

The Florida Senate
HOUSE MESSAGE SUMMARY

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

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BILL: CS/CS/CS/HB 1343, 1 Eng. (CS/CS/SB 1184)

INTRODUCER: Infrastructure Strategies Committee; Ways & Means Committee; Agriculture, Conservation & Resiliency Subcommittee; and Reps. Tuck, Truenow, and others (Finance and Tax Committee, Community Affairs Committee, and Senator Collins)

SUBJECT: Agricultural Lands

DATE: May 4, 2023

I. Amendments Contained in Message:

House Amendment — 229727 to Senate Amendment — 645914 (body with title)

II. Summary of Amendments Contained in Message:

House Amendment — 229727 to Senate Amendment — 645914 returns the bill to language initially received by the Senate. It provides that housing authorized by the bill may be constructed on a parcel of at least 10 acres, down from 50, and must be no fewer than 150 feet from a property line, or 750 feet from a property line adjacent to residential use property, or utilize a landscape buffer instead of the distance requirement.

The amendment also prohibits a county or municipality from requiring the removal or relinquishment of an agricultural classification for land that is subject to a contract for sale that requires a development permit as a condition precedent of sale if the landowner notifies the county or municipality that the reclassification is requested as a condition precedent for a pending sale of the land. The previous version of this section preempts a local government from adopting land use or zoning restrictions, conditions, or regulations requiring the termination of an agricultural classification for any property or the surrender of an agricultural classification.