provide written notice of noncompliance within a specified timeframe for permits related to single-trade plans reviews for single-family or two-family dwellings; reenacting ss. 177.073(4)(a), 468.621(1)(i) and (j), 471.033(1)(l), 481.225(1)(l), 553.79(11), and 553.80(7)(a), F.S., relating to expedited approval of residential building permits before a final plat is recorded; disciplinary proceedings; disciplinary proceedings; disciplinary proceedings against registered architects; permits, applications, issuance, and inspections; and enforcement, respectively, to incorporate the amendment made to s. 553.791, F.S., in references thereto; providing an effective date.

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

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Section 1. Paragraph (q) of subsection (1), subsections (5) and (6), paragraphs (a), (b), and (c) of subsection (7), and subsection (8) of section 553.791, Florida Statutes, are amended to read:

553.791 Alternative plans review and inspection.—

(1) As used in this section, the term:

(q) “Single-trade inspection” or “single-trade plans review” means any inspection or plans review focused on a single construction trade, such as plumbing, mechanical, or electrical. The term includes, but is not limited to, inspections and plans reviews of door or window replacements; fences and block walls more than 6 feet high from the top of the wall to the bottom of the footing; stucco or plastering; reroofing with no structural alteration; HVAC replacements; ductwork or fan replacements; solar energy and energy storage installations or alterations; alteration or installation of wiring, lighting, and service panels; water heater changeouts; sink replacements; and repiping.

(5) After construction has commenced and if the local building official is unable to provide inspection services in a timely manner, the fee owner or the fee owner’s contractor may elect to use a private provider to provide inspection services by notifying the local building official of the owner’s or contractor’s intention to do so by 2 p.m. local time, 2 business days before the next scheduled inspection using the notice provided for in paragraphs (4) (a)–(c). Such notice must specify whether any scheduled inspection will be conducted virtually or in person as provided in subsection (8).

(6) A private provider performing plans review under this

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section shall review the plans to determine compliance with the applicable codes. For single-trade plans review, a private provider may use an automated or software-based plans review system designed to determine compliance with one or more applicable codes, such as the National Electrical Code. Upon determining that the plans reviewed comply with the applicable codes, the private provider shall prepare an affidavit or affidavits certifying, under oath, that the following is true and correct to the best of the private provider's knowledge and belief:

(a) The plans were reviewed by the affiant, who is duly authorized to perform plans review pursuant to this section and holds the appropriate license or certificate. The affiant must specify any automated or software-based plans review system used for such review.

(b) The plans comply with the applicable codes.

Such affidavit may bear a written or electronic signature and may be submitted electronically to the local building official.

(7)(a) No more than 20 business days after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), or if the permit is related to single-trade plans review for single-family or two-family dwellings, then no more than 5 business days after receipt of such permit and affidavit, the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does

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not provide a written notice of the plan deficiencies within the prescribed 20-day period, the permit application shall be deemed approved as a matter of law, and the permit shall be issued by the local building official on the next business day.

(b) If the local building official provides a written notice of plan deficiencies to the permit applicant within the prescribed 20-day or 5-day period, the ~~20-day~~ period is ~~shall be~~ tolled pending resolution of the matter. To resolve the plan deficiencies, the permit applicant may elect to dispute the deficiencies pursuant to subsection (15) or to submit revisions to correct the deficiencies.

(c) If the permit applicant submits revisions, the local building official has the remainder of the tolled ~~20-day~~ period plus 5 business days from the date of resubmittal to issue the requested permit or to provide a second written notice to the permit applicant stating which of the previously identified plan features remain in noncompliance with the applicable codes, with specific reference to the relevant code chapters and sections. Any subsequent review by the local building official is limited to the deficiencies cited in the written notice. If the local building official does not provide the second written notice within the prescribed time period, the permit shall be deemed approved as a matter of law, and the local building official must issue the permit on the next business day.

(8) A private provider performing required inspections under this section shall inspect each phase of construction as required by the applicable codes. Such inspection may be performed in person ~~in-person~~ or virtually, including single-trade inspections. The private provider may have a duly

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authorized representative perform the required inspections, provided all required reports are prepared by and bear the written or electronic signature of the private provider or the private provider's duly authorized representative. The duly authorized representative must be an employee of the private provider entitled to receive reemployment assistance benefits under chapter 443. The contractor's contractual or legal obligations are not relieved by any action of the private provider.

Section 2. For the purpose of incorporating the amendment made by this act to section 553.791, Florida Statutes, in a reference thereto, paragraph (a) of subsection (4) of section 177.073, Florida Statutes, is reenacted to read:

177.073 Expedited approval of residential building permits before a final plat is recorded.—

(4)(a) An applicant may use a private provider pursuant to s. 553.791 to expedite the application process for building permits after a preliminary plat is approved under this section.

Section 3. For the purpose of incorporating the amendment made by this act to section 553.791, Florida Statutes, in references thereto, paragraphs (i) and (j) of subsection (1) of section 468.621, Florida Statutes, are reenacted to read:

468.621 Disciplinary proceedings.—

(1) The following acts constitute grounds for which the disciplinary actions in subsection (2) may be taken:

(i) Failing to lawfully execute the duties and responsibilities specified in this part and ss. 553.73, 553.781, 553.79, and 553.791.

(j) Performing building code inspection services under s.

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146 553.791 without satisfying the insurance requirements of that
147 section.

148 Section 4. For the purpose of incorporating the amendment
149 made by this act to section 553.791, Florida Statutes, in a
150 reference thereto, paragraph (1) of subsection (1) of section
151 471.033, Florida Statutes, is reenacted to read:

152 471.033 Disciplinary proceedings.—

153 (1) The following acts constitute grounds for which the
154 disciplinary actions in subsection (3) may be taken:

155 (1) Performing building code inspection services under s.
156 553.791, without satisfying the insurance requirements of that
157 section.

158 Section 5. For the purpose of incorporating the amendment
159 made by this act to section 553.791, Florida Statutes, in a
160 reference thereto, paragraph (1) of subsection (1) of section
161 481.225, Florida Statutes, is reenacted to read:

162 481.225 Disciplinary proceedings against registered
163 architects.—

164 (1) The following acts constitute grounds for which the
165 disciplinary actions in subsection (3) may be taken:

166 (1) Performing building code inspection services under s.
167 553.791, without satisfying the insurance requirements of that
168 section.

169 Section 6. For the purpose of incorporating the amendment
170 made by this act to section 553.791, Florida Statutes, in a
171 reference thereto, subsection (11) of section 553.79, Florida
172 Statutes, is reenacted to read:

173 553.79 Permits; applications; issuance; inspections.—

174 (11) Any state agency whose enabling legislation authorizes

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it to enforce provisions of the Florida Building Code may enter into an agreement with any other unit of government to delegate its responsibility to enforce those provisions and may expend public funds for permit and inspection fees, which fees may be no greater than the fees charged others. Inspection services that are not required to be performed by a state agency under a federal delegation of responsibility or by a state agency under the Florida Building Code must be performed under the alternative plans review and inspection process created in s. 553.791 or by a local governmental entity having authority to enforce the Florida Building Code.

Section 7. For the purpose of incorporating the amendment made by this act to section 553.791, Florida Statutes, in a reference thereto, paragraph (a) of subsection (7) of section 553.80, Florida Statutes, is reenacted to read:

553.80 Enforcement.—

(7)(a) The governing bodies of local governments may provide a schedule of reasonable fees, as authorized by s. 125.56(2) or s. 166.222 and this section, for enforcing this part. These fees, and any fines or investment earnings related to the fees, may only be used for carrying out the local government's responsibilities in enforcing the Florida Building Code. When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances must be carried forward to future years for allowable activities or must be refunded at the discretion of the local government. A local government may not carry forward

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an amount exceeding the average of its operating budget for enforcing the Florida Building Code for the previous 4 fiscal years. For purposes of this subsection, the term "operating budget" does not include reserve amounts. Any amount exceeding this limit must be used as authorized in subparagraph 2. However, a local government that established, as of January 1, 2019, a Building Inspections Fund Advisory Board consisting of five members from the construction stakeholder community and carries an unexpended balance in excess of the average of its operating budget for the previous 4 fiscal years may continue to carry such excess funds forward upon the recommendation of the advisory board. The basis for a fee structure for allowable activities must relate to the level of service provided by the local government and must include consideration for refunding fees due to reduced services based on services provided as prescribed by s. 553.791, but not provided by the local government. Fees charged must be consistently applied.

