

**CITY OF LONGWOOD
Land Planning Agency**

**Longwood City Commission Chambers
175 West Warren Avenue
Longwood, Florida**

**AGENDA
November 12, 2025
6:00 P.M.**

- 1. CALL TO ORDER**
- 2. ADDITIONS AND DELETIONS**
- 3. APPROVAL OF THE MINUTES**
 - A. Approve the Minutes of the May 14, 2025, Regular Meeting.**
- 4. PUBLIC COMMENT**
- 5. PUBLIC HEARING**
 - A. ORDINANCE NO. 25-2276. AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING THE GOALS, OBJECTIVES, AND POLICIES OF THE CITY OF LONGWOOD, FLORIDA COMPREHENSIVE PLAN TO UPDATE ELEMENTS OF THE COMPREHENSIVE PLAN RELATED TO THE ADOPTION OF THE CITY’S MOBILITY PLAN AND BICYCLE-PEDESTRIAN MASTER PLAN AND UPDATING THE MAP SERIES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.**
 - B. ORDINANCE NO. 25-2275. AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING PART III, LONGWOOD DEVELOPMENT CODE, ARTICLE IX, TO CREATE SECTION 9.4.0, TO ESTABLISH REGULATIONS AND PROCEDURES FOR CERTIFIED RECOVERY RESIDENCES, INCLUDING A PROCESS FOR REQUESTING REASONABLE ACCOMMODATION AS REQUIRED BY CHAPTER 2025-182, LAWS OF FLORIDA; PROVIDING FOR DEFINITIONS; PROVIDING FOR A REASONABLE ACCOMMODATION PROCESS IN ACCORDANCE WITH FEDERAL AND STATE LAW; PROVIDING FOR APPLICATION REQUIREMENTS, REVIEW PROCEDURES, AND DEADLINES; PROVIDING FOR REVOCATION AND REINSTATEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**
 - C. ORDINANCE NO. 25-2277. AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING PART III, LONGWOOD DEVELOPMENT CODE, ARTICLE IX, TO CREATE SECTION 9.5.0 “RELIEF CONCERNING DECLARED EMERGENCY,” TO ADDRESS THE RESTRICTIONS OF SECTION 28 OF CHAPTER 2025-190, LAWS OF FLORIDA; PROVIDING FOR AN EXPIRATION DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**
- 6. DISCUSSION AND SCHEDULE FOR FUTURE AGENDA ITEMS**
- 7. ADJOURNMENT**

Notice: At this meeting, interested parties may appear and be heard with respect to the request. This hearing maybe continued from time to time until final action is completed. All persons are advised that if they decide to appeal any decision(s) made at these meetings/hearings, they may need a verbatim record of the proceedings and for such purposes, which record to include the testimony and evidence upon which the appeal is to be based (per Sec, 286-0105, Florida Statutes). Persons with disabilities needing assistance to participate in any of these proceedings should contact the ADA Coordinator at 407-260-3466, at least 48 hours in advance of the meeting.

This is a public meeting, and the public is invited to attend. The agenda is subject to change. Persons can obtain an electronic copy of the agenda packet for this meeting by making a public records request to the City Clerk's Office by calling (407) 260-3441 or emailing clerk@longwoodfl.org.

**CITY OF LONGWOOD
Land Planning Agency**

**Longwood City Commission Chambers
175 West Warren Avenue
Longwood, Florida**

**MINUTES
May 14, 2025
6:00 P.M.**

**Present: Jessica Palmer, Chair
Ben Paris, Member
Mohamed Jaffar, Member
Chris Kintner, Community Development Director
Kristin Zack-Bowen, Planner
Carlos Rosales, Community Development Coordinator/Recording Secretary**

- 1. CALL TO ORDER.** Chair Palmer called the meeting to order at 6:00 p.m.
- 2. ADDITIONS AND DELETIONS.** None.
- 3. APPROVAL OF THE MINUTES FOR**
 - A. Regular Meeting held March 12, 2025**

Member Paris moved to approve the March 12, 2025 minutes. Seconded by Member Jaffar. Carried by a unanimous voice vote.

- 4. PUBLIC COMMENT.** None.
- 5. PUBLIC HEARING**

- A. ORDINANCE NO. 25-2267
AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING ORDINANCE NO. 1019, SAID ORDINANCE BEING THE COMPREHENSIVE PLAN FOR THE CITY OF LONGWOOD, FLORIDA; SAID SMALL SCALE PLAN AMENDMENT (SPA 01-25, P25-00263) CHANGING THE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FROM CITY OF LONGWOOD MEDIUM DENSITY RESIDENTIAL (MDR) TO CITY OF LONGWOOD COMMERCIAL (COM) AND THE ZONING DESIGNATION FROM CITY OF LONGWOOD MEDIUM DENSITY RESIDENTIAL-15 (MDR-15) TO CITY OF LONGWOOD NEIGHBORHOOD COMMERCIAL (NC) FOR THE PROPERTY WITH PARCEL ID 33-20-30-517-0A02-0000; PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE**

Mr. Kintner presented the Item and noted the property at 919 Orange Avenue has historically operated as a daycare. The owner is requesting the change to allow for refinancing, as the current legally non-conforming use prevents qualification for a commercial loan. A supporting letter from the lender was provided and there were no objections to the request. He also noted Neighborhood Commercial is an appropriate designation for the area and reflects the long-standing use of the property, recommending approval of the request.

Member Paris moved to approve item 5A as presented. Seconded by Chair Palmer, and carried by a unanimous voice vote.

- B. ORDINANCE NO. 25-2268**
AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, ADOPTING A NON-CODIFIED AMENDMENT TO SECTION 5.4.26.A., LONGWOOD DEVELOPMENT CODE, TO ALLOW A PHARMACY AT 876 SOUTH U.S. HIGHWAY 17-92, LONGWOOD, FLORIDA, WHICH IS A PORTION OF THAT CERTAIN PROPERTY HAVING SEMINOLE COUNTY TAX PARCEL IDENTIFICATION NUMBER 04-21-30-504-0000-007A; PROVIDING FOR CONFLICTS, NON-CODIFICATION, SEVERABILITY AND EFFECTIVE DATE.

Mr. Kintner presented the Item and advised Sunshine Pharmacy approached the City Commission about relocating into the City of Longwood. Under Florida law, municipalities must either prohibit medical marijuana dispensaries entirely or regulate them no more strictly than pharmacies. The City's 2023 ordinance established distance requirements between pharmacies, which also apply to dispensaries. Because an existing dispensary is located near 876 South Highway 17-92, the proposed site for Sunshine Pharmacy, the relocation could not be permitted under the current code.

Staff, in coordination with the City Attorney, proposed a non-codified exemption for 876 South Highway 17-92 to allow the relocation. This change would maintain parity between the number of standalone pharmacies and medical marijuana dispensaries in the city, without expanding or reopening additional locations.

Member Paris made a motion to close public hearings. Seconded by Member Jaffar, and carried by a unanimous voice vote.

Member Paris made a motion to approve item 5B as presented. Seconded by Chair Palmer, and carried by a unanimous voice vote.

- 6. DISCUSSION AND SCHEDULE FOR FUTURE AGENDA ITEMS.** None.
- 7. ADJOURNMENT.** Chair Palmer adjourned the meeting at 6:07 p.m.

Jessica Palmer, Chair

ATTEST:

Carlos Rosales, Recording Secretary

Agenda Item 5A

To: The Land Planning Agency

From: Chris Kintner, Community Development Director

Date: November 12, 2025

Subject: ORDINANCE NO. 25-2276

AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING THE GOALS, OBJECTIVES, AND POLICIES OF THE CITY OF LONGWOOD, FLORIDA COMPREHENSIVE PLAN TO UPDATE ELEMENTS OF THE COMPREHENSIVE PLAN RELATED TO THE ADOPTION OF THE CITY'S MOBILITY PLAN AND BICYCLE-PEDESTRIAN MASTER PLAN AND UPDATING THE MAP SERIES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

Introduction:

This agenda item requests that the Land Planning Agency conduct a public hearing for Ordinance 25-2276, a Comprehensive Plan Text Amendment updating the Plan to reflect the adoption of the City's Mobility Fee and Bicycle-Pedestrian Master Plan.

Background/Discussion:

The City has adopted a Mobility Plan and Fee as well as an updated Bicycle-Pedestrian Master Plan. As such, this amendment aims to update the Comprehensive Plan to reflect those changes as well as other minor updates to the plan.

Budget Impact:

There is no anticipated budget impact associated with this item.

Recommendation:

Staff recommends that the Land Planning Agency recommend approval of Ordinance 25-2276 to the City Commission.

REQUESTED MOTION/ACTION:

I move that the Land Planning Agency recommend approval of Ordinance 25-2276 to the City Commission.

Prepared By:

Chris Kintner, Community Development Director



Agenda Item 5A

Reviewed By:

William Watts, City Manager

Attachments:

1. Ordinance No. 25-2276 - CPA 01-25 - Comprehensive Plan Update
2. Map Series
3. CPA 01-25 - DIA
4. Ordinance No. 25-2276 - BIE

ORDINANCE NO. 25-2276

AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING THE GOALS, OBJECTIVES, AND POLICIES OF THE CITY OF LONGWOOD, FLORIDA COMPREHENSIVE PLAN TO UPDATE ELEMENTS OF THE COMPREHENSIVE PLAN RELATED TO THE ADOPTION OF THE CITY'S MOBILITY PLAN AND BICYCLE-PEDESTRIAN MASTER PLAN AND UPDATING THE MAP SERIES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the City of Longwood, Florida (the "City") proposes to amend (the "Amendment") the City Comprehensive Plan (the "Comprehensive Plan") as provided for in Exhibit "A"; and

WHEREAS, the City Commission of the City of Longwood has adopted a Mobility Fee and an updated Bicycle-Pedestrian Master Plan, and wishes to reflect those changes in the City's Comprehensive Plan; and

WHEREAS, the City of Longwood and its Land Planning Agency have complied with the requirements of the aforesaid Act, Florida Administrative Code in amending the Comprehensive Plan of the City of Longwood, Florida; and

WHEREAS, the City of Longwood has held public hearings as required by and subject to Section 163.3184, Florida Statutes; and

WHEREAS, after proper notice and public hearings, and finding that the comprehensive plan amendments set forth in this Ordinance comply with the requirements of the Act, the City Commission, in the exercise of its home rule and statutory authority, has determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt comprehensive plan amendments to the City's Comprehensive Plan as adopted by this Ordinance.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LONGWOOD, FLORIDA, AS FOLLOWS:

SECTION 1: RECITALS. The above recitals are true, correct and incorporated herein

by this reference.

SECTION 2: ADOPTION. Proposed changes to the Comprehensive Plan and a new are hereby adopted as set forth in Exhibit “A” attached hereto (underlined language are additions; strikethrough language are deletions; ellipses represent portions that are omitted from the document as they remain unchanged).

SECTION 3: SEVERABILITY. The provisions of this Ordinance are declared to be separable and if any section, paragraph, sentence or word of this Ordinance or the application thereto any person or circumstance is held invalid, that invalidity shall not affect other sections or words or applications of this Ordinance. If any part of this Ordinance is found to be preempted or otherwise superseded, the remainder shall nevertheless be given full force and effect to the extent permitted by the severance of such preempted or superseded part.

SECTION 4: CONFLICTS. If any ordinance or part thereof is in conflict herewith, this Ordinance shall control to the extent of the conflict.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective pursuant to a Notice of Intent issued by DEO finding the Comprehensive Plan amendment (“Amendment”) set forth in this Ordinance to be in compliance as defined in Section 163.3184(1)(b), Florida Statutes. If timely challenged, the Amendment shall not become effective until DEO or the Administration Commission enters a final order determining the adopted Amendment to be in compliance.

FIRST READING AND TRANSMITTAL READING:

SECOND READING AND ADOPTION:

PASSED AND ADOPTED THIS

BRIAN D. SACKETT, MAYOR

ATTEST:

LIANE CARTAGENA, CITY CLERK

Approved as to form and legality for the use and reliance of the City of Longwood, Florida, only.

DANIEL W. LANGLEY, CITY ATTORNEY

EXHIBIT “A”

Definitions

The definitions contained in Chapter 163, Part II, F.S., and 9J-5, F.A.C., are incorporated by reference. In addition, the following terms are defined as they are used within this Comprehensive Plan. Words and terms that are not defined shall be given their ordinary meaning according to a standard dictionary of the English language.

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3. ~~Apartments. See Multi-family or apartments. Attached dwelling units sharing common walls and located above or below other dwelling units in a multi-story building containing at least three dwelling units.~~

...

11. ~~Gross Acre. Land area not including submerged lands (lakes, creeks, etc.).~~

...

12. ~~Gross Residential Density. The total number of residential units which could be developed on a piece of land. It is computed by dividing the total land area by the total number of units. The area includes public lands, roads, and institutional uses, but does not include natural water bodies.~~

...

18. ~~Multi-family or apartments. Attached dwelling units sharing common walls and located above or below other dwelling units in a multi-story building containing at least three dwelling units. A building or series of buildings that each contain three or more dwelling units the term includes rental apartments, cooperative apartments, residential condominiums, townhouses, and the like.~~

19. ~~Net Acre. The area of an acre excluding those features or areas which the development ordinance excludes from the calculations.~~

20. ~~Net Residential Density. Is based upon the land area devoted solely to residential and attendant uses. It is computed by dividing the area devoted solely to residential and attendant uses by the total number of units on the piece of property.~~

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SECTION 1 CONCURRENCY MANAGEMENT

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Objective 1.4. FUNDING MOBILITY

The City of Longwood has been designated a TCEA by Senate Bill 360. Consistent with state statute, the City will implement land use and transportation strategies to support and fund mobility by July 9, 2011.

Policy 1.4.1. The City will coordinate with Seminole County and state agencies where appropriate to establish a mechanism for funding mobility within the TCEA.

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SECTION 2 MULTI-MODAL TRANSPORTATION ELEMENT

Purpose and Overall Goal

The purpose of the Multi-Modal Transportation Element is, in conjunction with the complementary land use goals (in particular those that promote Smart Growth, transit oriented and transit supportive design) established in the Future Land Use Element, to provide the City's residents and visitors with mobility choice through the creation and maintenance of an efficient and effective multi-modal transportation system throughout the city.

The City, as a Transportation Concurrency Exception Area, is required through the following objectives and policies provide a framework to promote, support and fund mobility within the City through specific proposals and activities. Objectives of the Multi-modal Transportation Element generally provide for the planning of and measurable implementation of the City's desired roadway, pedestrian, cyclist, transit and on-site circulation systems and which is coordinated and compatible with the City's Future Land Use Plan. Policies represent the specific position or course of action that the City will undertake to further each objective.

Maps

The following maps are adopted as part of the Longwood Comprehensive Plan:

Map T-10: Major Thoroughfares by Functional Classification (2025)

Map T-11: Roadway Jurisdictional and Maintenance Responsibility Map (2025)

Map T-12: Major Thoroughfares by Number of Lanes (2025)

Map T-13: Future Peak Hour Peak Direction Levels of Service (LOS) on Major Thoroughfares (2025)

Map T-14: Parking Facilities (2025)

Map T-15: Future Transit Facilities (2025)

Map T-16: Major Trip Generators and Attractors (2025)

Map T-17: Future Bicycle and Pedestrian Facilities (2025)

Map T-18: Future Rail Lines, Terminals, and Intermodal Facilities (2025)

Map T-19: Future Designated Evacuation Routes (2025)

Map T-20: Longwood Transportation Concurrency Exception Area (TCEA)

...

Goal 1. To develop and maintain a city-wide multi-modal transportation system that provides for and supports the transportation needs of residents and visitors along with providing and enhancing mobility choice in a safe, efficient, cost-effective and aesthetically pleasing manner.

