



2025 LEGISLATIVE CONFERENCE

NOVEMBER 19–21, 2025



GRAND HYATT TAMPA BAY

HILLSBOROUGH COUNTY

LEGISLATIVE UPDATE

- Land Use and Development Regulations SB 208 McClain
 - Passed First Committee - Community Affairs 11/18
 - Defines Compatibility – all residential is compatible with all residential
 - Defines Residential Infill - refers to developing one or more parcels 100 acres or less that are in a land use and zoning category allowing housing and are adjacent to existing residential development along at least 50% of their boundaries.
 - Design Standards – Creates a definition for the architecture review board, and preempts us further on design standards
 - Sets up parameters for a Local Government to charge development fees
 - Cannot deny or withhold application for non-payment

LEGISLATIVE UPDATE

- Land Use Regulations SB 218 Gaetz / HB 241 Abbott
 - SB 180 fix – Not the real bill
 - Defines “impacted local government” as a county listed in the Federal Disaster Declaration for Hurricanes Debby, Helene, or Milton which was designated as eligible for both individual assistance and public assistance
 - Escambia, Santa Rosa, Okaloosa, Walton, Holmes, Bay Washington, Jackson, Calhoun, Liberty, Gadsden, Broward, Miami-Dade, Monroe



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LEGISLATIVE UPDATE

- Blue Ribbon Projects HB 299 Melo / SB 354 McClain
 - Creates a framework for designation and approval of large-scale developments
 - Blue ribbon projects must cover at least 10,000 contiguous acres, with 60% preserved as reserve land and up to 40% allowed for compact, walkable, mixed-use development.
 - Development may include up to 12 residential units per acre and 85% impervious surface for nonresidential areas, with 20% of housing dedicated to affordable housing.
 - The project receives 50-year vested development rights and must include a detailed blue ribbon plan addressing water, transportation, public facilities, and natural resource protection.

LEGISLATIVE UPDATE

- Blue Ribbon Projects HB 299 Melo / SB 354 McClain – Continued
 - A blue-ribbon project can be built on land with any future land use or zoning designation allowed by the local comprehensive plan and land development regulations. The project does not require a comprehensive plan amendment or rezoning in order to be approved.
 - A landowner may apply to the local government for approval of a blue-ribbon project, and if the project meets the required criteria, it must be administratively approved with no additional hearings or reviews. The local government's review is limited only to checking compliance with the statute. If the government does not provide written comments within the required timeframes (60 days for the initial review, 30 days after amended documents, or 7 days after a requested final determination), the project is automatically approved.

LEGISLATIVE UPDATE

- Housing SB 48 Gaetz / HB 313 Nix Jr.
 - Passed First Committee – Community Affairs 11/4
 - Local governments must adopt Accessory Dwelling Unit Ordinances
 - Local governments may regulate the construction, permitting, and use of ADUs, except that local governments may not:
 - Prohibit the owner of an ADU from offering the ADU for rent, except for terms of less than 1 month, notwithstanding s. 509.032(7)(b).
 - Require an ADU owner to reside in the primary dwelling unit.
 - Increase parking requirements on any parcel that can accommodate an additional motor vehicle on a driveway without impeding access to the primary dwelling unit.
 - Require replacement parking if a garage, carport, or covered parking structure is converted to create an accessory dwelling unit.



LEGISLATIVE UPDATE

- Public Works Employees Identification Cards HB 75 Woodson
 - Establish a requirement that local governments issue first responder identification cards to public works employees.
 - Defines public works employees as those primarily engaged in construction, maintenance, or improvement of publicly owned facilities and infrastructure.
 - construction, maintenance, repair, renovation, remodeling, or improvement of a building, highway, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project
 - Evolved from hurricanes and other natural disaster-related events



LEGISLATIVE UPDATE

- Standards for Storm Water Systems HB 239 Grow
 - All counties must use the Florida Department of Transportation (DOT) annual standards specification for road and bridge construction, specifically the sections on Pipe Culverts and Pipe Liners, when installing new storm water pipes or structures
 - Final Inspections of storm pipes and structures must be conducted by a NASSCO's Pipeline Assessment Certified Program (PACP) certified technician who works for a third-party licensed engineer firm with no controlling interest in the company that performed the installation
 - Inspections may use standard CCTV equipment, with optional fisheye-lens cameras
 - These standards for installation and inspections supersede all existing local standards