1. As used in this subsection, the phrase "enforcing the Florida Building Code" includes the direct costs and reasonable indirect costs associated with review of building plans, building inspections, reinspections, and building permit processing; building code enforcement; and fire inspections associated with new construction. The phrase may also include training costs associated with the enforcement of the Florida Building Code and enforcement action pertaining to unlicensed contractor activity to the extent not funded by other user fees.

2. A local government must use any excess funds that it is prohibited from carrying forward to rebate and reduce fees, to upgrade technology hardware and software systems to enhance

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233 service delivery, to pay for the construction of a building or
234 structure that houses a local government's building code
235 enforcement agency, or for training programs for building
236 officials, inspectors, or plans examiners associated with the
237 enforcement of the Florida Building Code. Excess funds used to
238 construct such a building or structure must be designated for
239 such purpose by the local government and may not be carried
240 forward for more than 4 consecutive years. An owner or builder
241 who has a valid building permit issued by a local government for
242 a fee, or an association of owners or builders located in the
243 state that has members with valid building permits issued by a
244 local government for a fee, may bring a civil action against the
245 local government that issued the permit for a fee to enforce
246 this subparagraph.

247 3. The following activities may not be funded with fees
248 adopted for enforcing the Florida Building Code:

249 a. Planning and zoning or other general government
250 activities.

251 b. Inspections of public buildings for a reduced fee or no
252 fee.

253 c. Public information requests, community functions,
254 boards, and any program not directly related to enforcement of
255 the Florida Building Code.

256 d. Enforcement and implementation of any other local
257 ordinance, excluding validly adopted local amendments to the
258 Florida Building Code and excluding any local ordinance directly
259 related to enforcing the Florida Building Code as defined in
260 subparagraph 1.

261 4. A local government must use recognized management,

38-01472-25

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accounting, and oversight practices to ensure that fees, fines, and investment earnings generated under this subsection are maintained and allocated or used solely for the purposes described in subparagraph 1.

5. The local enforcement agency, independent district, or special district may not require at any time, including at the time of application for a permit, the payment of any additional fees, charges, or expenses associated with:

- a. Providing proof of licensure under chapter 489;
- b. Recording or filing a license issued under this chapter;
- c. Providing, recording, or filing evidence of workers' compensation insurance coverage as required by chapter 440; or
- d. Charging surcharges or other similar fees not directly related to enforcing the Florida Building Code.

Section 8. This act shall take effect July 1, 2025.



The Florida Senate

Committee Agenda Request

To: Senator Stan McClain, Chair
Committee on Community Affairs

Subject: Committee Agenda Request

Date: March 3, 2025

I respectfully request that **Senate Bill #1134**, relating to Alternative Plans Review and Inspections, be placed on the:

- ☐ committee agenda at your earliest possible convenience.
- ☒ next committee agenda.

A handwritten signature in black ink that reads "Alexis Calatayud".

Senator Alexis Calatayud
Florida Senate, District 38

The Florida Senate

APPEARANCE RECORD

3-17-25

Meeting Date

1134

Bill Number or Topic

Community Affairs

Committee

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Amendment Barcode (if applicable)

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Speaking:

☐ For

☐ Against

☒ Information

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S-001 (08/10/2021)

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Community Affairs

BILL: SB 1188

INTRODUCER: Senator McClain

SUBJECT: Local Governing Authorities

DATE: March 14, 2025

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Fleming	CA	Favorable
2.			TR	
3.			RC	

I. Summary:

SB 1188 amends various statutes related to concurrency and charter schools. The bill:

- Provides that the construction of public facilities, to include public schools, must be exempt from concurrency;
- Provides a fee credit for education impact fees to a developer who enters into a contract with a school to provide nearby improvements or contributions;
- Prohibits counties and municipalities from imposing or enforcing a vehicular stacking ordinance or regulation at any public or private school if the effect of the ordinance or regulation would limit enrollment;
- prohibits local government from enforcing any local building requirements or site-development restrictions on charter schools that are more stringent than those found in the State Requirements for Education Facilities of the Florida Building Code; and
- prohibits a local government from requiring a charter school to obtain a special exemption or conditional use approval to be an allowable use under the local government's land development code.

The bill takes effect July 1, 2025.

II. Present Situation:

Charter Schools

All charter schools in Florida are tuition-free public schools within the state's public education system.¹ One of the guiding principles of charter schools is to "meet high standards of student achievement while providing parents flexibility to choose among diverse educational

¹ Section 1002.33(1), F.S.

opportunities within the state’s public school system.”² Charter schools operate under a performance contract with a sponsor.³ This performance contract is known as a “charter.”⁴

Charter school facilities, except for conversion charter schools,⁵ are not required to comply the State Requirements for Educational Facilities of the Florida Building Code (SREF).⁶ Instead, charter schools are subject to the general provisions of the Florida Building Code, including any amendments adopted by local governments.⁷ Local governments are prohibited, however, from adopting or imposing any local building requirements or site- development restrictions, such as parking and site-size criteria, student enrollment, and occupant load, that are more stringent than the SREF if those matters are addressed therein.⁸ Local governments are required to treat charter schools equitably in requirements imposed upon traditional public schools, including any requirements entered into via interlocal agreement.

Charter schools may not be subject to any land use regulation requiring a comprehensive plan amendment, development order, or development permit that would not be required for a public school in the same location.⁹ A variety of facilities may provide space within their facilities to charter schools.¹⁰ Charter schools may be housed in certain types of facilities under the existing zoning and land use designations for those facilities without the need to obtain a special exception, rezoning, or a land use change.¹¹

Concurrency

“Concurrency” is a phrase referring to a set of land use regulations requiring local governments to ensure that new development does not outstrip a local government’s ability to provide necessary services. Developments meet concurrency requirements when the local government has the infrastructure capacity to serve the new growth.

In essence, a concurrency requirement is a law stating that certain infrastructure must be in place and available to serve new development before the local government may allow new citizens to live in the new development.¹² For example, before a local government can approve a building permit to allow a new development, it must consult with its water suppliers to ensure adequate supplies to serve the new development will be available by the time citizens can move in.¹³ Certain services are subject to concurrency statewide (sanitary sewer, solid waste, drainage, and

² Section 1002.33(2)(a)1., F.S.

³ Sections 1002.33(1), (7), and (9)(a), F.S.

⁴ Sections 1002.33(7) and (9)(c), F.S.

⁵ Conversion charter schools are charter schools formed by a process that converts an existing traditional public school. Section 1002.33(3)(b), F.S.

⁶ Section 1002.33(18)(a), F.S.

⁷ See s. 553.73, F.S.

⁸ Section 1002.33(18)(a), F.S.

⁹ *Id.*

¹⁰ Section 1002.33(18)(c), F.S. Those facilities include any library, community service, museum, performing arts, theater, cinema, or church facility; any facility or land owned by a Florida College System institution or university; any similar public institutional facilities; and any facility recently used to house a school or child care facility licensed under s. 402.305, F.S.

¹¹ Section 1002.33(18)(c), F.S.

¹² Section 163.3180(2), F.S.