Objective 1.1. In order to ensure that the City's multi-modal transportation systems are functioning at acceptable levels to accommodate current needs and future growth, to establish benchmarks and priorities geared toward the improvement of mobility options and in which to direct available funding and planning efforts, the City shall establish level of service standards for all modes of transportation.

...

Policy 1.1.3. The City shall maintain and update as necessary a the adopted Bicycle and Pedestrian Master Plan, ~~to include the establishment of level of service goals for pedestrian and bicycle facilities and identify the projects needed to achieve the identified LOS.~~

Policy 1.1.4. The City will continue to encourage LYNX to improve bus services a variety of transportation modes including bus service and ride-sharing within the City to ensure bus transportation is available to service the commuter rail station, ~~future transit supportive development along the City's major corridors existing, proposed major trip generators and attractors,~~ and to provide safe and convenient public transit, and accommodation of the special needs of ~~for~~ the transportation disadvantaged.

Policy 1.1.5. ~~The City shall coordinate with SunRail to ensure that City plans along with those of new major development within the city are taken into consideration as the level of service for commuter rail are being established and revised.~~

Policy 1.1.6. ~~Prior to the adoption of a Mobility Fee Impact Schedule new development that will have anything but a de minimus impact on any transportation system within the City shall be required to provide an analysis of those impacts along with a mitigation strategy to include but not be limited to developer funded bike, pedestrian, and transit improvements on and off-site.~~

...

Policy 1.1.8. As part of the capital programming and annual budgeting process, the City shall continue to fund the resurfacing and/or reconstruction of local roadways. The city shall incorporate bicycle and pedestrian improvements in these projects consistent with the City's Complete Streets policy where practical.

Policy 1.1.9. The City shall require appropriate access management standards and techniques for all new development and redevelopment that increases trip generation by more than 20% for a site.

Policy 1.1.10. Through continued implementation of the Longwood Development Code, the City shall not allow new or existing unpaved streets to provide access to new subdivisions or other land development projects. Developers shall be required to provide paved roadway, pedestrian and bicycle improvements and access from their development's exit/entrance streets to the closest suitable paved street used for connection purposes.

Policy 1.1.11. The City shall require that all road and highway improvements within the City must ~~consider~~ include provisions for transit and pedestrian/bicycle mobility including bike lanes, minimum sidewalk widths, safe crosswalks, pedestrian scale lighting and other bike and pedestrian friendly features to maximum extent practicable.

Policy 1.1.12. ~~Detention/retention facilities located within the City or County ROW shall not be located at intersections or along transportation corridors unless the City waives this requirement based on a finding that the detention/retention facility does not negatively impact bicycle and pedestrian access to adjoining development or the negative impacts have been adequately mitigated.~~

Policy 1.1.13. ~~Applicants of development or redevelopment exceeding 20,000 square feet gross floor area shall coordinate with LYNX regarding transit facilities necessary to serve that development. The developer/property owner shall provide space for upgraded bus shelters where necessary and appropriate.~~

Policy 1.1.14. ~~The City shall seek to establish working relationships with major local employment centers, specifically South Seminole Hospital and the Florida Central Commerce Park, to explore~~

opportunities for alternative local transit connections to the SunRail Commuter Rail station for major employers and high-density developments including enhanced pedestrian and bicycle facilities, small-scale public/private vehicular transportation modes, and the like. The City shall take the lead in coordinating the provision of these services with applicable governmental agencies where appropriate.

Policy 1.1.15. Property annexed into the City limits shall become a part of the city-wide TCEA.

Objective 1.2. To ensure that the City of Longwood improves mobility choices for its residents and visitors through the provision of public transit options along with well-maintained pedestrian and bicycle facilities, providing for the improvement of these facilities through a comprehensive approach to the planning for bicycles and pedestrians and continue to implement the plan by continuing to increase the availability of sidewalks, pedestrian paths, and/or bikeways through public and private efforts.

Policy 1.2.4. The City shall coordinate bicycle and pedestrian plans with adjacent cities, Seminole County and MetroPlan Orlando, through its continued participation on the Bicycle and Pedestrian Advisory Committee of MetroPlan Orlando.

...

Policy 1.2.7. Within two years of the effective date of this amendment to the City's Comprehensive plan, dependent on the allocation of funding from MetroPlan and/or FDOT, The City shall complete a continue to implement and update the Bicycle and Pedestrian Master Plan, which will document existing facilities and gaps, create a community-based bike and pedestrian system plan with the goal of serving the majority of the residents and businesses in the City with safe and efficient bicycle and pedestrian facilities, develop an optimum LOS for the City along with interim implementation goals, and develop a list of specific infrastructure projects needed to implement the plan.

The Bicycle and Pedestrian Master Plan shall concentrate on continuity and connectivity of pedestrian systems throughout the entire City and focus on making improvements (as funds become available through Mobility Impact Fees and other sources of funding), on projects within a one-quarter mile walk of the SunRail Commuter station and LYNX bus stops along with bicycle facilities within a three-mile radius of the SunRail Commuter station and LYNX Bus stops.

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Objective 1.3. The City shall continue formal coordination efforts with Seminole County, MetroPlan Orlando, and the Florida Department of Transportation to implement the City's Multi-modal Transportation Element. Such actions shall include the forwarding of City correspondence and support documentation, staff attendance of agency meetings and passage of commission resolutions as necessary.

Policy 1.3.1. The City of Longwood supports the State and County roadway improvements identified in the Orlando Urban Area Transportation Study (OUATS) Financially Feasible Plan, except for planned 6-lane improvements to SR 434 and CR 427. The City shall forward the City's adopted Multi-modal Transportation Element for inclusion in the OUATS Plan Update.

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Goal 2. To establish, implement and fund land use and transportation strategies which support, serve and enhance the multi-modal mobility needs of the City.

Objective 2.1. The City of Longwood, as a ~~Transportation Concurrency Exception Area (TCEA)~~ shall explore land use and funding strategies to realize stated mobility goals.

Policy 2.1.1. The City will continue to work with Seminole County, FDOT, and MetroPlan Orlando to promote, develop, and fund mobility improvements within the City consistent with the adopted Mobility Plan.

Policy 2.1.2. ~~Research~~ Through participation in regional committees and working groups, the City will explore the creation of, or participation in, a ride-sharing program ~~in~~ servicing Longwood and adjacent local governments.

Objective 2.2. The City shall continue seek methods and sources to fund new transportation improvements and programs, including multi-modal facilities.

Policy 2.2.1. *Impact Fees* — ~~The City shall continue to collect transportation impact fees for Seminole County and applicable Fair-Share fees for the City as prescribed in the Concurrency Management article of the Longwood Development Code for new construction.~~

Policy 2.2.2. *Mobility Fees* - ~~The City shall evaluate and prepare a Mobility Fee Schedule and methodology of determination to include all multi-modal transportation impacts projected from new construction and apply fees accordingly for the construction of identified necessary and desirable improvements. The City shall collect mobility fees as a funding source for multi-modal transportation based on its adopted Mobility Plan.~~

Policy 2.2.3. *Tax Increment Financing* — The City may utilize revenue from tax increment finance districts to fund needed multi modal transportation improvements within those districts.

Policy 2.2.4. *State Funds for Improvements and Services* — The City shall support changes to state legislation that enable local and regional governments to increase the revenue base for transportation improvements and services, including transit and pedestrian programs.

Policy 2.2.5. *Federal and State Funds* — The City will coordinate with federal and state transportation and transit agencies to identify potential federal and state funds that may be available for transportation improvements and programs within the City of Longwood, including multi-modal systems and associated improvements.

Policy 2.2.6. *Alternative Funding Sources to Supplement Transit Funds* — The City shall evaluate the feasibility of establishing special assessment districts, ~~impact fees or other alternative methods to~~ fund ongoing, operating, management and capital costs for transit serving the City of Longwood. Any special City transit funding source is intended to augment but not supplant funds provided by LYNX, Seminole County, Orange County and other governments served by the same sub-regional transit systems serving Longwood.

Policy 2.2.7. *Transportation Grants* — the City shall coordinate with FDOT, MetroPlan Orlando, Seminole County, LYNX, the Federal Highway Administration and the Federal Transit Authority to identify federal and state transportation grant programs which may be available to the City as a means to implement and advance improvements or programs proposed in the City's Multi-Modal Transportation Plan.

Goal 3. Promote maximum energy efficiency through improved mobility and transportation system design and operations ~~as a method of reducing green-house gas emissions.~~

Objective 3.1. Support the expansion of the SunRail commuter rail system, bus transportation, and bicycle and pedestrian facilities and other alternatives that can help reduce the stress on area roads and

~~avoid transportation system improvements that favor the use of single-occupancy vehicles as the primary means of transportation.~~

~~Policy 3.1.1. Support SunRail and other public and private transportations systems commuter rail through establishment of the SunRail station and implementation of future land use categories that allow promote mixed use and transit oriented design and development in the station area and along major transportation corridors.~~

~~Policy 3.1.2. Promote transportation alternatives for Longwood residents by encouraging Encourage travel on the SunRail system and supporting federal, state, and regional investments in providing weekend SunRail service and expanding access to public and private rail solutions to create connections to Orlando International Airport, the attractions, and other destinations of value to the City's residents.~~

~~Policy 3.1.3. The City working with the appropriate transportation provider shall enhance connections and encourage ease of transfer between the SunRail station and other transit modes by supporting the expansion of public transportation including additional bus routes and park-and-ride parking facilities.~~

~~Policy 3.1.4. Develop a program for bicycle and pedestrian connections from residential areas to commercial and institutional areas. (See also Housing Policy II, E).~~

SECTION 3 FUTURE LAND USE ELEMENT

Objective 3.1. The City of Longwood shall continue to establish a "sense of place" by embracing a smart growth strategy for future development and redevelopment that will re-imagine Longwood as a place for smart, healthy and vibrant economic growth, where residents can live, work and play in a high quality community and businesses are encouraged to locate because of this quality of life and a regulatory atmosphere which is conducive to growth and sustainability.

Policy 3.1.1. The City shall provide for a wide range of densities, intensities and land uses.

Policy 3.1.2. The City shall promote community design that results in resource efficiency through the provision of mixed uses, alternative energies, energy conservation, reduction of waste, re-use and retrofit, infill development and redevelopment and the promotion of multi-modal transportation systems.

Policy 3.1.3. The City shall promote the inclusion of well designed public spaces in public and private development and redevelopment projects.

Policy 3.1.4. The City shall continue to improve and implement the Longwood Development Code to ensure that new development and redevelopment is of high quality, conscientiously designed to provide for mobility options, and the layout, landscape, buffer and building heights are consistent with the City's vision.

Policy 3.1.5. The assignment of land use categories shall be consistent with the principles of this Comprehensive Plan.

Policy 3.1.6. To encourage sustainable economic growth the City shall continue to find ways to encourage existing businesses to grow and new businesses to locate in the City. To that end the City shall explore the utilization of incentives to keep existing businesses and attract new ones, continue to streamline the development review process, and ensure that staffing levels in the Community Development Department are maintained at levels adequate to provide not only

timely review of projects, but also the ability to expeditiously revise the City's Land Development Codes to ensure that all of the principles in this Comprehensive Plan but in particular those that promote economic development are implemented in a timely manner.

Policy 3.1.7. The City recognizes that changes to the transportation infrastructure within and adjoining the city can result in impacts to the City's land use patterns or urban form, that are both unanticipated and inconsistent with the City's goals. The City shall promote consistency within planning efforts between jurisdictions and agencies to ensure that the city is, to the extent possible, not affected negatively by changes to facilities located outside of the city limits. In an effort to plan for these changes and ensure that the identified solution to fix traffic issues does not have negative impacts on the City, the City shall require that prior to any road widening or transportation improvement project within the city or project outside of the city that will impact traffic flows (including alternative modes) within the city, that the responsible agency consider context-sensitive design solutions and provide, prior to the substantial commitment of funds for engineering and design, an analysis of the impacts that the proposed improvement will have on adjoining and proximate land uses and current and proposed urban form, along with an identification of alternative designs that more closely mirror the City's goals. This review is to include a review of the City's comprehensive plan, land development regulations and other applicable adopted plans. The resulting analysis should include a finding as to whether the proposed improvements are consistent with these documents and whether the proposed improvements will further the City's goals or are a deterrent to their fulfillment. For projects that are found to be inconsistent with the City's goals, the City shall request that alternative solutions be sought to mitigate or alleviate the negative impacts.

...

Policy 3.2.2. An effort should be made to locate The Development Code shall promote the location of parking lots to the side or rear of buildings in the transit-oriented development district of the city. Parking lots that are located in the front of buildings shall provide additional landscaping. The City shall require landscaping and maintenance of all parking lots.

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APPENDIX AND MAP SERIES

Map T-9. Number of Lanes

Map T-12. Transportation Plan

Map L-2. Adjacent Land Uses

Map L-3. Future Land Use

Map L-4. Vacant Land Affected By Environmental Constraints

Map R-1. Park Service Area.

Map C-1. Major drainage basins.

Map C-2. Geologic Map.

Map C-3. Topography.

Map C-4. Soils.

Map C-5. Existing wetlands.

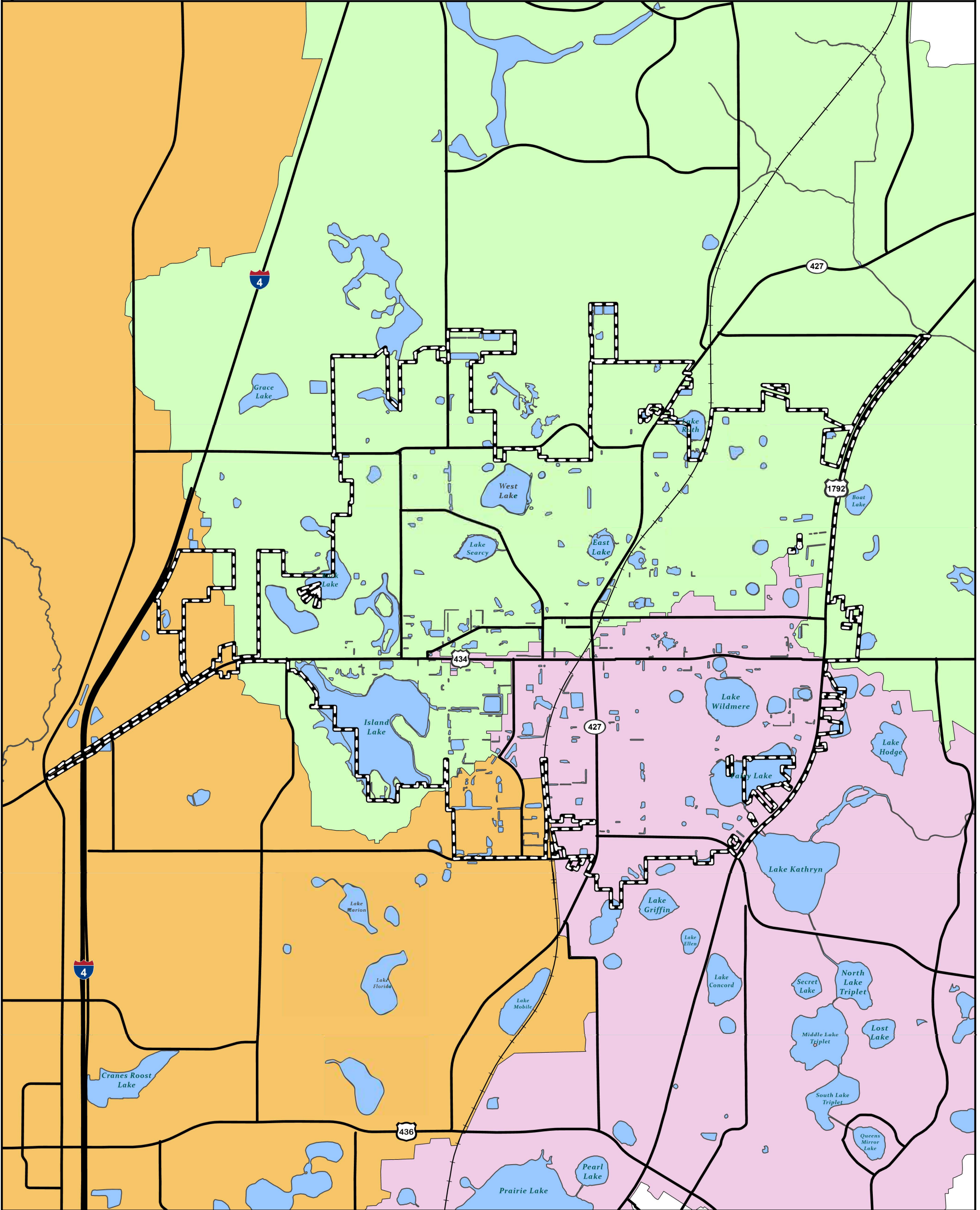
Map C-6. Flood zones.

