



798222

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/25/2025	.	
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The Committee on Environment and Natural Resources (Rodriguez) recommended the following:

Senate Amendment

Delete lines 146 - 198
and insert:
no more than 24.5 ~~24~~ hours or 888 permit allocations, whichever is less. The hurricane evacuation clearance time shall be determined by a hurricane evacuation study conducted in accordance with a professionally accepted methodology and approved by the state land planning agency. For purposes of hurricane evacuation clearance time:



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11 a. Mobile home residents are not considered permanent
12 residents.

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

17 c. To ensure the hurricane evacuation clearance time in
18 this subsection is met, Monroe County, the Village of
19 Islamorada, the City of Marathon, the City of Layton, and the
20 City of Key West shall each continue to maintain permit
21 allocation systems limiting the number of permits issued for new
22 residential dwelling units.

23 d. The Administration Commission shall distribute 888
24 permit allocations over a period of at least 10 years, as
25 follows:

26 (I) Monroe County shall receive 580 permit allocations. All
27 of which must be issued to vacant, buildable parcels. Only 1 of
28 the allocated building permits shall be awarded to any
29 individual parcel. Of the 580 permit allocations, 406 shall be
30 issued only for workforce housing;

31 (II) The City of Marathon shall receive 201 permit
32 allocations:

33 (A) All of which must be issued to vacant, buildable
34 parcels. Only 1 of the allocated building permits may be awarded
35 to any individual parcel; and

36 (B) Distribution of which must prioritize allocations for
37 owner-occupied residences, affordable housing, and workforce
38 housing;

39 (III) The Village of Islamorada shall receive 77 permit



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allocations:

(A) All of which must be issued to vacant, buildable
parcels. Only 1 of the allocated building permits may be awarded
to any individual parcel; and

(B) Distribution of which must prioritize allocations for
owner-occupied residences, affordable housing, and workforce
housing; and

(IV) The City of Key West shall receive 30 permit
allocations. The housing constructed pursuant to such permits
must be affordable as defined in s. 420.0004.