¹³ *Id.*

potable water) while other services, such as public transportation or schools, may optionally be subjected to concurrency by a local government.¹⁴

School Concurrency

The Legislature prescribes the methods and regulations controlling when public school concurrency is imposed by a local government.¹⁵ Local governments must include principles, guidelines, standards, strategies, and acceptable levels of service based on data in their comprehensive plans¹⁶ and school-related interlocal agreements.¹⁷ Local governments and school boards work in conjunction to determine whether adequate school capacity will be available to accommodate the development.

School concurrency requires a local government to deny an application for new residential development if adequate school capacity will not be available or under construction within three years of approving the application.¹⁸ Typically the level of service required to be maintained is expressed in terms of student capacity (the maximum number of students a facility is designed to accommodate), student stations (the area necessary for a student to engage in learning), gross square footage of facilities, and facility utilization, versus the total number of students in a district or designated area.¹⁹ Level of service can be separated into tiers of acceptability, as well as divided between different types of school- elementary, middle, high, and special purpose being the typical divisions.²⁰

Vehicular Stacking

Each local government is required to ensure safe and convenient onsite traffic flow and necessary vehicle parking as part of their land development regulations.²¹ One common type of regulation is adoption of rules concerning vehicular stacking.²² These ordinances require drive-through facilities to provide specified lanes for drive-through use and bypass lanes to allow other vehicles to enter or exit the facility without the need to turn around. The ordinances also establish a minimum length for drive-through lanes.²³ In some jurisdictions, daycare centers and schools are considered drive-through facilities subject to these requirements, with the minimum length established as a ratio of feet per student enrolled.²⁴

¹⁴ Section 163.3180(1), F.S.

¹⁵ Section 163.3180(6), F.S.

¹⁶ Local government comprehensive plans provide the policy foundation for local planning and land use decisions on capital improvements, conservation, intergovernmental coordination, recreation, open space, future land use, housing, transportation, coastal management (where applicable) and public facilities.

¹⁷ Section 613.3180(6)(a), F.S.

¹⁸ Section 613.3180(h), F.S.

¹⁹ See, e.g., Florida Planning and Development Lab at Florida State University, *Recommendations for Implementing School Concurrency*, Dec. 2007, available at <https://fpdl.coss.fsu.edu/sites/g/files/imported/storage/original/application/90a0cefe399a0d8424ca33f8e03d1bf5.pdf> (last visited Mar. 13, 2025).

²⁰ Section 163.3180(6)(c), F.S.

²¹ Section 163.3202(2)(h), F.S.

²² See e.g. City of Dania Beach, Code of Ordinances, s. 265-30, City of Dunedin, Land Development Code, S. 105-24.6, City of Pinellas Park, Land Development Code, S. 18-1532.7.

²³ See e.g. City of Dunedin, Land Development Code, S. 105-24.6.

²⁴ City of Dunedin, Land Development Code, S. 105-24.6.

Local Government Impact Fees

In Florida, impact fees are imposed pursuant to local legislation and are generally charged as a condition for the issuance of a project's building permit. The principle behind the imposition of impact fees is to transfer to new users of a government-owned system a fair share of the costs the new use of the system involves.²⁵ Impact fees have become an accepted method of paying for public improvements that must be constructed to serve new growth.²⁶ In order for an impact fee to be a constitutional user fee and not an unconstitutional tax, the fee must meet a dual rational nexus test, in that the local government must demonstrate the impact fee is proportional and reasonably connected to, or has a rational nexus with:

- The need for additional capital facilities and the increased impact generated by the new residential or commercial construction; and
- The expenditure of the funds collected and the benefits accruing to the new residential or nonresidential construction.²⁷

Impact fee calculations vary from jurisdiction to jurisdiction and from fee to fee. Impact fees also vary extensively depending on local costs, capacity needs, resources, and the local government's determination to charge the full cost or only part of the cost of the infrastructure improvement through utilization of the impact fee.

Local governments must credit against impact fee collections any contribution related to public facilities or infrastructure on a dollar-for-dollar basis at fair market value for the general category or class of public facilities or infrastructure for which the contribution was made. If no impact fee is collected for that category of public facility or infrastructure for which the contribution is made, no credit may be applied.²⁸ Credits for impact fees may be assigned or transferred at any time once established, from one development or parcel to another within the same impact fee zone or district or within an adjoining impact fee zone or district within the same local government jurisdiction.²⁹

III. Effect of Proposed Changes:

Section 1 amends s. 163.3180, F.S., to provide that the construction of public facilities, to include public schools, must be exempt from concurrency. A local government may grant a construction project at a charter school an exemption from concurrency.

Section 2 amends s. 163.31801, F.S., to provide a fee credit for education impact fees to a developer who enters into a contract with a school district or charter school to provide an improvement or contribution within a three-mile radius of the development. The developer's contribution may include monetary contributions, land dedications, site planning and design, or construction and must be credited dollar-for-dollar at fair amount value. The bill requires the

²⁵ *Contractors & Builders Ass'n of Pinellas County v. City of Dunedin*, 329 So. 2d 314, 317-318 (Fla. 1976).

²⁶ *St. Johns County v. Ne. Florida Builders Ass'n, Inc.*, 583 So. 2d 635, 638 (Fla. 1991); s. 163.31801(2), F.S.

²⁷ See *St. Johns County* at 637. Codified at s. 163.31801(3)(f) and (g), F.S.

²⁸ Section 163.31801(5), F.S.

²⁹ Section 163.31801(10), F.S.

local government or special district charging and collecting the education impact fee to approve the credit.

Section 3 amends s. 316.008, F.S., to prohibit counties and municipalities from imposing or enforcing a vehicular stacking ordinance or regulation at any public or private school during adopted school hours, including student pick-up and drop-off times, if the effect of the ordinance or regulation would limit enrollment.

Section 4 amends s. 1002.33, F.S., to prohibit local government from enforcing any local building requirements or site-development restrictions on charter schools that are more stringent than those found in the State Requirements for Education Facilities of the Florida Building Code.

The section also prohibits a local government from requiring a charter school to obtain a special exemption or conditional use approval to be an allowable use under the local government's land development code.

Section 5 provides that the bill takes effect on July 1, 2025.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends the following sections of the Florida Statutes: 163.3180, 163.31801, 316.008, and 1002.33.

IX. Additional Information:

A. Committee Substitute – Statement of Changes:

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

None.

B. Amendments:

None.

By Senator McClain

9-01175-25

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A bill to be entitled
An act relating to local governing authorities;
amending s. 163.3180, F.S.; providing that certain
construction projects are exempt from concurrency;
authorizing a local government to grant a construction
project at a charter school an exemption from
concurrency; amending s. 163.31801, F.S.; providing a
method for a developer to provide a certain
contribution in lieu of paying an education impact
fee; providing requirements for the contribution;
amending s. 316.008, F.S.; prohibiting local governing
authorities from imposing or enforcing certain
vehicular stacking ordinances against a public school
or private school during certain hours; amending s.
1002.33, F.S.; restricting building requirements that
may be imposed by a local governing authority against
a startup charter school; providing an effective date.

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

Section 1. Paragraph (c) is added to subsection (1) of
section 163.3180, Florida Statutes, to read:

163.3180 Concurrency.—

(1) Sanitary sewer, solid waste, drainage, and potable
water are the only public facilities and services subject to the
concurrency requirement on a statewide basis. Additional public
facilities and services may not be made subject to concurrency
on a statewide basis without approval by the Legislature;
however, any local government may extend the concurrency

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requirement so that it applies to additional public facilities within its jurisdiction.

(c) Construction projects of public facilities, as defined in s. 163.3164, which are necessary to ensure the protection of the health, safety, and general welfare must be exempt from concurrency. Construction projects on public school grounds are included for the purposes of this paragraph, as public schools provide a public good. A local government may grant a construction project at a charter school an exemption from concurrency.