Map C-7. Natural groundwater aquifer recharge.

Map P-1. Water service areas.

Map P-2. Sewer service areas.

Map C-1: Major Drainage Basins



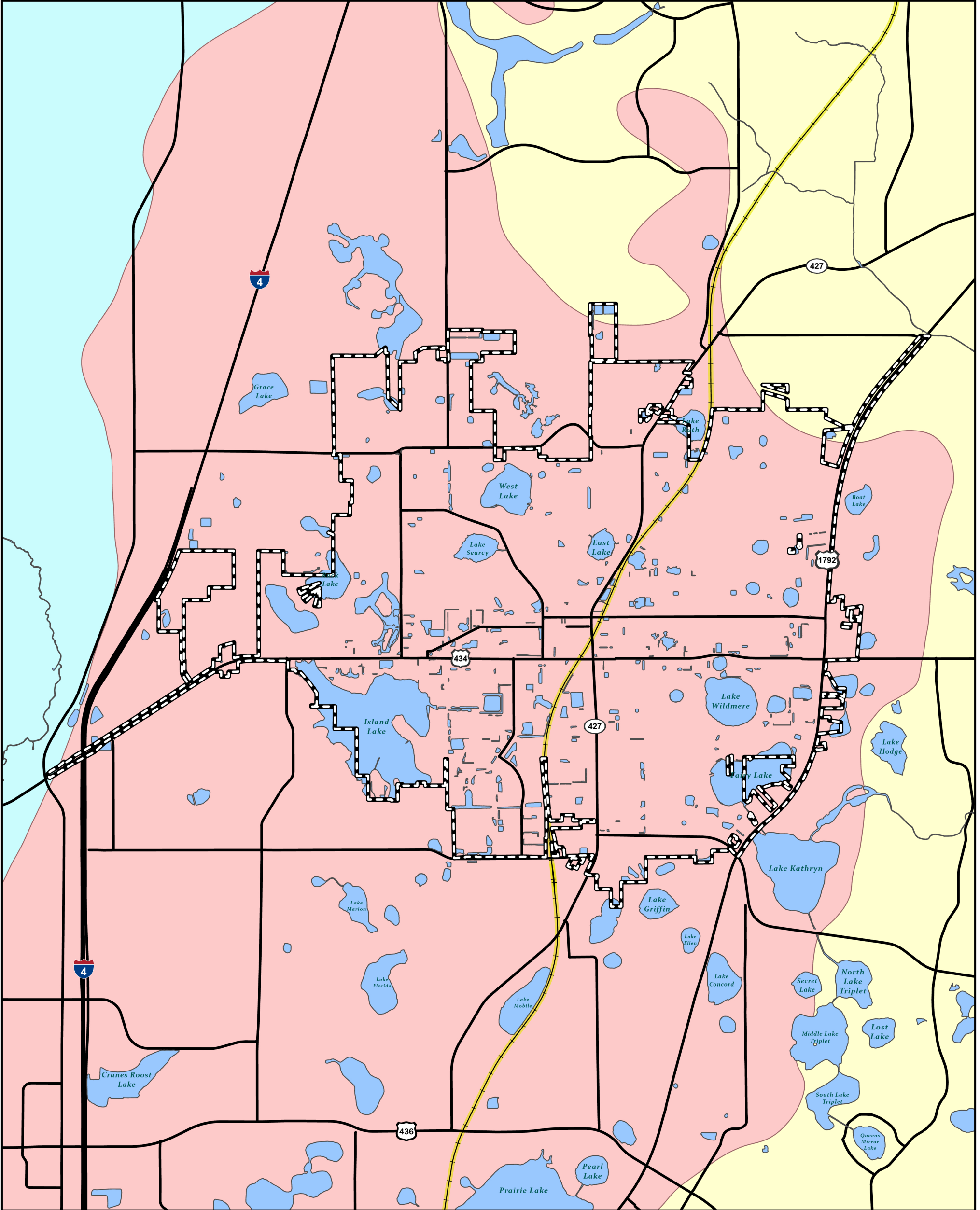
This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.
Map Created By: Longwood GIS Analyst, C. Summer Raines | September 2024
Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail, Pegasus Engineering



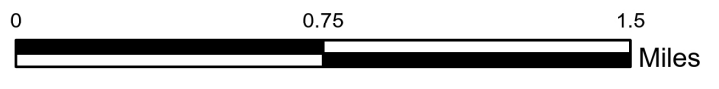
LEGEND

- | | | | |
|-----|-----------------------------|---|----------------|
| —+— | RAILROAD | ■ | GEE CREEK |
| — | MAJOR THOROUGHFARES | ■ | LITTLE WEKIVA |
| ⎓ | LONGWOOD MUNICIPAL BOUNDARY | ■ | SOLDIERS CREEK |
| ■ | WATER FEATURES | | |

Map C-2: Geologic Formation Age



This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map. The soil mapping units shown represent general near-surface soil information within the upper 80 in. of the soil profile.
Map Created By: Longwood GIS Analyst, C. Summer Raines | October 2024
Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail, St. Johns River Water Management District (SJRWMD)



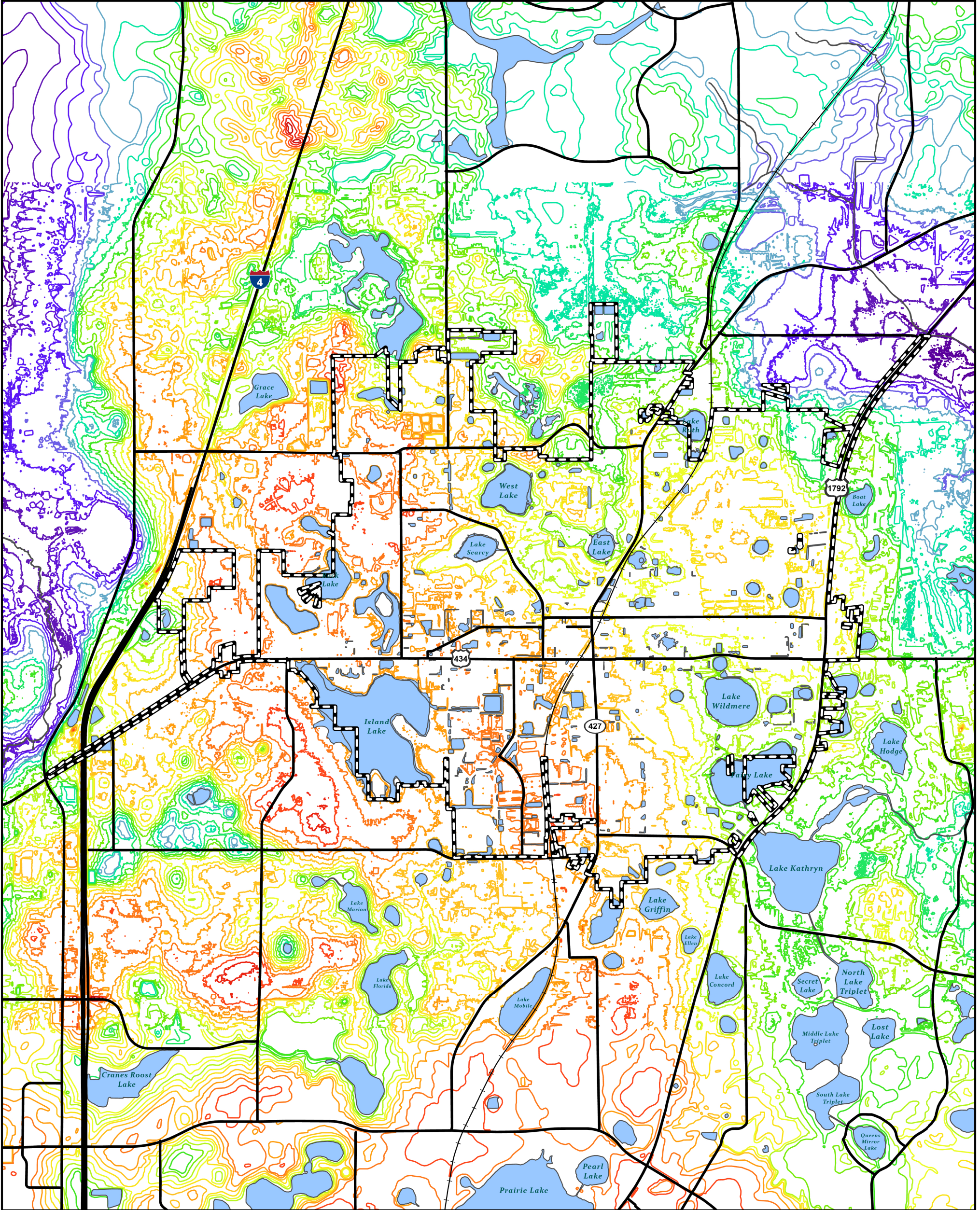
LEGEND

- RAILROAD
- MAJOR THOROUGHFARES
- LONGWOOD MUNICIPAL BOUNDARY
- WATER FEATURES

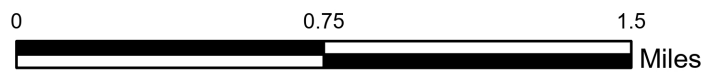
GEOLOGIC NAMES:

- MIOCENE
- PLEISTOCENE/HOLOCENE
- PLIOCENE

Map C-3: Topography



This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.
Map Created By: Longwood GIS Analyst, C. Summer Raines | September 2024
Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail, National Oceanic and Atmospheric Administration (NOAA), United States Geological Survey (USGS)

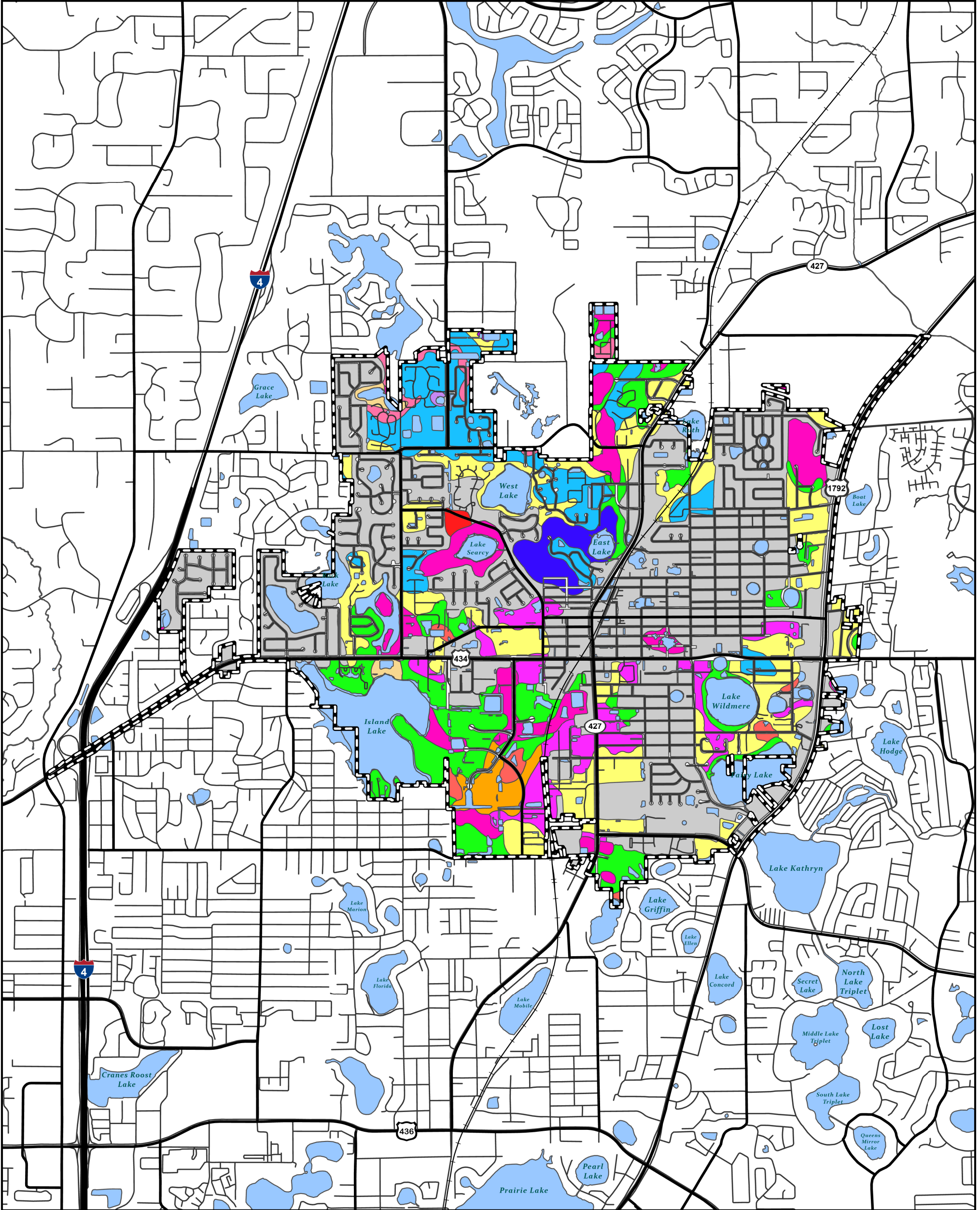


LEGEND

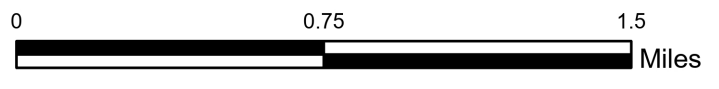
- RAILROAD
- MAJOR THOROUGHFARES
- LONGWOOD MUNICIPAL BOUNDARY
- WATER FEATURES

Elevation (5 FT):	
10	105
15	110
20	
25	45
30	50
35	55
40	60
45	65
50	70
55	75
60	80
65	85
70	90
75	95
80	100

Map C-4: Soils



This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.
Map Created By: Longwood GIS Analyst, C. Summer Raines | September 2024
Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail, St. Johns River Water Management District (SJRWMD)