Section 2. Paragraph (c) is added to subsection (5) of section 163.31801, Florida Statutes, to read:

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

(5)

(c) If a local government or special district charges and collects an education impact fee, a developer may contract with a school district or charter school to provide an improvement or a contribution, such as a monetary contribution, land dedication, site and planning design, or construction, which must be credited against the collection of the education impact fee at fair market value. The public school benefitting from the improvement or contribution must be within a 3-mile radius of the development. Credits must be approved by the local government or special district.

Section 3. Paragraph (d) is added to subsection (9) of section 316.008, Florida Statutes, to read:

316.008 Powers of local authorities.—

(9)

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(d) Local governing authorities may not impose or enforce any vehicular stacking ordinance or regulation against any public school or private school during adopted school hours, including during student drop-off and pick-up hours, in a manner that would limit enrollment.

Section 4. Paragraph (a) of subsection (18) of section 1002.33, Florida Statutes, is amended to read:

1002.33 Charter schools.—

(18) FACILITIES.—

(a) A startup charter school shall utilize facilities which comply with the Florida Building Code pursuant to chapter 553 except for the State Requirements for Educational Facilities. Conversion charter schools shall utilize facilities that comply with the State Requirements for Educational Facilities provided that the school district and the charter school have entered into a mutual management plan for the reasonable maintenance of such facilities. The mutual management plan shall contain a provision by which the district school board agrees to maintain charter school facilities in the same manner as its other public schools within the district. Charter schools, with the exception of conversion charter schools, are not required to comply, but may choose to comply, with the State Requirements for Educational Facilities of the Florida Building Code adopted pursuant to s. 1013.37. The local governing authority may ~~shall~~ not adopt, ~~or~~ impose, or enforce any local building requirements or site-development restrictions that impact, ~~such as~~ parking and site-size criteria, student enrollment and capacity, and occupant load and, that are addressed by and more stringent than those found in the State Requirements for Educational Facilities

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of the Florida Building Code and the Florida Fire Prevention Code. A local governing authority may not require a proposed charter school to obtain special exception or conditional use approval in order to be an allowable use under the local governing authority's land development code. A local governing authority must treat charter schools equitably in comparison to similar requirements, restrictions, and site planning processes imposed upon public schools that are not charter schools, including such provisions that are established by interlocal agreement. An interlocal agreement entered into by a school district for the development of only its own schools, including provisions relating to the extension of infrastructure, may be used by charter schools. A charter school may not be subject to any land use regulation requiring a change to a local government comprehensive plan or requiring a development order or development permit, as those terms are defined in s. 163.3164, that would not be required for a public school in the same location. The agency having jurisdiction for inspection of a facility and issuance of a certificate of occupancy or use shall be the local municipality or, if in an unincorporated area, the county governing authority. If an official or employee of the local governing authority refuses to comply with this paragraph, the aggrieved school or entity has an immediate right to bring an action in circuit court to enforce its rights by injunction. An aggrieved party that receives injunctive relief may be awarded attorney fees and court costs.

Section 5. This act shall take effect July 1, 2025.

The Florida Senate

APPEARANCE RECORD

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3/17/2025

Meeting Date

Community Affairs

Committee

SB 1188

Bill Number or Topic

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Address _____

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S-001 (08/10/2021)

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Community Affairs

BILL: SB 1260

INTRODUCER: Senator Yarborough

SUBJECT: County Constitutional Officer Budget Processes

DATE: March 14, 2025

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Fleming	CA	Favorable
2.			GO	
3.			FP	

I. Summary:

SB 1260 creates a process for a clerk of the circuit court or supervisor of elections to appeal his or her budget to the Administration Commission in the same manner currently provided for sheriff budgets. The bill also revises the budget submission process for the clerk of circuit court to clarify that the board of county commissioners may require the clerk to correct errors in the budget and that the board may amend the budget as part of the county budgeting process.

The bill takes effect July 1, 2025.

II. Present Situation:

County Constitutional Officers

The Florida Constitution provides that each county in the state must have five county officers: the sheriff, tax collector, property appraiser, supervisor of elections, and the clerk of the circuit court.¹ Each of the officers is elected for a four-year term. A county charter may not abolish the offices, transfer their duties to another officer or office, or establish a method of selecting the officer other than election by the electors of the county. The clerk of the circuit court also serves as the ex officio clerk of the board of county commissioners (board), auditor, recorder and custodian of all county funds, unless those duties have been assigned elsewhere by a special act approved by the electors of the county or as provided in Article V, section 16 of the Florida Constitution.²

¹ Art. VIII, s.1(d), FLA. CONST.

² A person exercising these powers is commonly referred to as a comptroller. *See* Florida Court Clerks & Comptrollers, *Role of the Clerk and Comptroller*, <https://www.flclerks.com/page/RoleoftheClerk> (last visited Mar. 13, 2025). The only county that currently separates the functions of these offices is Orange County. *See* ch. 72-461, Laws of Fla. (creating the office of Orange County Comptroller).

Administration Commission

The Administration Commission is a part of the Executive Office of the Governor (EOG) that is composed of the Governor and the Cabinet.³ The Governor serves as chair of the commission and a meeting of the commission may be called by the Governor or Chief Financial Officer. Any action taken by the commission requires the approval of the Governor and at least two other members of the commission. Among other functions, the commission is responsible for resolving sheriff and property appraiser budget appeal disputes.⁴

County Budgets

The finances of each county in the state are subject to a budget system established by general law.⁵ Each county must prepare, approve, adopt, and execute a budget for each fiscal year.⁶ At a minimum, the budget must show for each fund, as required by law and sound financial practices, budgeted revenues and expenditures by organizational unit that are at least as detailed as the categories required for the county's annual financial report to the Department of Financial Services (DFS).

Each county's budget must:

- Be prepared, summarized, and approved by the board.
- Not provide funding to any office, special district, or governmental unit exercising any power or authority allocated exclusively to a sheriff, tax collector, property appraiser, supervisor of elections, or clerk of the court by the Florida Constitution or general law.
- Be balanced so that the total of the estimated receipts available from taxation and other sources, including balances brought forward from prior fiscal years, equals the total of appropriations for expenditures and reserves.⁷
- Contain a reserve for contingencies that does not exceed 10 percent of the total appropriations and for cash balances to be carried over for the purpose of paying expenses from October 1 of the next fiscal year until the revenues for that year are expected to be available.⁸
- Make an appropriation for outstanding indebtedness in order to provide for the payment of vouchers that have been incurred in and charged against the budget for the current year or a prior year, but that are expected to be unpaid at the beginning of the next fiscal year.
- Provide that any surplus arising from an excess of the estimated cash balance over the estimated amount of unpaid obligations to be carried over in a fund at the end of the current fiscal year may be transferred to any of the other funds of the county, and the amount so transferred must be budgeted as a receipt to such other funds.⁹

³ Section 14.202, F.S.

⁴ State of Florida, *Administration Commission: Statement of Agency Organization and Operation*, <https://www.myflorida.com/myflorida/cabinet/adcom/adcom.pdf> (last visited Mar. 13, 2025).

⁵ See ch. 129, F.S.

⁶ Section 129.01(1), F.S.

⁷ Budgeted receipts must include 95 percent of all receipts reasonably anticipated from all sources, including taxes to be levied and 100 percent of the amount of the balances estimated to be brought forward at the beginning of the fiscal year. Section 129.01(2)(b), F.S.

⁸ The cash balance reserve may not exceed 20 percent of total appropriations. Section 129.01(2)(c)2., F.S.

⁹ Section 129.01(2), F.S.

Preparation of County Budgets

The process of preparing a county budget begins with a certification of the county property appraiser's estimate of the total taxable value of all property in the county.¹⁰ This certified amount is provided to the county budget officer and is used as the basis for estimating the millage rate and is included on each tentative and final budget.

The county budget officer is responsible for preparing a tentative budget for the fiscal year, including all estimated receipts, taxes to be levied, and balances carried forward from the previous year as well as all estimated expenditures, reserves, and balances carried over at the conclusion of the previous year.¹¹ The tentative budget includes the budgets for the sheriff, clerk of the circuit court, supervisor of elections, and certain tax collectors.¹²

The county budget officer submits the tentative budget to the board, who are responsible for examining the tentative budget and making changes as necessary to ensure the budget is balanced.¹³ The board may not adjust the county budget officer's estimates of receipts, other than taxes, or of balances brought forward, without the passage of a separate resolution.

Once revisions to the tentative budget have been completed, the board prepares a statement summarizing all of the adopted tentative budgets.¹⁴ The summary statement must show the proposed tax millage, balances, reserves, and total of each major classification of receipts and expenditures for each budget category and for the budget as a whole. The summary statement must be advertised one time in a newspaper of general circulation in the county. The board must conduct a public hearing to adopt the tentative and final budgets.¹⁵

Budgets of County Constitutional Officers

Each sheriff, clerk of the circuit court, and supervisor of elections, as well as certain tax collectors, must submit their tentative budget for the following fiscal year to the board by June 1 of each year, unless the board has adopted a resolution requiring proposed budgets to be submitted by May 1.¹⁶ The proposed budget submitted to the board for the sheriff, supervisor of elections, and clerk of the circuit court must be itemized in accordance with the following uniform accounting system prescribed by DFS:

- Personnel services.
- Operating expenses.
- Capital outlay.
- Debt service.
- Grants and aids.

¹⁰ Section 129.03(1), F.S.

¹¹ Section 129.03(3), F.S.

¹² Section 129.03(2), F.S.

¹³ Section 129.03(3)(a), F.S.

¹⁴ Section 129.03(3)(b), F.S.

¹⁵ Section 129.03(3)(c), F.S.

¹⁶ Section 129.03(2), F.S. The budgets of property appraisers, as well as most tax collectors, are submitted to the Department of Revenue for review and approval. Section 195.087, F.S.

- Other uses.¹⁷

In addition, the clerk of the circuit court is responsible for submitting a budget for the performance of court-related functions as provided by general law.¹⁸

The submitted budgets of the sheriff, supervisor of elections, and clerk of the circuit court must contain all relevant and pertinent information, including expenditures at the subobject code level in accordance with DFS's uniform accounting system.¹⁹

Current law authorizes the board to require the sheriff or supervisor of elections to correct any mathematical, mechanical, factual, or clerical errors and errors of form in his or her proposed budget.²⁰ When the board conducts its budget hearing, it may amend, modify, increase, or reduce any item of expenditure in the sheriff's or supervisor of election's proposed budget. The board may approve the budget as modified but must provide written notice to the sheriff or supervisor of elections of any changes.

Sheriff Budget Appeals Process

Upon receiving the written notice that his or her budget has been changed by the board, a sheriff may appeal the modified budget by petition to the Administration Commission.²¹ The petition must contain the original proposed budget, the modified budget, and the reasons for the appeal. A copy of the petition must be filed with the EOG and served upon the chair of the board or to the clerk of the circuit court.

Upon receipt of a copy of the petition, the board has five days to submit a reply.²² After receiving the petition, the EOG must provide for a budget hearing to consider the matters presented in the petition.²³ The EOG must then compile a report of findings and recommendations to submit to the Administration Commission, which within 30 days, may approve the budget as proposed by either party or amend the budget within the limits of the proposed total expenditures. The budget as approved, amended, or modified by the Administration Commission is final.

III. Effect of Proposed Changes:

The bill amends ss. 129.201 and 218.35, F.S., to create a process for the clerk of the circuit court and the supervisor of elections, respectively, to appeal changes made to their budgets. The bill allows a clerk of the circuit court or supervisor of elections, upon receiving notice from the board of county commissioners that the board has made a change in the proposed budget for the office, to file an appeal with the Administration Commission, which consists of the Governor and Cabinet. The appeal process created in the bill is the same as the sheriff budget appeals process provided in current law.

¹⁷ Sections 30.49(2)(c) (sheriffs), 129.201(2) (supervisor of elections), and 218.35(2)(b), F.S. (clerk of the circuit court as clerk of the board, county auditor, and custodian or treasurer of all county funds and for other county-related duties).

¹⁸ Section 218.35(2)(a), F.S.

¹⁹ Sections 30.49(3), 129.201(3), and 218.35(3), F.S.

²⁰ Sections 30.49(4) and 129.201(4), F.S.

²¹ Section 30.49(4)(a), F.S.

²² Section 30.49(4)(b), F.S.

²³ Section 30.49(5), F.S.

The appeal petition must set forth the proposed budget of the clerk of the circuit court or supervisor of elections, the budget as approved by the board, and the reason for the appeal. The petition must be filed with EOG, with a copy served on the board. Upon receipt of the petition, the board has five days to file a reply with EOG, with a copy served to the relevant officer.

Upon receiving the petition, the bill requires EOG to schedule a budget hearing. After the hearing, the EOG must prepare a report of findings and recommendations to submit to the Administration Commission. Within 30 days of receiving the report, the Administration Commission must approve the budget as submitted by either party or modify the budget within the limits of the proposed expenditures. The budget as approved by the Administration Commission is final.

The bill additionally revises the budget submission process for the clerk of the circuit court to clarify that the board may require the clerk of the circuit court to correct any mathematical, mechanical, factual, or clerical errors or errors of form in his or her proposed budget. The bill provides that the board may make a change in the portion of the clerk of the circuit court's proposed budget dealing with non-court-related functions and must provide written notice of such changes.

The bill takes effect on July 1, 2025.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

The bill may result in an insignificant increase in state and local government expenditures to the extent additional resources are necessary to adjudicate any appeals of clerk of the circuit court and supervisor of elections budgets.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends the following sections of the Florida Statutes: 129.201 and 218.35.

IX. Additional Information:**A. Committee Substitute – Statement of Changes:**

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

None.

B. Amendments:

None.

By Senator Yarborough

4-01786-25

20251260__

A bill to be entitled
An act relating to county constitutional officer
budget processes; amending s. 129.201, F.S.;
authorizing a supervisor of elections to file a budget
appeal to the Administration Commission in a specified
manner; requiring the Executive Office of the Governor
to conduct a budget hearing in a specified manner and
make findings and recommendations to the
Administration Commission; requiring the commission to
take specified actions relating to the budget;
amending s. 218.35, F.S.; authorizing specified
commissions to take certain actions relating to the
proposed budget of the clerk of the circuit court;
requiring such commissions to provide a certain
notice; authorizing a clerk of the circuit court to
file a budget appeal in a specified manner; requiring
the Executive Office of the Governor to conduct a
budget hearing in a specified manner and make findings
and recommendations to the Administration Commission;
requiring the commission to take specified actions
relating to the budget; providing an effective date.

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

Section 1. Subsection (4) of section 129.201, Florida
Statutes, is amended to read:

129.201 Budget of supervisor of elections; manner and time
of preparation and presentation.—

(4) The board or commission, as appropriate, may require

4-01786-25

20251260__

the supervisor of elections to correct mathematical, mechanical, factual, and clerical errors and errors of form in the proposed budget. At the hearings held pursuant to s. 200.065, the board or commission may amend, modify, increase, or reduce any or all items of expenditure in the proposed budget as submitted under subsections (1) and (2); and, as amended, modified, increased, or reduced, such budget shall be approved by the board or commission, which must provide written notice of its action to specific items amended, modified, increased, or reduced.

(a) The supervisor of elections, within 30 days after receiving written notice of such action by the board or commission, in person or in his or her office, may file an appeal by petition to the Administration Commission. The petition must set forth the budget proposed by the supervisor of elections, in the form and manner prescribed by the Executive Office of the Governor and approved by the Administration Commission, and the budget as approved by the board of county commissioners or the budget commission and shall contain the reasons or grounds for the appeal. Such petition shall be filed with the Executive Office of the Governor, and a copy served upon the board or commission from the decision of which appeal is taken by delivering the same to the chair or president thereof or to the clerk of the circuit court.