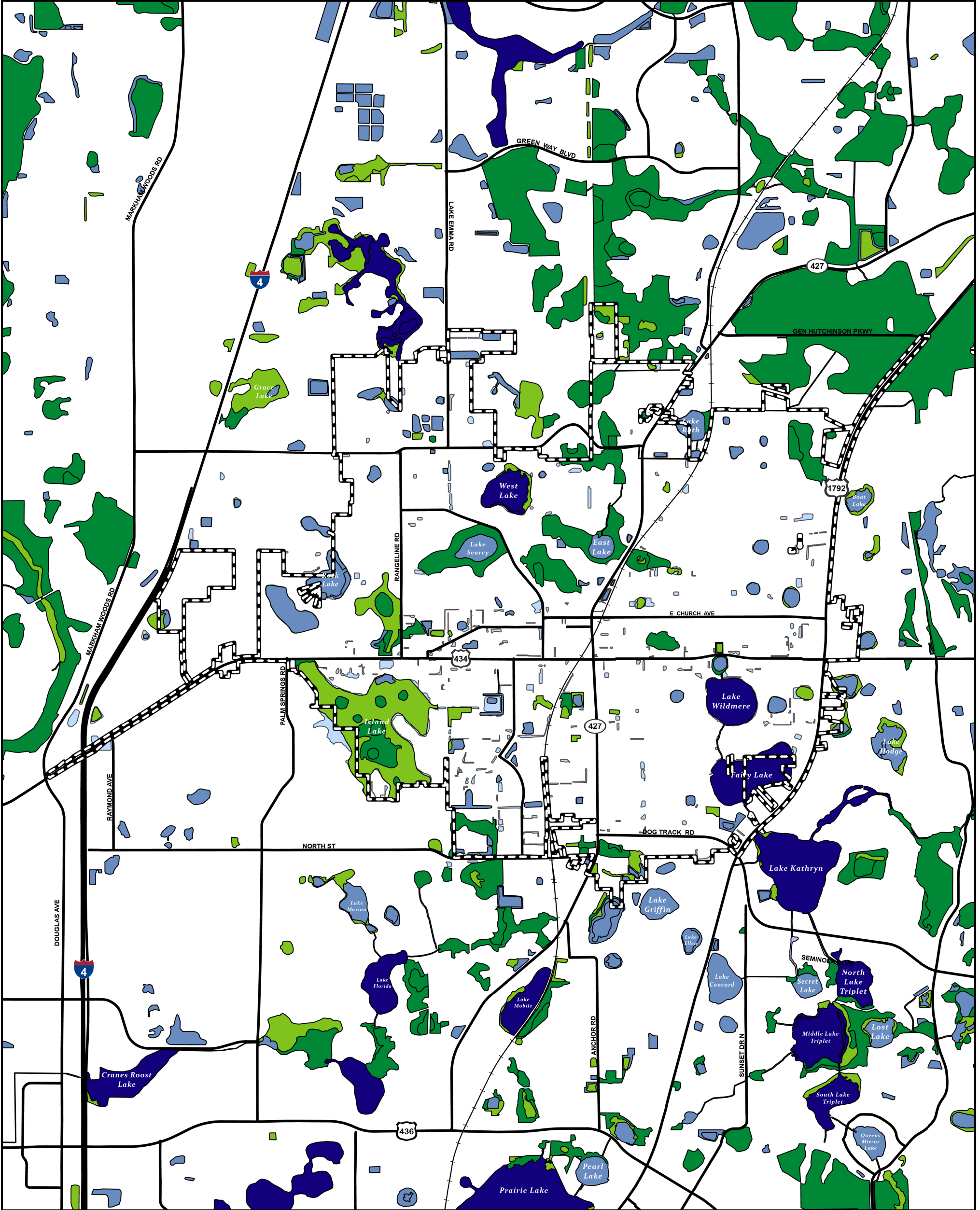
LEGEND

- LOCAL STREETS
- + RAILROAD
- MAJOR THOROUGHFARES
- ▭ LONGWOOD MUNICIPAL BOUNDARY
- ▭ WATER FEATURES

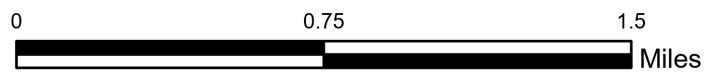
- SOIL NAME**
- ▭ ADAMSVILLE - SPARR FINE SANDS
 - ▭ ARENTS, 0 TO 5 PERCENT SLOPES
 - ▭ ASTATULA FINE SAND, 5 TO 8 PERCENT SLOPES
 - ▭ ASTATULA-APOPKA FINE SANDS, 0 TO 5 PERCENT SLOPES
 - ▭ ASTATULA-APOPKA FINE SANDS, 5 TO 8 PERCENT
 - ▭ ASTATULA-APOPKA FINE SANDS, 8 TO 12 PERCENT SLOPES
 - ▭ BASINGER, SAMSULA, AND HONTOON SOILS, DEPRESSIONAL
 - ▭ BRIGHTON, SAMSULA, AND SANIBEL MUCKS
 - ▭ EAUGALLIE AND IMMOKALEE FINE SANDS

- ▭ MYAKKA AND EAUGALLIE FINE SANDS
- ▭ POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES
- ▭ SEFFNER FINE SAND, 0 TO 2 PERCENT SLOPES
- ▭ TAVARES-MILLHOPPER COMPLEX, 0 TO 5 PERCENT SLOPES
- ▭ UDORTHENTS, EXCAVATED
- ▭ URBAN LAND, 0 TO 2 PERCENT SLOPES
- ▭ WATER

Map C-5: Existing Wetlands



This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.
Map Created By: Longwood GIS Analyst, C. Summer Raines | September 2024
Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail, St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP)



LEGEND

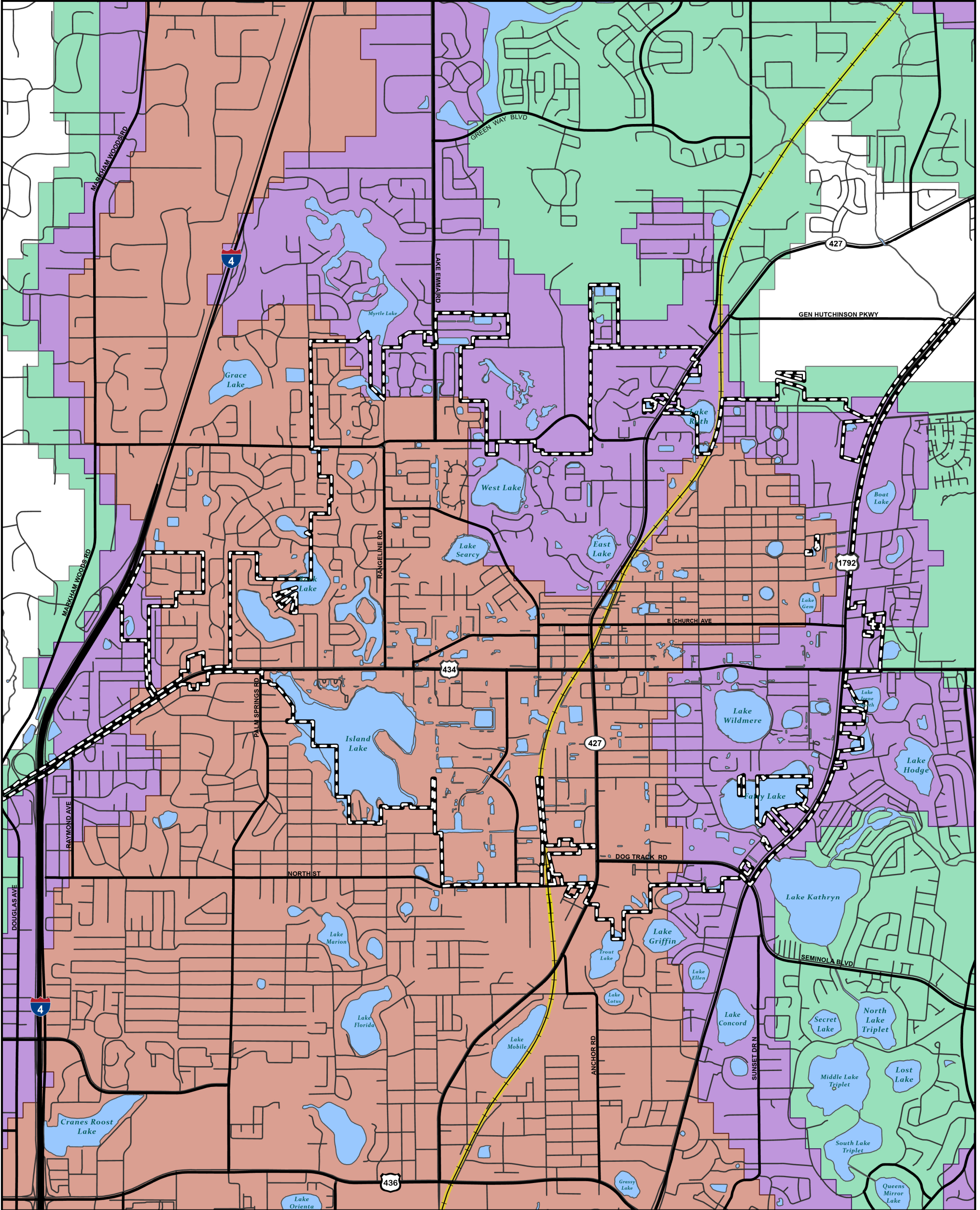
- RAILROAD
- MAJOR THOROUGHFARES
- ▭ LONGWOOD MUNICIPAL BOUNDARY
- ▭ LONGWOOD WATER FEATURES

WETLAND INVENTORY:

- ▭ FRESHWATER EMERGENT WETLAND
- ▭ FRESHWATER FORESTED/SHRUB WETLAND
- ▭ FRESHWATER POND
- ▭ LAKE

▭ RIVERINE

Map C-7: Upper Floridan Aquifer Recharge



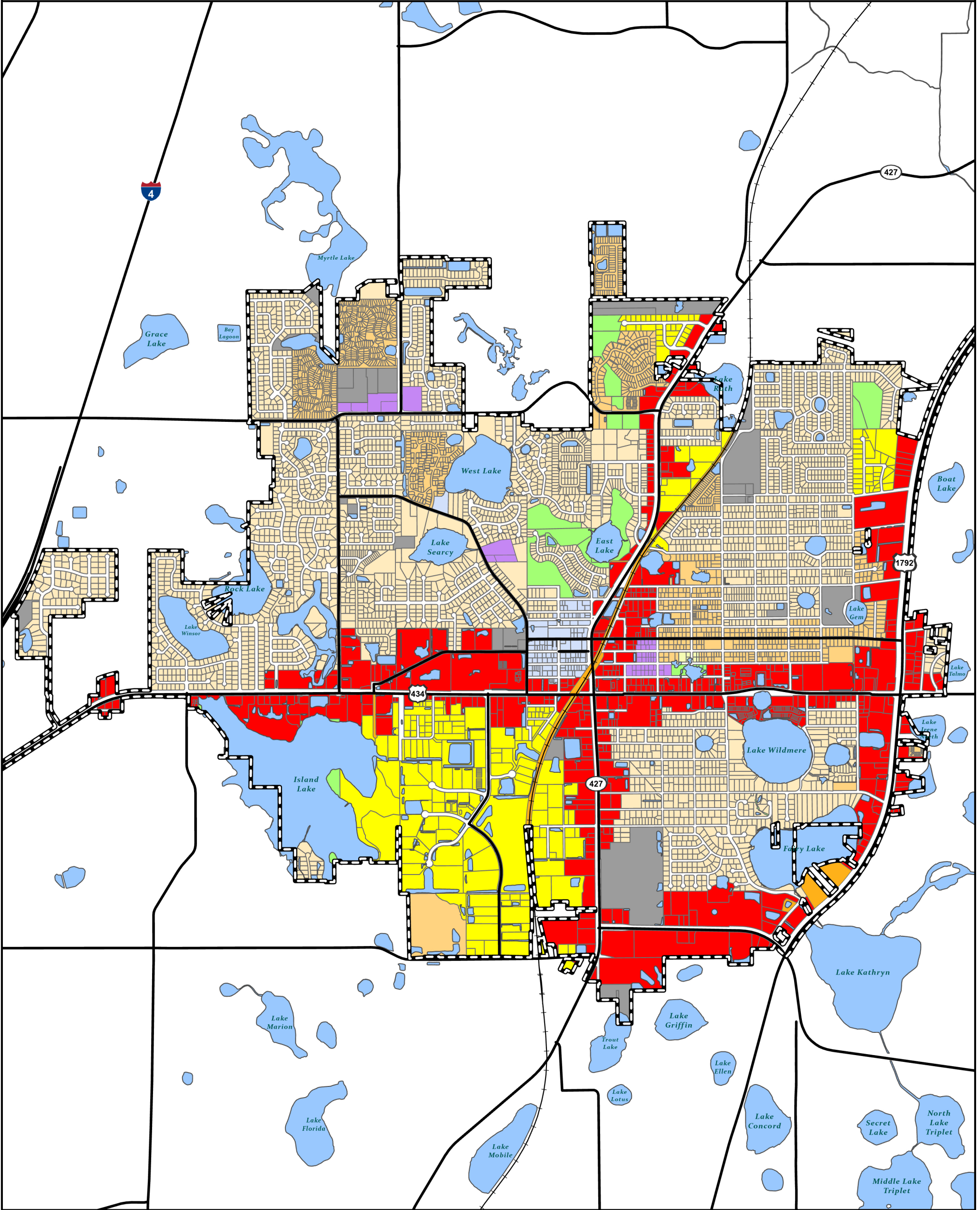
This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.
 Map Created By: Longwood GIS Analyst, C. Summer Raines | October 2024
 Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail, St. Johns River Water Management District (SJRWMD)



LEGEND

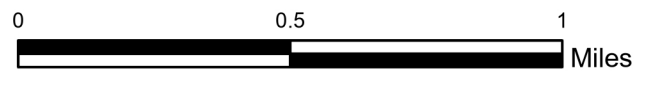
- | | | |
|------------------------|---------------------|-----------------------------|
| RECHARGE RANGE: | MAJOR THOROUGHFARES | LONGWOOD MUNICIPAL BOUNDARY |
| LOW | LOCAL STREETS | WATER FEATURES |
| MEDIUM | RAILROAD | |
| HIGH | | |
| DISCHARGE | | |

Map L-1: Existing Land Use



This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.

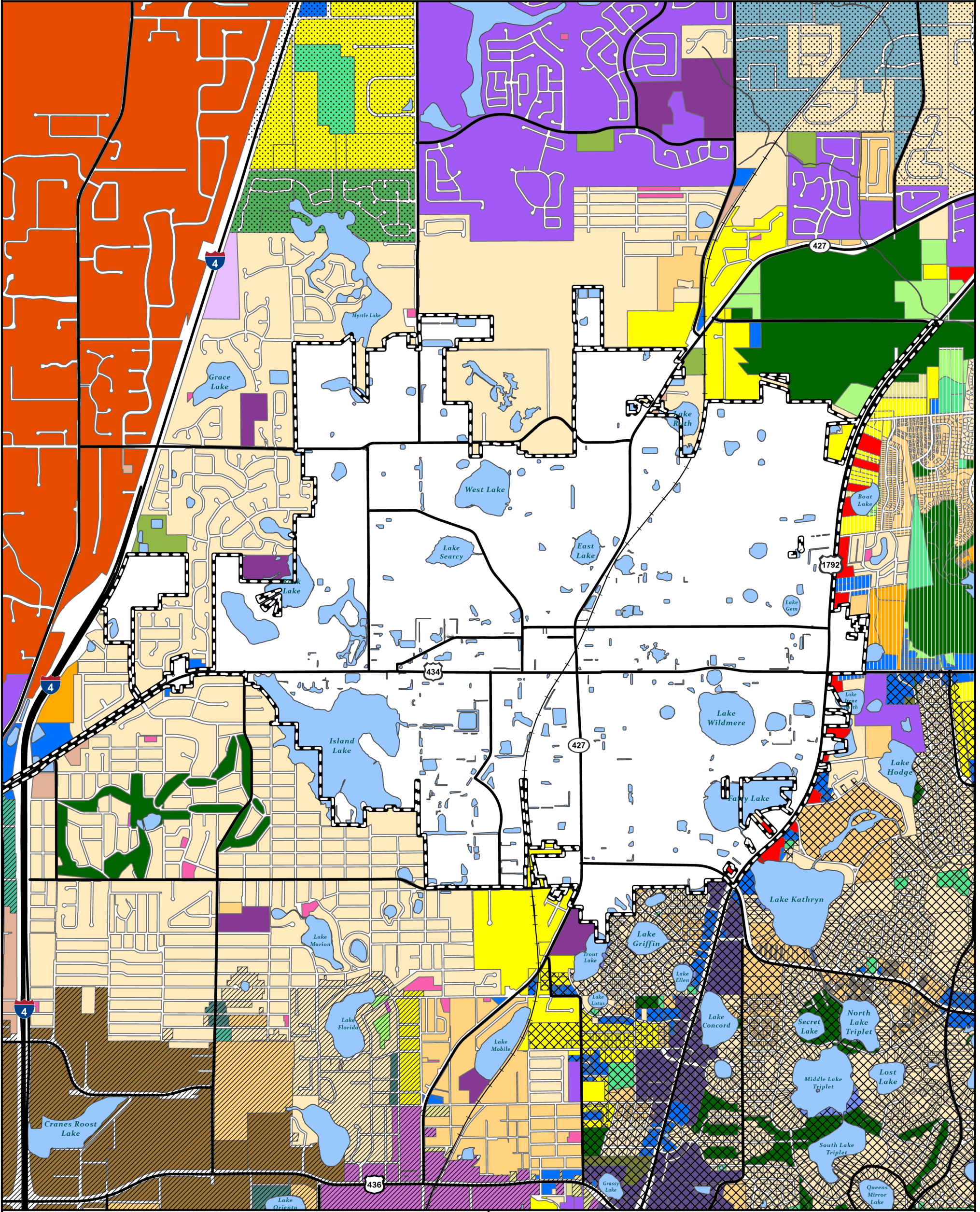
Map Created By: Longwood GIS Analyst, C. Summer Raines | February 2025
Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail



Legend

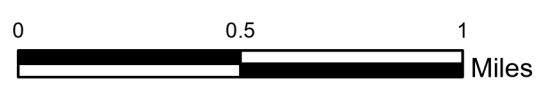
- | | | |
|-----------------------------|--------------------------|-----------------------------------|
| LONGWOOD MUNICIPAL BOUNDARY | Existing Land Use | Low Density Residential |
| MAJOR THOROUGHFARES | Conservation | Medium Density Residential |
| RAILROAD | Downtown Historic | Medium Density Residential 15 |
| WATER FEATURES | Industrial | Neighborhood Commercial Mixed-Use |
| | Infill and Mixed-Use | Public/Institutional |
| | | Unknown |

Map L-2: Adjacent Land Uses



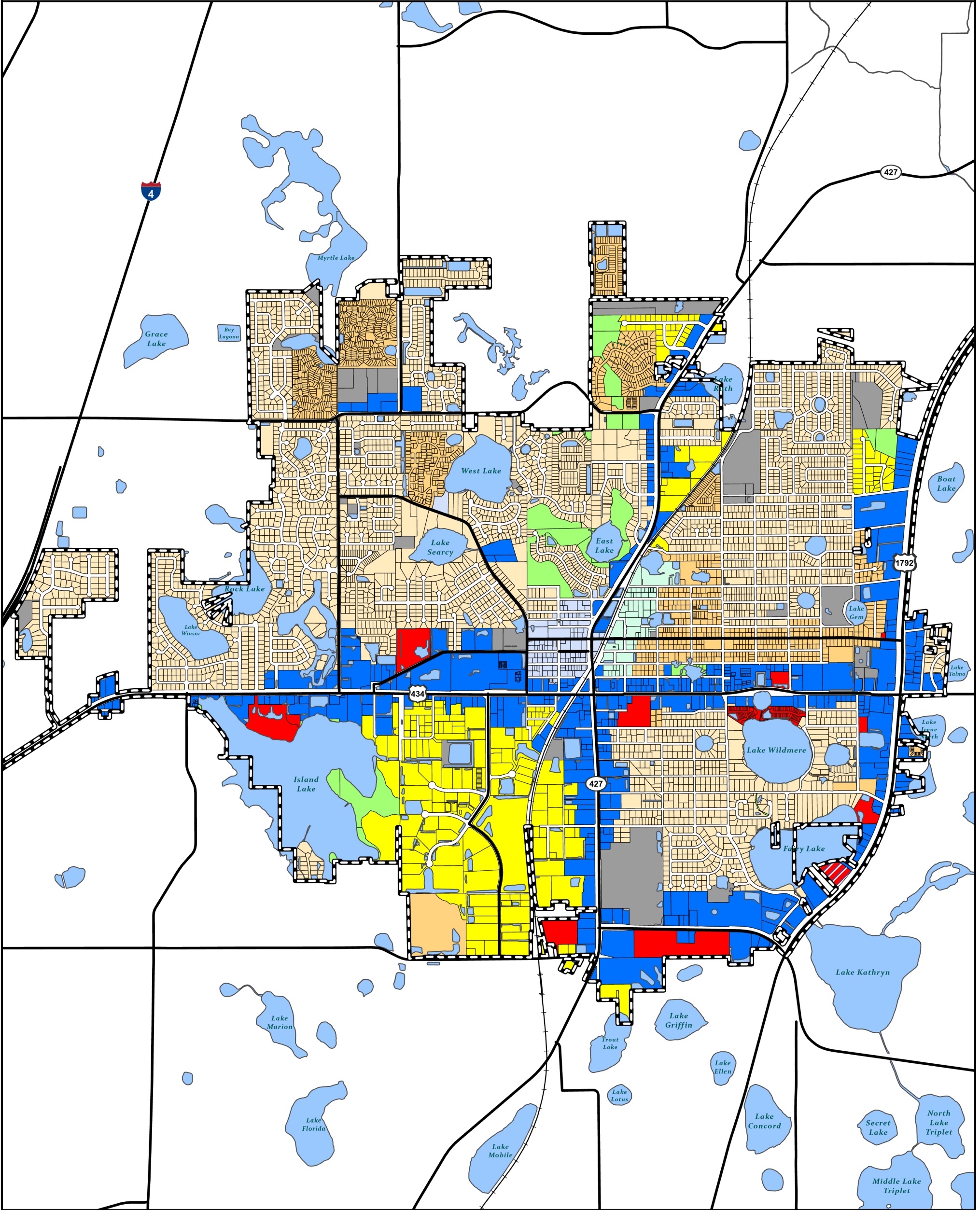
This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.

Map Created By: Longwood GIS Analyst, C. Summer Raines | February 2025
Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail



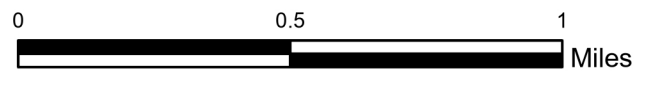
Legend							
LONGWOOD MUNICIPAL BOUNDARY	LAKE MARY	Greenway Interchange District	Higher Intensity Planned Development - Target Industry	Low Density Residential	Office	Public Use - Schools	Rural - 3 (Maximum 1 dwelling unit per 3 acres)
MAJOR THOROUGHFARES	WINTER SPRINGS	High Density Residential	Higher Intensity Planned Development - Transit Oriented Development	Low Intensity Non-Residential	Office/Residential	Public Use - Utilities	Rural - 5 (Maximum 1 dwelling unit per 5 acres)
RAILROAD	FUTURE LAND USE	High Intensity Non-Residential	High Intensity Planned Development - Target Industry	Low-Medium Density Residential	Planned Development	Public/Semi-Public	Rural Residential
WATER FEATURES	Commercial	High Intensity Planned Development Target Industry	High-Tech Medical	Major Thoroughfare Mixed Use	Preservation/Managed Lands	Recreation	Suburban Estates
Surrounding Jurisdictions:	Conservation	Higher Intensity Planned Development - Airport	Incorporated City	Medium Density Residential	Public Use - Civic	Regional Business Center	Town Center District
ALTAMONTE SPRINGS	Downtown Development District	Higher Intensity Planned Development - Airport	Industrial	Mixed-Use	Public Use - Governmental	Restricted Commercial	West Town Center
CASSELBERRY	East Town Center	Gateway Center	Institutional	No Specific Designation	Public Use - Other	Right-of-Way	
	Gateway Center				Public Use - Recreation	Rural - 10 (Maximum 1 dwelling unit per 10 acres)	

Map L-3: Future Land Use



This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.

Map Created By: Longwood GIS Analyst, C. Summer Raines | February 2025
Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail



Legend

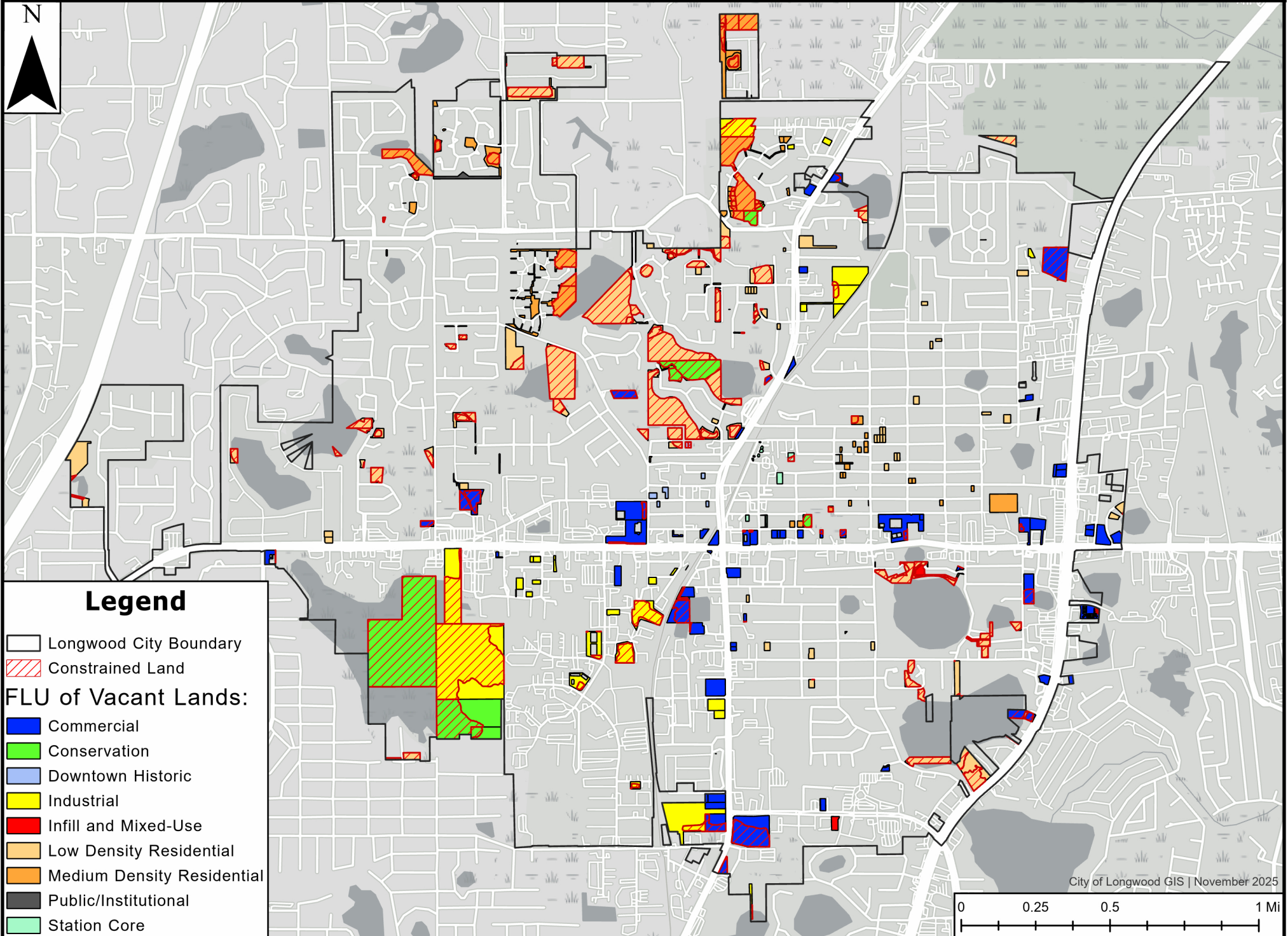
- LONGWOOD MUNICIPAL BOUNDARY
- MAJOR THOROUGHFARES
- RAILROAD
- WATER FEATURES

Future Land Use Categories

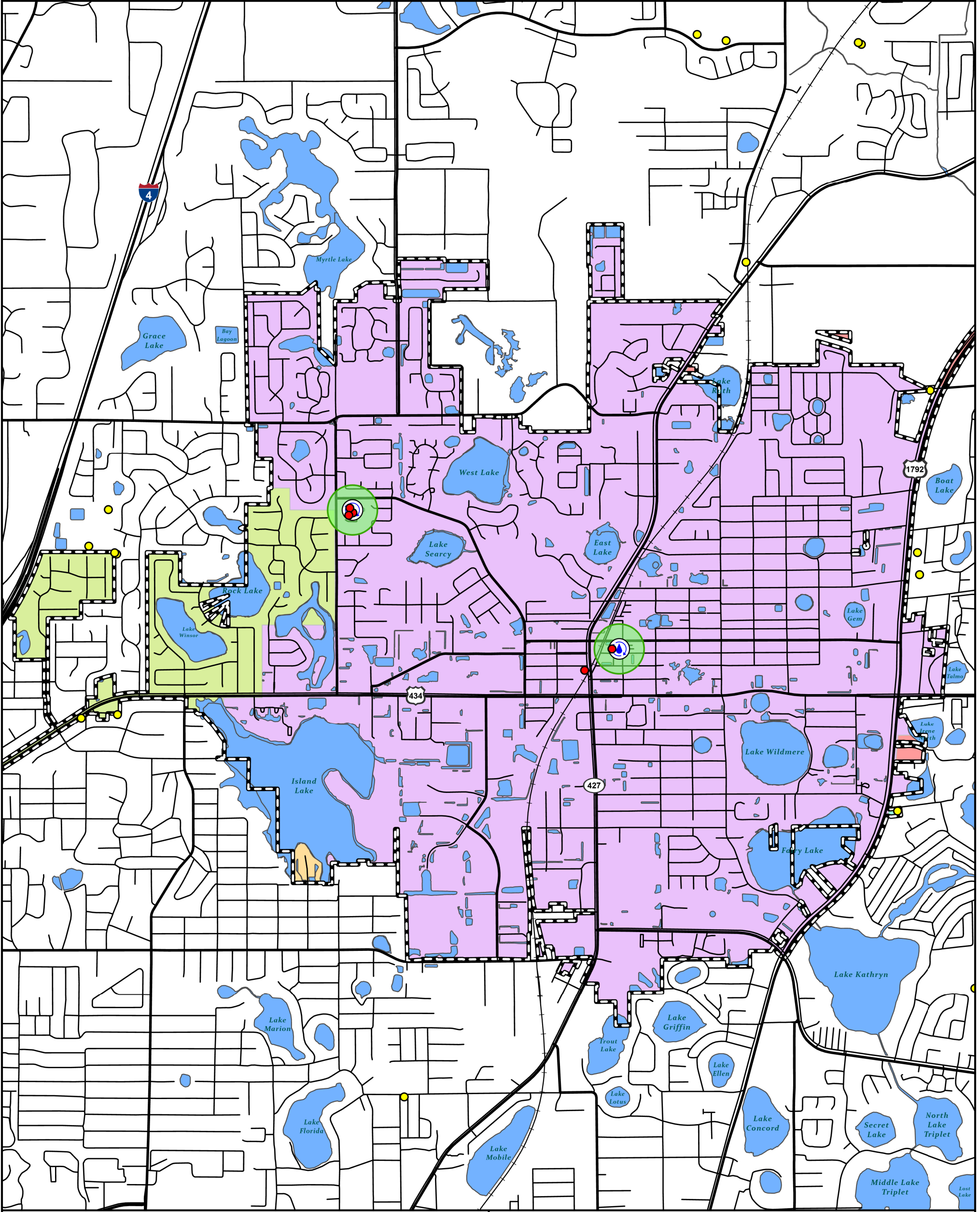
- Commercial
- Conservation
- Downtown Historic
- Industrial
- Infill and Mixed-Use

- Infill and Mixed-Use (With Sub-Area)
- Low Density Residential
- Medium Density Residential
- Medium Density Residential 15
- Public/Institutional
- Station Core

Vacant Land Affected by Environmental Constraints

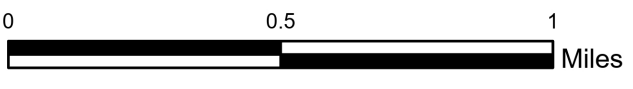


Map P-1: Water Service Areas



This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.