(b) The board or commission shall have 5 days following delivery of a copy of such petition to file a reply with the Executive Office of the Governor, and shall deliver a copy of such reply to the supervisor of elections.

(c) Upon receipt of the petition, the Executive Office of the Governor shall provide for a budget hearing at which the

4-01786-25

20251260__

59 matters presented in the petition and the reply shall be
60 considered. A report of the findings and recommendations of the
61 Executive Office of the Governor thereon shall be promptly
62 submitted to the Administration Commission, which, within 30
63 days, shall either approve the action of the board or commission
64 as to each separate item, or approve the budget as proposed by
65 the supervisor of elections as to each separate item, or amend
66 or modify the budget as to each separate item within the limits
67 of the proposed board of expenditures and the expenditures as
68 approved by the board of county commissioners or the budget
69 commission, as the case may be. The budget as approved, amended,
70 or modified by the Administration Commission shall be final.

71 Section 2. Present subsections (4), (5), and (6) of section
72 218.35, Florida Statutes, are redesignated as subsections (5),
73 (6), and (7), respectively, and a new subsection (4) is added to
74 that section, to read:

75 218.35 County fee officers; financial matters.—

76 (4) The board or commission, as appropriate, may require
77 the clerk of the circuit court to correct mathematical,
78 mechanical, factual, and clerical errors and errors of form in
79 the proposed budget. At the hearings held pursuant to s.
80 200.065, the board or commission may amend, modify, increase, or
81 reduce any or all items of expenditure in the proposed budget as
82 submitted under paragraph (2) (b); and, as amended, modified,
83 increased, or reduced, such budget shall be approved by the
84 board or commission, which must provide written notice of its
85 action to specific items amended, modified, increased, or
86 reduced.

87 (a) The clerk of the circuit court, within 30 days after

4-01786-25

20251260__

88 receiving written notice of such action by the board or
89 commission, in person or in his or her office, may file an
90 appeal by petition to the Administration Commission. The
91 petition must set forth the budget proposed by the clerk of the
92 circuit court, in the form and manner prescribed by the
93 Executive Office of the Governor and approved by the
94 Administration Commission, and the budget as approved by the
95 board of county commissioners or the budget commission and shall
96 contain the reasons or grounds for the appeal. Such petition
97 shall be filed with the Executive Office of the Governor, and a
98 copy served upon the board or commission from the decision of
99 which appeal is taken by delivering the same to the chair or
100 president thereof.

101 (b) The board or commission shall have 5 days following
102 delivery of a copy of such petition to file a reply with the
103 Executive Office of the Governor, and shall deliver a copy of
104 such reply to the clerk of the circuit court.

105 (c) Upon receipt of the petition, the Executive Office of
106 the Governor shall provide for a budget hearing at which the
107 matters presented in the petition and the reply shall be
108 considered. A report of the findings and recommendations of the
109 Executive Office of the Governor thereon shall be promptly
110 submitted to the Administration Commission, which, within 30
111 days, shall either approve the action of the board or commission
112 as to each separate item, or approve the budget as proposed by
113 the clerk of the circuit court as to each separate item, or
114 amend or modify the budget as to each separate item within the
115 limits of the proposed board of expenditures and the
116 expenditures as approved by the board of county commissioners or

4-01786-25

20251260__

117 the budget commission, as the case may be. The budget as
118 approved, amended, or modified by the Administration Commission
119 shall be final.

120 Section 3. This act shall take effect July 1, 2025.



The Florida Senate

Committee Agenda Request

To: Senator Stan McClain, Chair
Committee on Community Affairs

Subject: Committee Agenda Request

Date: March 3, 2025

I respectfully request that **Senate Bill #1260**, relating to County Constitutional Officer Budget Processes, be placed on the:

- ☐ committee agenda at your earliest possible convenience.
- ☒ next committee agenda.

A handwritten signature in blue ink that reads "Clay Yarborough".

Senator Clay Yarborough
Florida Senate, District 4

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Community Affairs

BILL: SB 1738

INTRODUCER: Senator Ingoglia

SUBJECT: Transportation Concurrency

DATE: March 14, 2025

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Fleming	CA	Favorable
2.			TR	
3.			RC	

I. Summary:

SB 1738 permits a local government to identify facilities necessary to maintain current levels of service in the capital improvements element of the comprehensive plan as an alternative to those necessary to meet an adopted level of service.

The bill takes effect July 1, 2025.

II. Present Situation:

Transportation Impact Fees

The Community Planning Act requires counties and municipalities to produce and maintain a comprehensive plan for future development and growth.¹ Each comprehensive plan must include a transportation element, the purpose of which is to plan for a multimodal transportation system emphasizing feasible public transportation, addressing mobility issues pertinent to the size and character of the local government, and designed to support all other elements of the comprehensive plan.² The transportation element must address traffic circulation, including the types, locations, and extent of existing and proposed major thoroughfares and transportation routes, including bicycle and pedestrian ways.³

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. The principle behind the imposition of impact fees is to transfer to new users of a government-owned system a fair share of the costs the new use of the system involves.⁴ Impact

¹ Part II, chapter 163, F.S.

² Section 163.3177(6)(b), F.S.

³ Section 163.3177(6)(b)1., F.S.

⁴ *Contractors & Builders Ass'n of Pinellas County v. City of Dunedin*, 329 So. 2d 314, 317-318 (Fla. 1976).

fees have become an accepted method of paying for public improvements that must be constructed to serve new growth.⁵ In order for an impact fee to be a constitutional user fee and not an unconstitutional tax, the fee must meet a dual rational nexus test, through which the local government must demonstrate the impact fee is proportional and reasonably connected to, or has a rational nexus with:

- The need for additional capital facilities and the increased impact generated by the new residential or commercial construction; and
- The expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction.⁶

Impact fee calculations vary from jurisdiction to jurisdiction and from fee to fee. Impact fees also vary extensively depending on local costs, capacity needs, resources, and the local government's determination to charge the full cost or only part of the cost of the infrastructure improvement through utilization of the impact fee.

Local governments must credit against impact fee collections any contribution related to public facilities or infrastructure on a dollar-for-dollar basis at fair market value for the general category or class of public facilities or infrastructure for which the contribution was made. If no impact fee is collected for that category of public facility or infrastructure for which the contribution is made, no credit may be applied.⁷ Credits for impact fees may be assigned or transferred at any time once established, from one development or parcel to another within the same impact fee zone or district or within an adjoining impact fee zone or district within the same local government jurisdiction.⁸

Concurrency and Proportionate Share

“Concurrency” is a phrase referring to a set of land use regulations requiring local governments to ensure that new development does not outstrip a local government's ability to provide necessary services. Developments meet concurrency requirements when the local government has the infrastructure capacity to serve the new growth.

A concurrency requirement is a law stating that certain infrastructure must be in place and available to serve new development before the local government may allow new citizens to live in the new development.⁹ For example, before a local government can approve a building permit to allow a new development, it must consult with its water suppliers to ensure adequate supplies to serve the new development will be available by the time citizens can move in.¹⁰ Certain services are subject to concurrency statewide (sanitary sewer, solid waste, drainage, and potable

⁵ *St. Johns County v. Ne. Florida Builders Ass'n, Inc.*, 583 So. 2d 635, 638 (Fla. 1991); section 163.31801(2), F.S.

⁶ *See St. Johns County* at 637. Codified as s. 163.31801(3)(f) and (g), F.S.

⁷ Section 163.31801(5), F.S.

⁸ Section 163.31801(10), F.S. In an action challenging an impact fee or a failure to provide proper credits, the local government has the burden of proof to establish the imposition of the fee or the credit complies with the statute, and the court may not defer to the decision or expertise of the government. S. 163.31801(9), F.S.

⁹ Section 163.3180(2), F.S.

¹⁰ *Id.*

water) while other services, such as public transportation or schools, may optionally be subjected to concurrency by a local government.¹¹

Proportionate share is a tool local governments may use to require developers to help mitigate the impacts of their development notwithstanding a failure to achieve and maintain the adopted level of service standards.¹² Proportionate share generally requires developers to contribute to costs, or build facilities, necessary to offset a new development's impacts.¹³

Transportation Concurrency

Local governments utilizing transportation concurrency must use professionally accepted studies to evaluate levels of service and techniques to measure such levels of service when evaluating potential impacts of proposed developments.¹⁴ While local governments implementing a transportation concurrency system are encouraged to develop and use certain tools and guidelines, such as addressing potential negative impacts on urban infill and redevelopment¹⁵ and adopting long-term multimodal strategies,¹⁶ such local governments must follow specific concurrency requirements including consulting with the Florida Department of Transportation if proposed amendments to the plan affect the Strategic Intermodal System, exempting public transit facilities from concurrency requirements, and allowing a developer to contribute a proportionate share to mitigate transportation impacts for a specific development.¹⁷

III. Effect of Proposed Changes:

The bill amends s. 163.3180 (5)(d), F.S., to permit a local government to identify facilities necessary to maintain current levels of service, as opposed to facilities necessary to meet newly adopted levels of service, in the capital improvements element of the comprehensive plan. This amendment allows a local government to elaborate on capital improvements in its comprehensive plan, but does not replace the adoption of a level of service for the purpose of applying concurrency to future development as required by subsection (5)(a).

The bill takes effect July 1, 2025.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

¹¹ Section 163.3180(1), F.S.

¹² Florida Department of Community Affairs (now Department of Economic Opportunity), *Transportation Concurrency: Best Practices Guide*, pg. 64 (2007), retrieved from https://digitalcommons.usf.edu/cgi/viewcontent.cgi?article=1041&context=cutr_tpppfr (last visited Mar. 11, 2025).

¹³ *Id.*

¹⁴ Section 163.3180(5)(b)-(c), F.S.

¹⁵ Section 163.3180(5)(e), F.S.

¹⁶ Section 163.3180(f), F.S.

¹⁷ Section 163.3180(5)(h), F.S.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:**A. Tax/Fee Issues:**

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends section 163.3180 of the Florida Statutes.

IX. Additional Information:**A. Committee Substitute – Statement of Changes:**

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

None.

B. Amendments:

None.

This Senate Bill Analysis does not reflect the intent or official position of the bill's introducer or the Florida Senate.

By Senator Ingoglia

11-01721-25

20251738__

1 A bill to be entitled
2 An act relating to transportation concurrency;
3 amending s. 163.3180, F.S.; revising facilities
4 required to be identified in the capital improvements
5 element of a comprehensive plan that imposes
6 transportation concurrency; providing an effective
7 date.

8
9 Be It Enacted by the Legislature of the State of Florida:

10
11 Section 1. Paragraph (d) of subsection (5) of section
12 163.3180, Florida Statutes, is amended to read:

13 163.3180 Concurrency.—

14 (5)

15 (d) The premise of concurrency is that the public
16 facilities will be provided in order to achieve and maintain the
17 adopted level of service standard. A comprehensive plan that
18 imposes transportation concurrency shall contain appropriate
19 amendments to the capital improvements element of the
20 comprehensive plan, consistent with the requirements of s.
21 163.3177(3). The capital improvements element shall identify
22 facilities necessary to meet adopted levels of service during a
23 5-year period or to maintain current levels of service.

24 Section 2. This act shall take effect July 1, 2025.



THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

COMMITTEES:

Banking and Insurance, *Chair*
Environment and Natural Resources, *Vice Chair*
Appropriations Committee on Criminal and
Civil Justice
Appropriations Committee on Transportation,
Tourism, and Economic Development
Fiscal Policy
Regulated Industries
Rules

JOINT COMMITTEE:

Joint Committee on Public Counsel Oversight

SENATOR BLAISE INGOGLIA

11th District

March 7th, 2025

The Honorable Stan McClain, Chair
Committee on Community Affairs
312 Senate Office Building
404 South Monroe Street
Tallahassee, FL 32399

RE: SB 1738 Transportation Concurrency

Chair McClain,

Senate Bill 1738 has been referred to the Committee on Community Affairs as its first committee of reference. I respectfully ask that it be placed on the committee agenda at your earliest convenience.

If I may answer questions or be of assistance, please do not hesitate to contact me. Thank you for your leadership and consideration.

Regards,

A handwritten signature in blue ink, appearing to read "Blaise Ingoglia". The signature is stylized with a large, sweeping loop at the end.

Blaise Ingoglia
State Senator, District 11

CC'd: Elizabeth Fleming, Tatiana Warden

REPLY TO:

- ☐ 2943 Landover Boulevard, Spring Hill, Florida 34608 (352) 666-5707
- ☐ 306 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5011

Senate's Website: www.flsenate.gov

BEN ALBRITTON
President of the Senate

JASON BRODEUR
President Pro Tempore

APPEARANCE RECORD

3.17.25

Meeting Date

1738

Bill Number or Topic

Deliver both copies of this form to
Senate professional staff conducting the meeting

Community Affairs

Committee

Name

Sarah Suskey

Phone

850.345.9392

Address

204 S. Monroe St

Email

Sarah@tapfla.com

Street

City

Tallah

State

FL

Zip

32301

Speaking:

☐

For

☐

Against

☐

Information

OR

Waive Speaking:

☒

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐I am appearing without
compensation or sponsorship.☒I am a registered lobbyist,
representing:

Citrus County

☐I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1, [2020-2022 Joint Rules.pdf \(flsenate.gov\)](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

CourtSmart Tag Report

Room: SB 37
Caption: Senate Community Affairs Committee

Case No.:

Type:
Judge:

Started: 3/17/2025 4:02:56 PM

Ends: 3/17/2025 6:41:03 PM

Length: 02:38:08

4:02:56 PM	Call to order
4:02:59 PM	Roll call
4:03:09 PM	Quorum
4:03:17 PM	Pledge of Allegiance
4:03:38 PM	Opening remarks
4:03:49 PM	Tab 5 - SB 1134
4:04:06 PM	Senator Calatayud opens
4:05:18 PM	Senator Pizzo
4:05:43 PM	Senator Calatayud
4:05:53 PM	Senator Pizzo
4:06:01 PM	Senator Calatayud
4:06:07 PM	Amendment barcode 737696
4:07:02 PM	Amendment adopted
4:07:22 PM	Senator Pizzo
4:07:58 PM	Public testimony
4:09:02 PM	Dan Sinclair, speaks for information
4:11:00 PM	Senator Calatayud closes
4:11:46 PM	Roll call vote
4:12:01 PM	SB 1134 is reported favorably
4:12:28 PM	Tab 2 - SB 784
4:12:32 PM	Senator Ingoglia
4:13:08 PM	Amendment barcode 821174
4:13:45 PM	Senator Passidomo
4:14:11 PM	Senator Ingoglia
4:14:30 PM	Senator Passidomo
4:14:52 PM	Senator Ingoglia
4:15:19 PM	Discussion between Senator Passidomo and Senator Ingoglia
4:16:10 PM	Public testimony
4:17:19 PM	Jeff Scala, Florida Association of Counties, speaking for information
4:17:54 PM	Senator Pizzo
4:18:04 PM	Jeff Scala
4:18:08 PM	Senator Pizzo
4:18:20 PM	Discussion between Senator Pizzo and Jeff Scala
4:20:08 PM	Amendment adopted
4:20:33 PM	Public testimony
4:20:38 PM	Waives in support
4:20:49 PM	Debate
4:20:53 PM	Senator Pizzo
4:21:33 PM	Senator Passidomo
4:22:00 PM	Senator Ingoglia closes
4:22:23 PM	Roll call vote
4:22:58 PM	SB 784 is reported favorably
4:23:10 PM	Tab 8 - SB 1738
4:23:20 PM	Senator Ingoglia opens
4:23:37 PM	Senator Pizzo
4:23:59 PM	Waives in support
4:24:10 PM	Senator Ingoglia closes
4:24:13 PM	Roll call vote
4:24:23 PM	SB 1738 reported favorably
4:24:34 PM	Gavel moved from Chair McClain to Vice Chair Fine
4:25:04 PM	Tab 3 - SB 1080
4:25:10 PM	Senator McClain opens