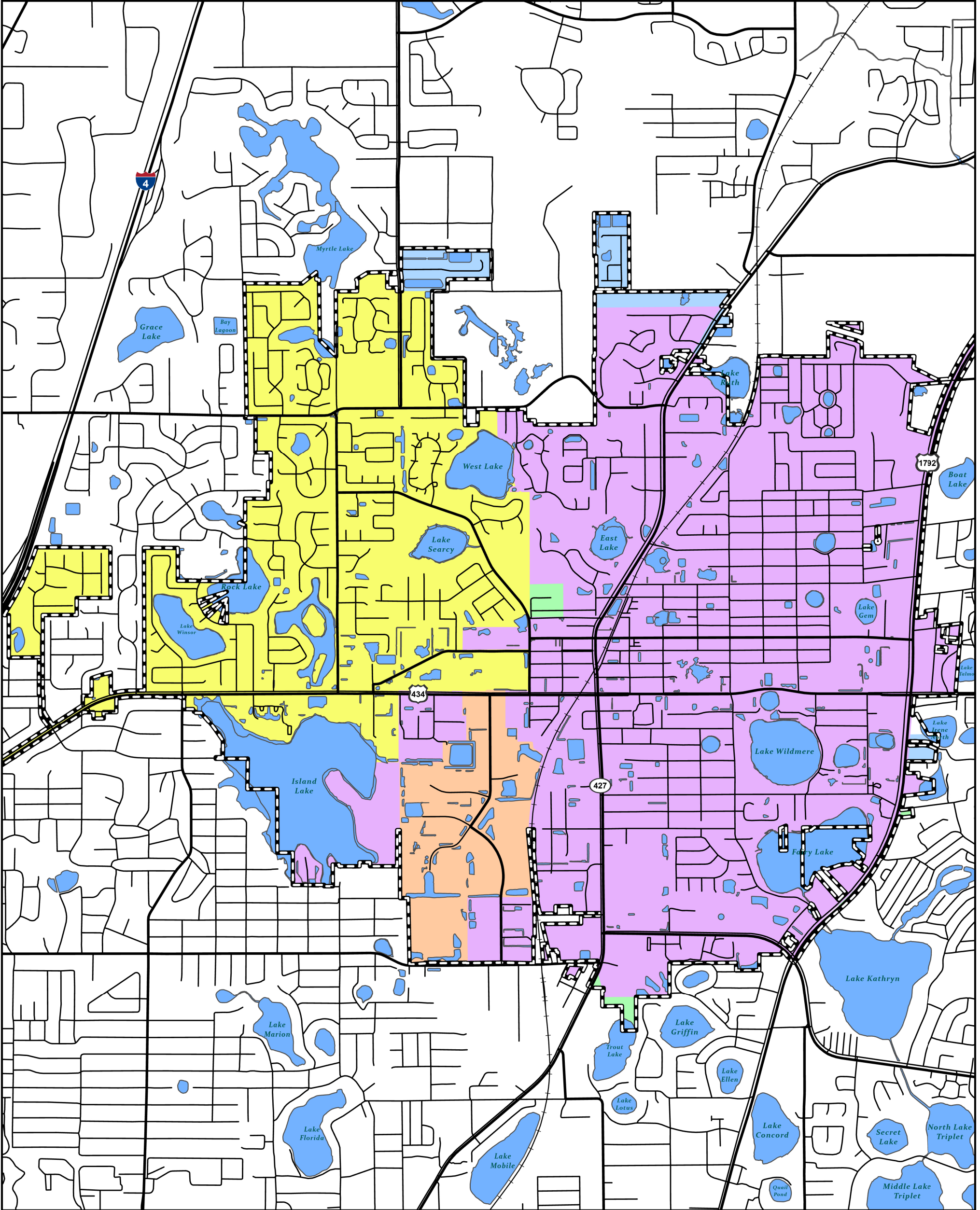
Map Created By: Longwood GIS Analyst, C. Summer Raines | September 2024
Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail, Department of Environmental Protection (FDEP)



LEGEND

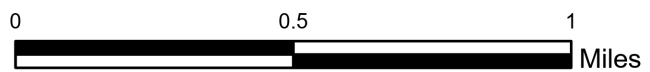
- | | | |
|------------------------------|-----------------------------|-----------------------------|
| CITY OWNED POTABLE WELLS (5) | LOCAL STREETS | <u>WATER SERVICE AREAS:</u> |
| NON-CITY OWNED POTABLE WELLS | MAJOR THOROUGHFARES | |
| LONGWOOD WATER PLANTS | RAILROAD | |
| 500 FT. CONE OF INFLUENCE | WATER FEATURES | |
| | LONGWOOD MUNICIPAL BOUNDARY | ALTAMONTE SPRINGS |
| | | LONGWOOD |
| | | SEMINOLE COUNTY UTILITIES |
| | | SUNSHINE WATER SERVICES |
| | | NA |

Map P-2: Sewer Service Areas



This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.

Map Created By: Longwood GIS Analyst, C. Summer Raines | September 2024
Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail



LEGEND

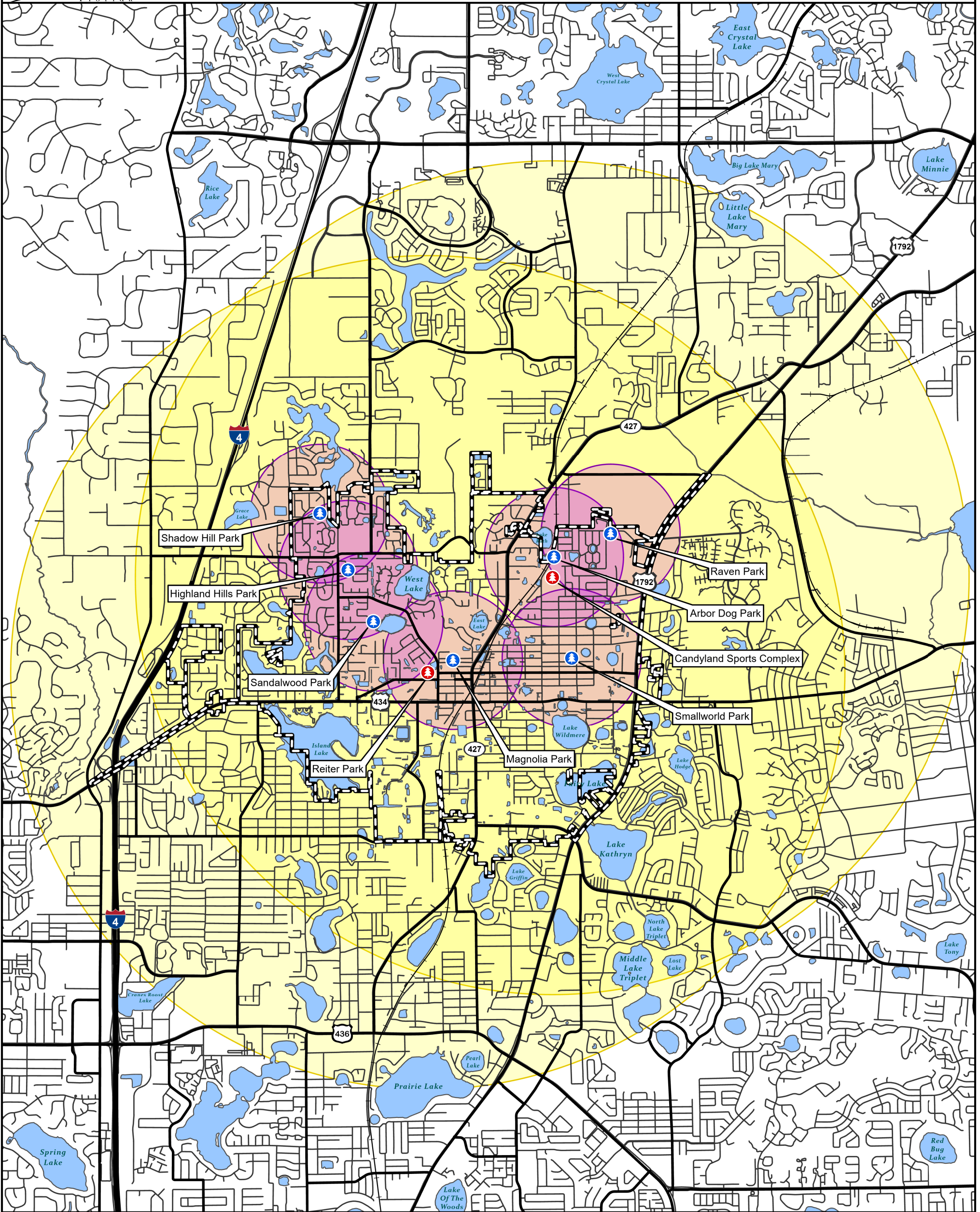
SEWER SERVICE AREAS:

- CITY OF LONGWOOD
- FLORIDA GOVT UTILITY AUTHORITY
- SEMINOLE COUNTY UTILITIES
- SUNSHINE WATER SERVICES
- NA

- LOCAL STREETS
- MAJOR THOROUGHFARES
- RAILROAD

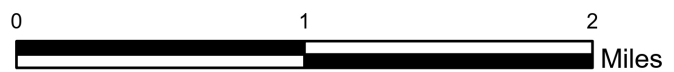
- LONGWOOD MUNICIPAL BOUNDARY
- WATER FEATURES

Map R-1: Park Service Area



This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.

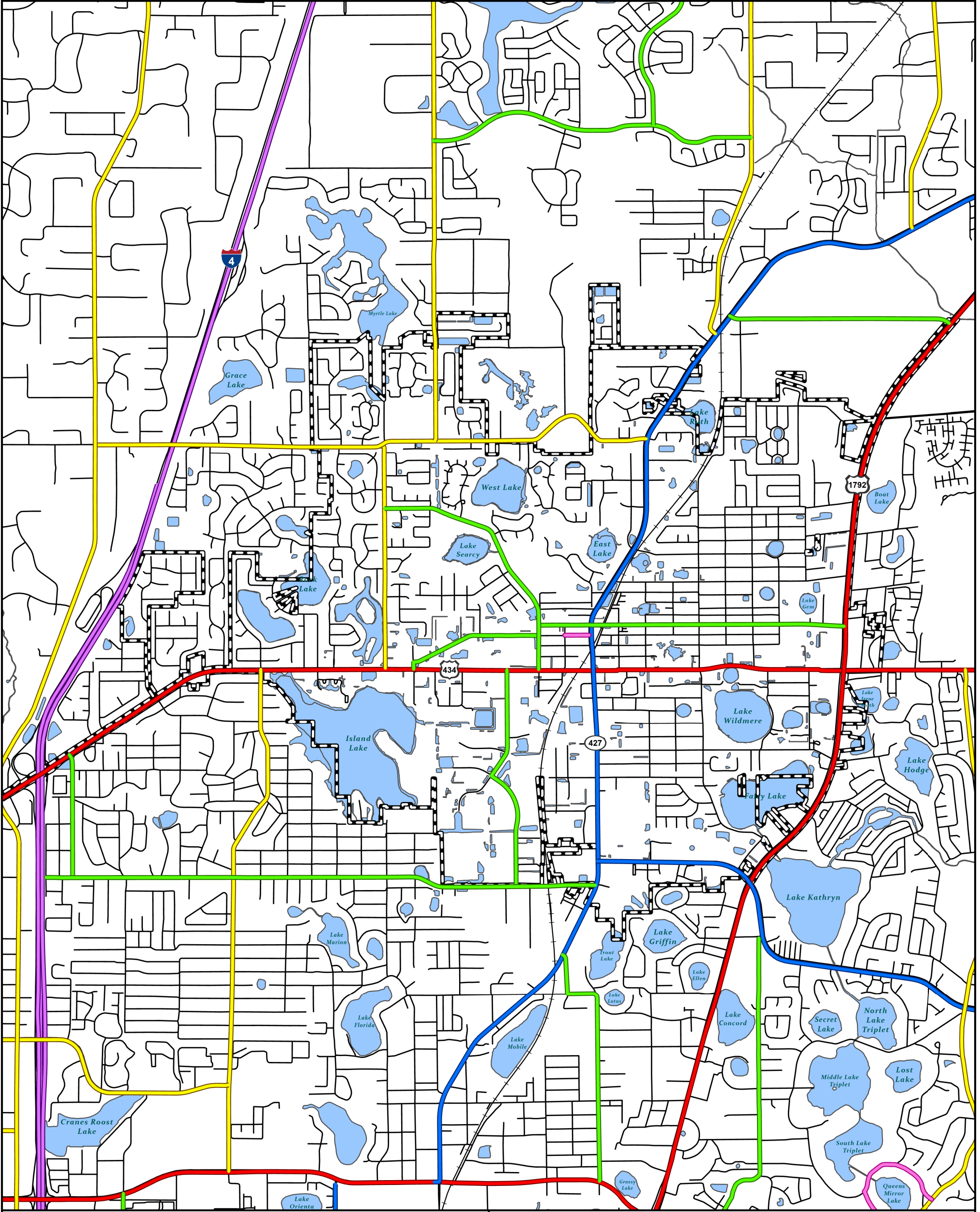
Map Created By: Longwood GIS Analyst, C. Summer Raines | September 2024
Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail



LEGEND

- RAILROAD
- MAJOR THOROUGHFARES
- ▭ LONGWOOD MUNICIPAL BOUNDARY
- WATER FEATURES
- 🌳 COMMUNITY PARKS
- 🌳 NEIGHBORHOOD PARKS
- COMMUNITY SERVICE AREA (1/2 MILE RADIUS)
- NEIGHBORHOOD SERVICE AREA (3 MILE RADIUS)

Map T-1: Existing Major Thoroughfares and FDOT Classification



This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.

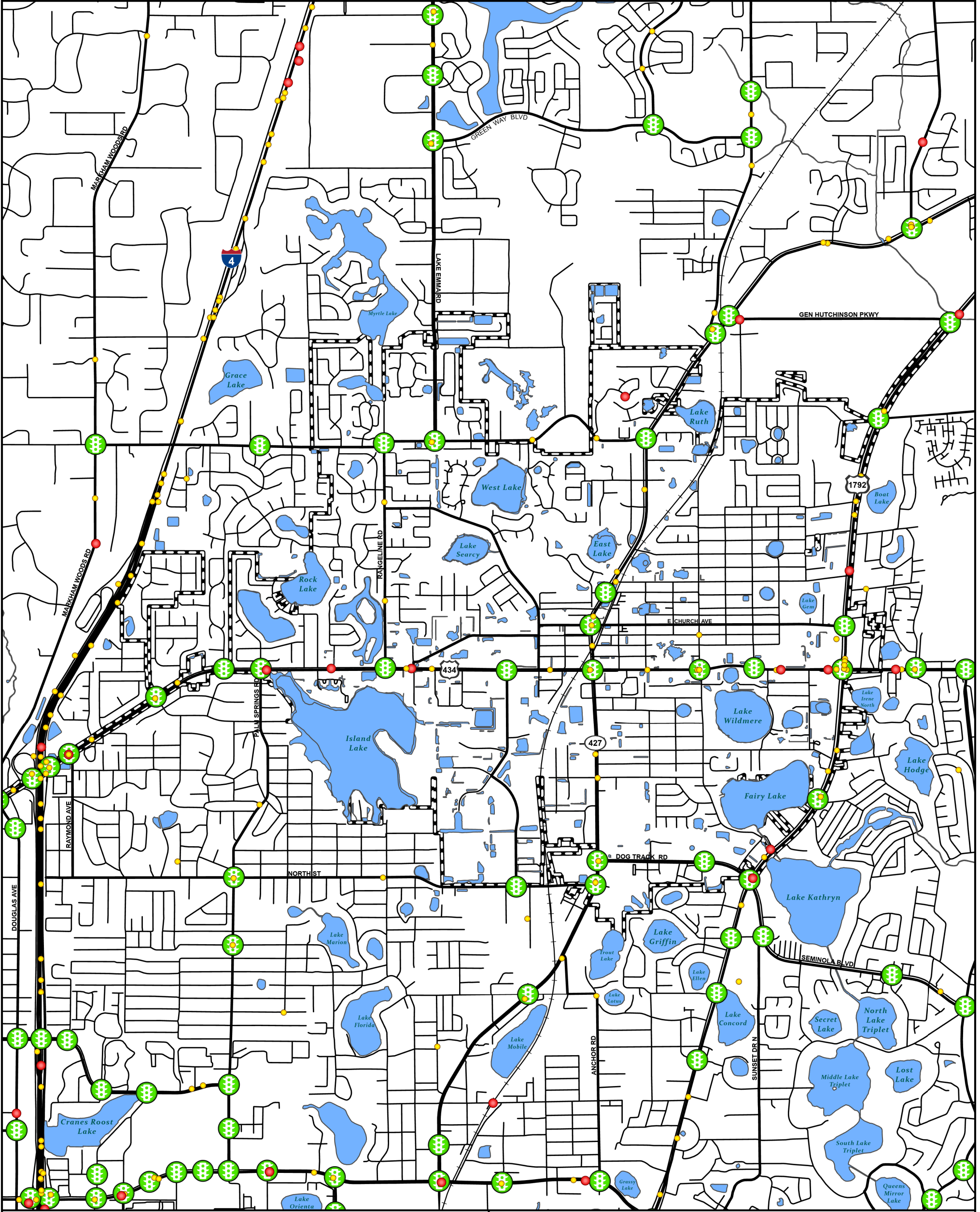
Map Created By: Longwood GIS Analyst, C. Summer Raines | September 2024
Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail



LEGEND

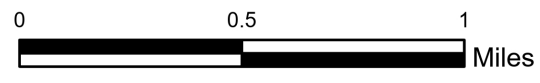
- | | | | |
|---------------------------------|-------|-----------------------------|-----------------------------|
| FUNCTIONAL CLASS (2024): | | Minor Collector (Fed Aid) | LOCAL STREETS |
| Principal Arterial - Interstate | Local | RAILROAD | LONGWOOD MUNICIPAL BOUNDARY |
| Principal Arterial - Other | | LONGWOOD MUNICIPAL BOUNDARY | WATER FEATURES |
| Minor Arterial | | | |
| Major Collector | | | |

Map T-6: Signalized Intersections and Accident Locations (2018-2022)



This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.

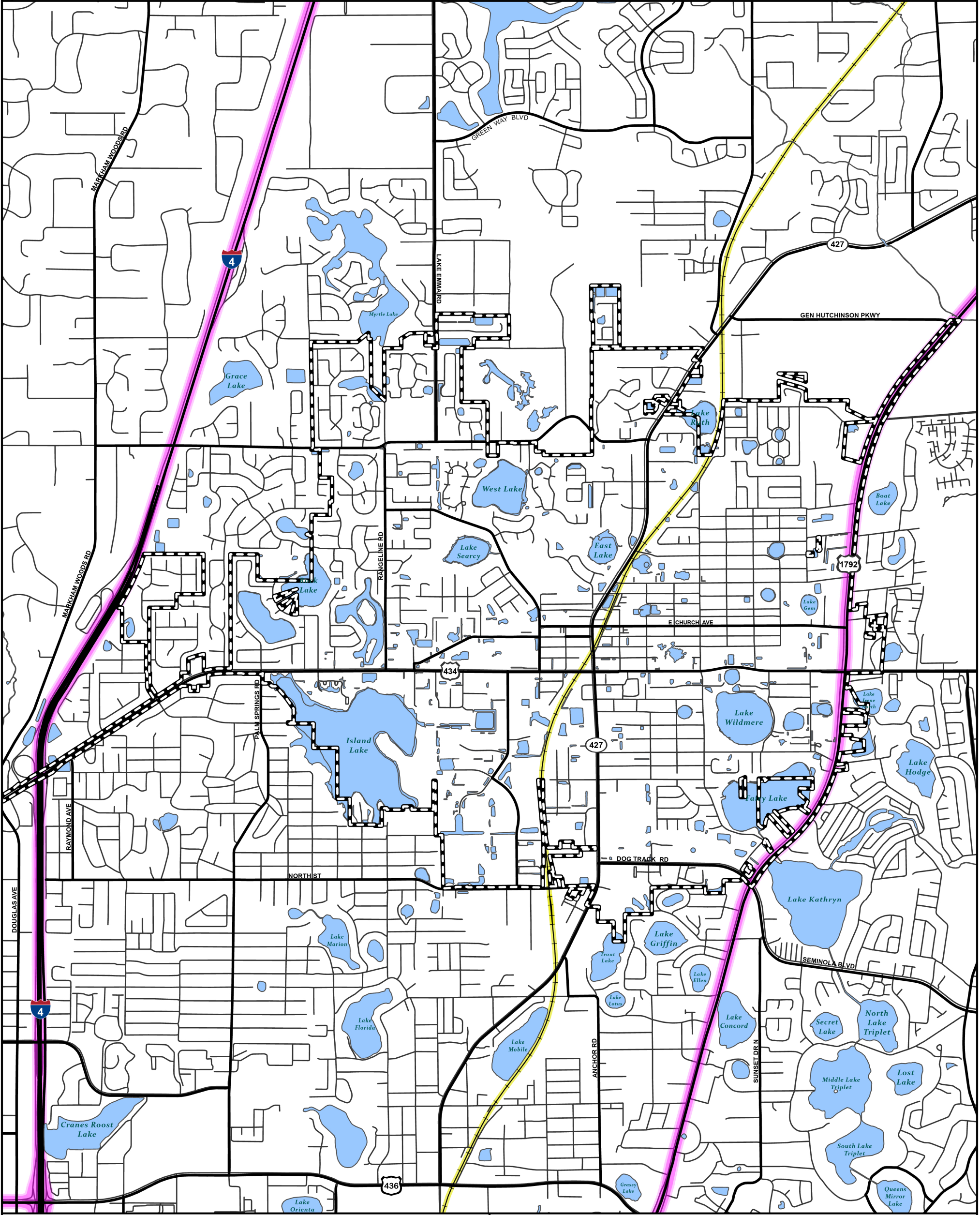
Map Created By: Longwood GIS Analyst, C. Summer Raines | September 2024
Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail, MetroPlan Orlando



LEGEND

- | | | |
|----------------------------|---------------------|-----------------------------|
| SIGNALIZED INTERSECTIONS | MAJOR THOROUGHFARES | LONGWOOD MUNICIPAL BOUNDARY |
| ACCIDENT LOCATIONS: | LOCAL STREETS | WATER FEATURES |
| FATALITY (28) | RAILROAD | |
| SERIOUS INJURY (180) | | |

Map T-7: Rail Facilities and Evacuation Routes



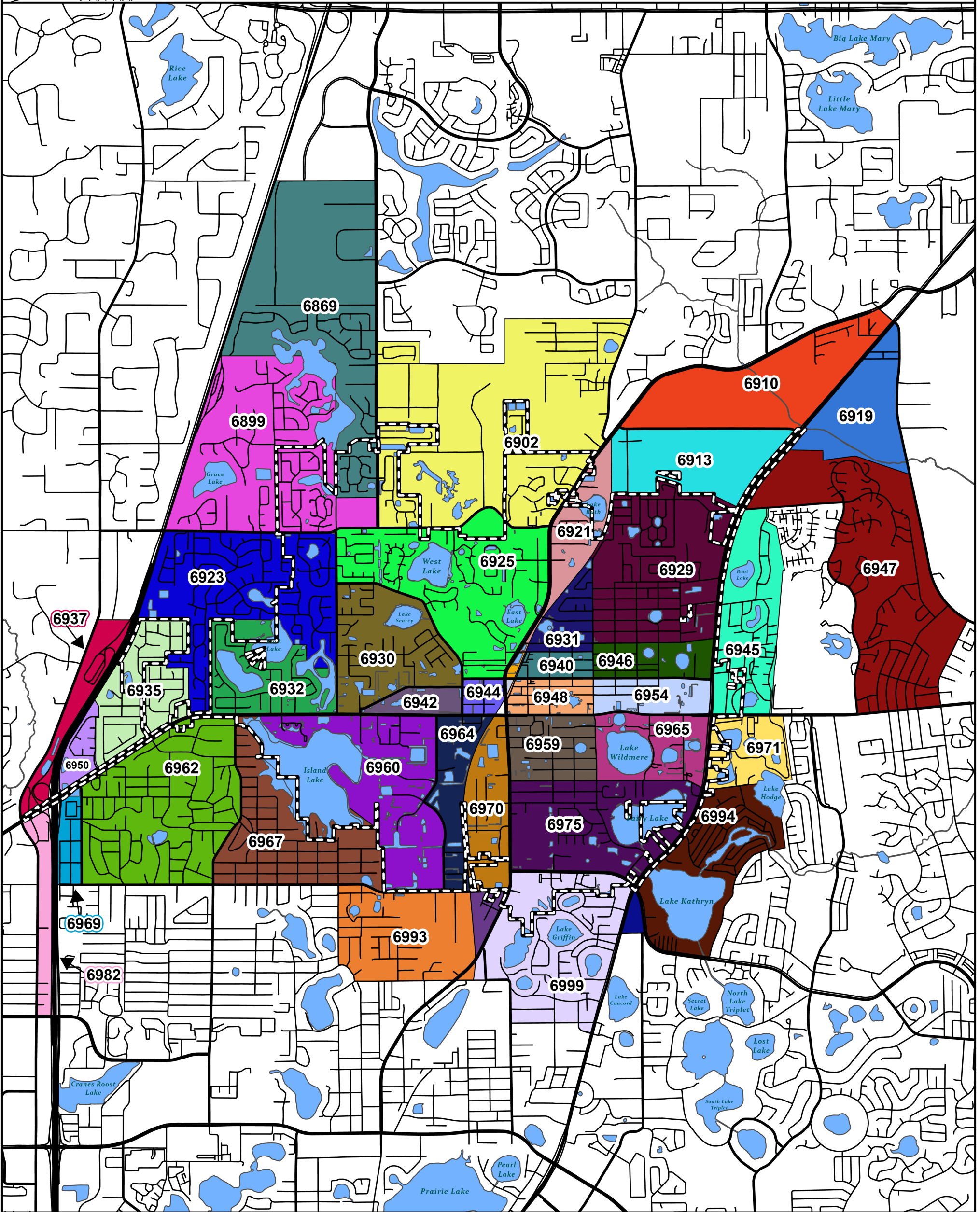
This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.
 Map Created By: Longwood GIS Analyst, C. Summer Raines | September 2024
 Sources: Seminole County GIS, Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail



LEGEND

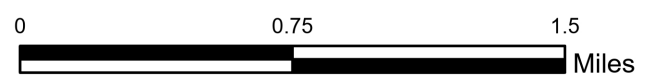
- EVACUATION ROUTES
- RAILROAD
- MAJOR THOROUGHFARES
- LOCAL STREETS
- LONGWOOD MUNICIPAL BOUNDARY
- WATER FEATURES

Map T-8: Traffic Analysis Zones



This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.

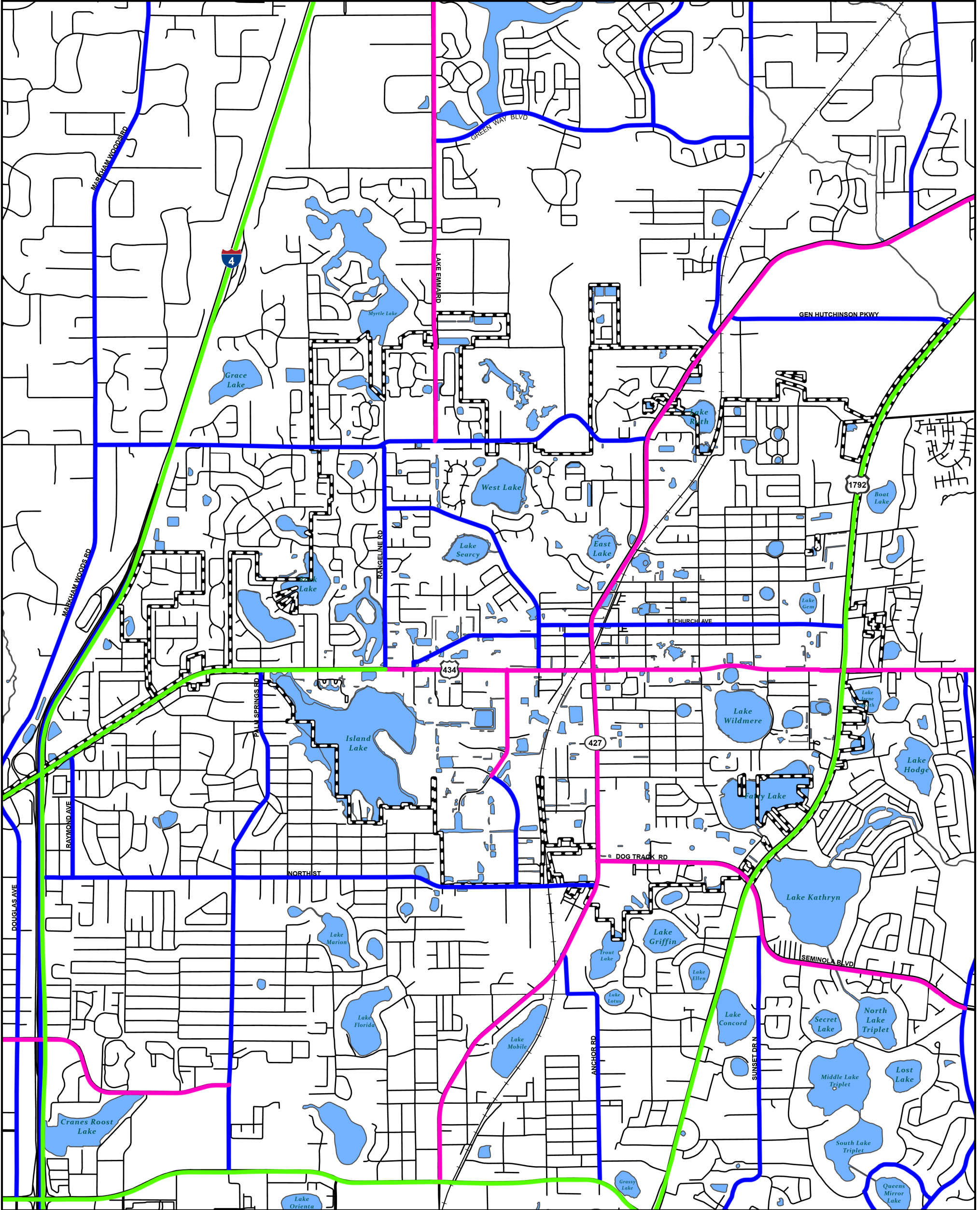
Map Created By: Longwood GIS Analyst, C. Summer Raines | September 2024
Sources: Florida Department of Transportation (FDOT)



LEGEND

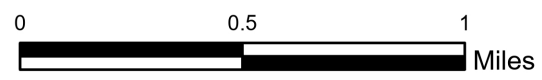
6869	6923	6937	6946	6962	6975	— LOCAL STREETS
6899	6925	6938	6947	6964	6982	— MAJOR THOROUGHFARES
6902	6929	6940	6948	6965	6990	— LONGWOOD MUNICIPAL BOUNDARY
6910	6930	6942	6950	6967	6993	— WATER FEATURES
6913	6931	6943	6954	6969	6994	
6919	6932	6944	6959	6970	6998	
6921	6935	6945	6960	6971	6999	

Map T-9: Number of Lanes








This map is for graphical representation purposes only. The City of Longwood assumes no liability for errors, omissions, or any consequences arising from reliance on this map.