4:26:01 PM	Senator Pizzo
4:26:16 PM	Senator McClain
4:26:26 PM	Senator Pizzo
4:26:43 PM	Senator McClain
4:27:40 PM	Public testimony
4:27:57 PM	Waives in support
4:28:18 PM	Mayor Dave Gattis, speaks in opposition
4:31:15 PM	Senator Pizzo
4:31:38 PM	Mayor Dave Gattis
4:31:55 PM	Senator Pizzo
4:32:13 PM	Mayor Dave Gattis
4:32:48 PM	Debate
4:32:52 PM	Senator Passidomo
4:33:08 PM	Senator Pizzo
4:34:15 PM	Senator McClain closes
4:36:11 PM	Roll call vote
4:36:33 PM	SB 1080 is reported favorably
4:36:35 PM	Gavel is turned back from Vice Chair Fine to Chair McClain
4:36:40 PM	Tab 7 - SB 1260
4:36:49 PM	Senator Yarborough opens
4:37:40 PM	Questions
4:38:29 PM	Senator Jones
4:38:51 PM	Senator Yarborough
4:39:04 PM	Senator Sharief
4:40:01 PM	Senator Yarborough
4:40:39 PM	Discussion between Senator Sharief and Senator Yarborough
4:41:55 PM	Senator Yarborough closes
4:42:08 PM	Roll call vote
4:42:19 PM	SB 1260 is reported favorably
4:42:28 PM	Tab 1 - SB 420
4:42:32 PM	Senator Yarborough opens
4:42:54 PM	Amendment barcode 433986
4:44:37 PM	Questions
4:44:39 PM	Senator Pizzo
4:44:56 PM	Senator Yarborough
4:45:17 PM	Discussion between Senator Pizzo and Senator Yarborough
4:49:08 PM	Senator Jones
4:50:11 PM	Senator Yarborough
4:51:53 PM	Discussion between Senator Jones and Senator Yarborough
4:56:50 PM	Public testimony
4:57:00 PM	Waives in opposition
4:57:22 PM	Debate
4:57:23 PM	Senator Pizzo
5:01:46 PM	Senator Jones
5:04:52 PM	Senator Sharief
5:06:31 PM	Senator Yarborough closes
5:07:10 PM	Amendment adopted
5:07:24 PM	Questions
5:07:29 PM	Senator Sharief
5:07:47 PM	Senator Yarborough
5:08:11 PM	Senator Sharief
5:09:28 PM	Senator Yarborough
5:09:31 PM	Jeff Nall, speaks in opposition
5:10:46 PM	Dr. Sonia Howman speaks in opposition
5:11:37 PM	Colton Taylor, speaks in opposition
5:12:20 PM	Jon Harris Mourer, Equality Florida, speaks in opposition
5:12:26 PM	Matthew Grocholske, speaks in opposition
5:13:49 PM	Mia Launcher, speaks in opposition
5:14:09 PM	John Labriola, Christian Family Coalition Florida, speaks in support
5:14:41 PM	Senator Pizzo
5:14:54 PM	Thomas K. Holdcraft, speaks in opposition
5:15:30 PM	Carol Cleaver, speaks in opposition

5:16:05 PM Diane Williams-Cox, speaks in opposition
5:16:49 PM Senator Jones
5:17:10 PM Dianne Williams-Cox
5:17:35 PM Senator Jones
5:17:44 PM Dianne Williams-Cox
5:18:00 PM Echo Nova, speaks in opposition
5:18:03 PM Wendi McFarland, speaks in opposition
5:18:45 PM Senator Pizzo
5:20:10 PM Wendi McFarland
5:20:54 PM Debbie Deland, speaks in opposition
5:20:59 PM Max Fenning, PRISM, speaks in opposition
5:21:32 PM Rev. Craig Cranston, speaks in opposition
5:22:53 PM Carol Clearer, speaks in opposition
5:22:55 PM Ash Bradley, speaks in opposition
5:24:10 PM Yerimiah Evans, speaks in opposition
5:24:34 PM Vance Ahrens, speaks in opposition
5:25:14 PM Jules Rayne, speaks in opposition
5:25:57 PM Aaron DiPietro, Florida Family Voice, speaks in support
5:26:43 PM Nolan Wilson, speaks in opposition
5:27:27 PM Miles Davis, PRISM, speaks in opposition
5:28:53 PM Nathan Bruemmer, speaks in opposition
5:29:55 PM Waives in opposition
5:32:16 PM Debate
5:32:17 PM Senator Jones
5:37:11 PM Senator Sharief
5:43:45 PM Senator Pizzo
5:47:32 PM Senator Passidomo
5:50:14 PM Senator Yarborough closes
5:53:34 PM Roll call vote
5:54:36 PM SB 420 is reported favorably
5:54:56 PM Gavel moved from Chair McClain to Vice Chair Fine
5:55:06 PM Tab 6 - SB 1188
5:55:22 PM Senator McClain opens
5:56:12 PM Public testimony
5:56:21 PM Waives in opposition
5:56:28 PM Senator McClain closes
5:56:33 PM Roll call vote
5:56:51 PM SB 1188 reported favorably
5:57:03 PM Tab 4 - SB 1118
5:57:08 PM Senator McClain opens
5:59:28 PM Amendment barcode 632862
6:00:59 PM Questions
6:02:00 PM Senator Jones
6:02:09 PM Senator McClain
6:03:09 PM Senator Jones
6:03:32 PM Senator McClain
6:04:00 PM Senator Jones
6:04:23 PM Senator McClain
6:04:39 PM Senator Jones
6:05:22 PM Senator McClain
6:05:28 PM Amendment to amendment barcode 205334
6:06:36 PM Questions
6:06:47 PM Senator Pizzo
6:06:56 PM Senator McClain
6:07:37 PM Senator Jones
6:07:44 PM Amendment to amendment adopted
6:08:51 PM Waives in support
6:08:57 PM Waives in opposition
6:09:06 PM Matthew Giocholske, speaks in opposition
6:10:10 PM Jeff Scala, Florida Association of Counties, speaks in opposition
6:12:13 PM Kari Hebrank, Florida Home Builders Association, speaks in support
6:13:27 PM Senator Pizzo

6:15:06 PM	Kari Hebrank
6:15:54 PM	Louis Rotundo, City of Altamonte Springs, speaks in support
6:17:36 PM	Amendment is adopted
6:18:00 PM	Senator Passidomo
6:18:42 PM	Public testimony
6:18:56 PM	Matthew Grocholske, speaks in opposition
6:19:58 PM	Elizabeth Alvi, Audobon Florida, speaks in opposition
6:20:46 PM	David Cruz, Florida League of Cities, speaks in opposition
6:21:20 PM	Franklin Hileman, speaks in opposition
6:22:06 PM	Dave Gattis, speaks in opposition
6:23:51 PM	Chadwick Leonard, 1000 Friends of Florida, speaks in opposition
6:24:36 PM	Waives in support and opposition
6:26:37 PM	Senator Pizzo
6:28:03 PM	Senator Sharief
6:29:09 PM	Senator Jones
6:29:43 PM	Senator Passidomo
6:33:19 PM	Senator Fine
6:34:45 PM	Senator McClain closes
6:39:02 PM	Roll call vote
6:40:03 PM	SB 1118 is reported favorably
6:40:27 PM	Gavel from Vice Chair Fine to Chair McClain
6:40:34 PM	Meeting adjourned