Map Created By: Longwood GIS Analyst, C. Summer Raines | September 2024
Sources: Florida Department of Transportation (FDOT), Federal Railroad Administration (FRA), Sunrail



LEGEND

- | | | |
|---|-----------------|---|
| Lanes | — RAILROAD |  LONGWOOD MUNICIPAL BOUNDARY |
|  2 | — LOCAL STREETS |  WATER FEATURES |
|  4 | | |
|  6 | | |

**City of Longwood
Data, Inventory, and Analysis**

COMPREHENSIVE PLAN AMENDMENT

CPA 01-25

DECEMBER 2025

Evaluation of Growth Capacity

- The 2009 Ear-Based Amendment to the Longwood Comprehensive Plan included population projections with an expected increase of approximately 17% by 2025. These projections were nearly spot-on in practice.
- Like many Florida cities, Longwood experienced significant growth between 2007 and 2025, driven in large part by a number of multi-family housing developments built during that time.
- At the time of that Comprehensive Plan Amendment, there was already very limited vacant land in the city that is suitable for development. The majority of the parcels available at that time have now been developed.
- The City has demonstrated capacity to provide services to at least this level, but the available vacant land occurs as small, scattered lots that are not suitable for higher-density development.
- The City has seen a number of vacant and underutilized parcels redeveloped into multi-family housing, representing a significant increase in the percentage of multi-family units in the city, that still trails the percentage for Seminole County as a whole.

Table 1: Previous Population Projections

Year	2007	2014	2020	2025
Population	14,062	15,905	16,442	16,519

Source: 2009 Longwood EAR-Based Amendment, Appendix A

Table 2: 2024-2050 BEBR Population Projections

Year	2024	2030	2040	2050
Population	16,617	18,222	20,016	21,367

Source: Bureau of Economic and Business Research, Florida Estimates of Population 2024

Table 3: Projections Based on Historic Census Data

Year	1990	2000	2010	2020	2030	2040	2050
Population	13,316	13,745	13,657	15,098	17,314	18,525	19,822

Source: U.S. Census Data and Staff Projections

- The updated projections in Table 2 do not materially change Longwood’s approach to growth, in part because the City would be able to absorb this additional population, but also because the projections in Table 2 are not consistent with the amount of vacant and usable land available in the city (Table 4).
- Table 3, which is a projection based on a wider look at historic census data, is more consistent with demonstrated population growth as well as a recognition of the very limited availability of unconstrained vacant land.

- With the passage of the Live Local Act, the prospect of the development of some commercial and industrial areas into multi-family apartment projects has increased but the City has not received an application for a Live Local project since the Act's passage.

Table 4: Vacant Land in Proposed Map Change Areas

Land Use Type	Unconstrained Vacant Acres
Low Density Residential (LDR)	20
Medium Density Residential (MDR)	9
Downtown Historic (DH)	1
General Commercial (GC)	27
Industrial (IND)	35
Infill and Mixed Use	0.66
Station Core	1
Totals	93.66

Table 5: Housing Units by Type, 2000 to 2023

Unit Types	Longwood		Seminole County	
	2000 % of Total	2023 % of Total	2000 % of Total	2023 % of Total
Single-family	89.2%	82.7%	74.4%	66.4%
Multifamily	10.7%	17.2%	25.5%	30.7%
Other	0.1%	0.1%	0.1%	3%

Source: U.S. Census Bureau, 2000, American Community Survey (ACS), 2023

Transportation and Mobility Language

- The City of Longwood was designated as Transportation Concurrency Exception Area by F.S. 163.3168, passed in 2009.

- Consistent with Comprehensive Plan policies, the City has adopted a Mobility Plan and Mobility Fee as well as an updated Bicycle-Pedestrian Plan.
- Section 2 has been updated to reflect these changes.

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Longwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

ORDINANCE NO. 25-2276

AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING THE GOALS, OBJECTIVES, AND POLICIES OF THE CITY OF LONGWOOD, FLORIDA COMPREHENSIVE PLAN TO UPDATE ELEMENTS OF THE COMPREHENSIVE PLAN RELATED TO THE ADOPTION OF THE CITY'S MOBILITY PLAN AND BICYCLE-PEDESTRIAN MASTER PLAN AND UPDATING THE MAP SERIES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Longwood is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of Longwood is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;

¹ See Section 166.041(4)(c), Florida Statutes.

- a. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Longwood hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

This ordinance proposes an amendment to the Longwood Comprehensive Plan to amend sections of the Plan related to transportation and mobility following the adoption of the City's Mobility Plan and Bicycle-Pedestrian Master Plan.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Longwood, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

This ordinance creates no compliance costs, creates no charges, fees, or regulatory costs including estimated revenues.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

No business impacts are proposed as part of this ordinance.

4. Additional information the governing body deems useful (if any):

N/A.

To: The Land Planning Agency

From: Chris Kintner, Community Development Director

Date: November 12, 2025

Subject: ORDINANCE NO. 25-2275

AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING PART III, LONGWOOD DEVELOPMENT CODE, ARTICLE IX, TO CREATE SECTION 9.4.0, TO ESTABLISH REGULATIONS AND PROCEDURES FOR CERTIFIED RECOVERY RESIDENCES, INCLUDING A PROCESS FOR REQUESTING REASONABLE ACCOMMODATION AS REQUIRED BY CHAPTER 2025-182, LAWS OF FLORIDA; PROVIDING FOR DEFINITIONS; PROVIDING FOR A REASONABLE ACCOMMODATION PROCESS IN ACCORDANCE WITH FEDERAL AND STATE LAW; PROVIDING FOR APPLICATION REQUIREMENTS, REVIEW PROCEDURES, AND DEADLINES; PROVIDING FOR REVOCATION AND REINSTATEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Introduction:

This agenda item requests that the Land Planning Agency conduct a public hearing for Ordinance 25-2275, a Longwood Development Code Amendment intended to amend Article IX to create Section 9.4.0 to establish regulations and procedures for Certified Recovery Residences.

Background/Discussion:

In the last legislative session, the Legislature of the State of Florida adopted Chapter 2025-182 amending §§397.487 and 397.4871, Florida Statutes, relating to certified recovery residences. The term "recovery residence" refers to dwelling units that hold a valid certificate of compliance and are actively managed by a certified recovery residence administrator as defined in Section 397.311, Florida Statutes. Another term used in state statutes is "sober living home."

Chapter 2025-182 requires all municipalities and counties to adopt Ordinances establishing a process for the review and approval of certified recovery residences no later than January 1, 2026. It also requires a process for "reasonable accommodations" to land use or zoning regulations to allow for approval of a certified recovery residence. This would most often apply in the case of single-family residences, where the LDC's definition of family states: "One or more persons occupying a single dwelling unit; provided that such family shall not contain over

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three persons unless all persons are related by law, blood, adoption, or marriage and are not immediate kindred," for which the recovery residence would otherwise need a special exception.

The Ordinance shall not supersede any declaration of covenants, conditions, or restrictions of a condominium, cooperative, or homeowners' association governed by Chapters 718, 719, or 720, Florida Statutes.

Budget Impact:

There is no anticipated budget impact associated with this item.

Recommendation:

Staff recommends that the Land Planning Agency recommend approval of Ordinance 25-2275 to the City Commission.

REQUESTED MOTION/ACTION:

I move that the Land Planning Agency recommend approval of Ordinance 25-2275 to the City Commission.

Prepared By:

Chris Kintner, Community Development Director

Reviewed By:

William Watts, City Manager

Attachments:

1. Ordinance No. 25-2275 - Certified Recovery Residences
2. Chapter 2025-182 - Laws of Florida
3. Ordinance No. 25-2275 - BIE

ORDINANCE 25-2275

AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING PART III, LONGWOOD DEVELOPMENT CODE, ARTICLE IX, TO CREATE SECTION 9.4.0, TO ESTABLISH REGULATIONS AND PROCEDURES FOR CERTIFIED RECOVERY RESIDENCES, INCLUDING A PROCESS FOR REQUESTING REASONABLE ACCOMMODATION AS REQUIRED BY CHAPTER 2025-182, LAWS OF FLORIDA; PROVIDING FOR DEFINITIONS; PROVIDING FOR A REASONABLE ACCOMMODATION PROCESS IN ACCORDANCE WITH FEDERAL AND STATE LAW; PROVIDING FOR APPLICATION REQUIREMENTS, REVIEW PROCEDURES, AND DEADLINES; PROVIDING FOR REVOCATION AND REINSTATEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida adopted Chapter 2025-182, Laws of Florida, effective July 1, 2025, amending §§397.487 and 397.4871, Florida Statutes, relating to certified recovery residences; and

WHEREAS, Chapter 2025-182 requires all municipalities and counties to adopt ordinances establishing a process for the review and approval of certified recovery residences no later than January 1, 2026; and

WHEREAS, the City Commission of the City of Longwood recognizes that certified recovery residences provide important housing opportunities for persons in recovery from substance use disorders and are protected under the Fair Housing Amendments Act of 1988 and the Americans with Disabilities Act; and

WHEREAS, the City of Longwood is committed to ensuring its land use and zoning processes provide equal housing opportunities for individuals with disabilities while maintaining compliance with state and federal law; and

WHEREAS, the City Commission finds that it is in the best interest of the public health, safety, and welfare to establish clear, consistent procedures for processing requests for reasonable accommodation by certified recovery residences as mandated by Chapter 2025-182, Laws of Florida.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Longwood, Florida, that:

SECTION 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Adoption. Part III, Longwood Development Code, Article IX, is hereby amended to create **Section 9.4.0. – Certified Recovery Residences**, to read as follows:

9.4.0.- Certified Recovery Residences.

A. Definitions. For purposes of this Section, the following terms shall have the meanings set forth in §397.311, Florida Statutes, as amended:

1. **Certified recovery residence** – A recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator as defined in Section 397.311, Florida Statutes, as amended, including Level I through Level IV certified recovery residences.
2. **Certificate of compliance** – A certificate issued by a credentialing entity to a recovery residence or administrator.
3. **Certified recovery residence administrator** – An administrator who holds a valid certificate of compliance.
4. **Reasonable accommodation** – A waiver or modification of land use, zoning, or other regulations to afford persons with disabilities an equal opportunity to use and enjoy a dwelling, consistent with the Fair Housing Amendments Act and the Americans with Disabilities Act.

B. Applicability.

This Section applies to a certified recovery residence seeking a reasonable accommodation from land use, zoning or land development code regulations within the City. This Section shall not supersede any declaration of covenants, conditions, or restrictions of a condominium, cooperative, or homeowners' association governed by Chapters 718, 719, or 720, Florida Statutes. Except for the seeking of a reasonable accommodation, the review and approval of a certified recovery residence is governed by the City's standard review and approval processes and compliance with applicable codes and ordinances.

C. Application for Reasonable Accommodation.

(i) Form of Application. Applications under this Section shall be filed with the Community Development Department on a form provided by the City and shall include:

1. Applicant's name, mailing address, telephone number, and email address;
2. Address and parcel identification number of the subject property;
3. Identification of the specific regulation from which relief is sought; and
4. A description of the reasonable accommodation requested along with citations to the applicable code or ordinance provisions at issue and the basis for requesting such accommodation.
5. A copy of the applicable certificate of compliance pertaining to the applicant.

(ii) Processing.

1. The Community Development Department shall date-stamp all applications upon receipt.
2. Within thirty (30) days of receipt, the City may request additional information in writing. Applicants shall have at least thirty (30) days to respond.
3. Within sixty (60) days of receipt of a completed application, the Community Development Director shall issue a written determination approving, approving with conditions, or denying the request based on evidence-based findings.
4. If no determination is issued within sixty (60) days of a completed application, and no written extension has been agreed to, the request shall be deemed approved.

D. Review Criteria.

Decisions on a request for a reasonable accommodation under this Section shall be based on making the minimum reasonable accommodation necessary to accomplish the purpose of the request and meet the requirements of the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act, and Chapter 2025-182, Laws of Florida. Conditions may be imposed on the reasonable accommodation, provided such conditions are consistent with federal and state law.

E. Revocation and Reinstatement.

(a) **Revocation.** An accommodation granted under this Section may be revoked by the City if the certified recovery residence: (i) loses its certificate of compliance under Florida law, or (ii) closes or vacates the premises.

(b) **Reinstatement.** If the certificate of compliance is reinstated within one hundred eighty (180) days of revocation, the accommodation may be reinstated administratively by the City Manager.

(c) **Appeal.** Any certified recovery residence who is adversely affected by a decision made concerning a request for a reasonable accommodation or revocation of accommodation shall have the right to appeal such decision to the City Commission by filing a notice of appeal with the City Clerk within ten (10) days of the applicable decision along with stating the specific basis of the appeal. The City Commission will conduct a quasi-judicial hearing on the appeal within sixty (60) days of the filing of the appeal unless otherwise agreed to by the Community Development Director and the certified recovery residence.

SECTION 3. Conflicts. In the event of a conflict between this Ordinance and any other ordinance or provision of law, this Ordinance shall control to the extent allowable by law.

SECTION 4. Severability. If any portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct provision, and such holding shall not affect the validity of the remaining portions.

SECTION 5. Codification. This Ordinance shall be codified in the Code of Ordinances of the City of Longwood, Florida. Section numbering, formatting, and headings may be altered as necessary.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon adoption.

FIRST READING: _____.

SECOND READING: _____.

ADOPTED this ____ day of _____, 2025, by the City Commission of the City of Longwood, Florida.

**CITY COMMISSION OF THE CITY OF
LONGWOOD, FLORIDA**

Brian D. Sackett, Mayor

ATTEST:

Liane Cartagena, City Clerk

CHAPTER 2025-182

Committee Substitute for Committee Substitute for Committee Substitute for Senate Bill No. 954

An act relating to certified recovery residences; amending s. 397.487, F.S.; requiring, by a specified date, the governing body of each county or municipality to adopt an ordinance to establish procedures for the review and approval of certified recovery residences; requiring that such ordinance include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence; specifying criteria for the ordinance; providing that the ordinance may establish additional requirements for the review and approval of reasonable accommodation requests; requiring that such additional requirements be consistent with federal law and not conflict with the act; prohibiting the ordinance from requiring public hearings beyond the minimum required by law; providing that the ordinance may include provisions for revocation of a granted accommodation for cause, if the accommodation is not reinstated within a specified timeframe; providing construction; amending s. 397.4871, F.S.; providing that the personnel-to-resident ratio for a certified recovery residence must be met only when the residents are at the residence; providing that a certified recovery residence administrator for Level IV certified recovery residences which maintains a specified personnel-to-patient ratio has a limitation on the number of residents it may manage; providing an effective date.

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

Section 1. Subsections (15) and (16) are added to section 397.487, Florida Statutes, to read:

397.487 Voluntary certification of recovery residences.—

(15)(a) By January 1, 2026, the governing body of each county or municipality shall adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction. The ordinance must include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence.

(b) At a minimum, the ordinance must:

1. Be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

2. Establish a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, which application must be submitted to the appropriate local government office.

3. Require the local government to date-stamp each application upon receipt. If additional information is required, the local government must notify the applicant in writing within the first 30 days after receipt of the application and allow the applicant at least 30 days to respond.

4. Require the local government to issue a final written determination on the application within 60 days after receipt of a completed application. The determination must:

a. Approve the request in whole or in part, with or without conditions; or

b. Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

5. Provide that if a final written determination is not issued within 60 days after receipt of a completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.

6. Require that the application include, at a minimum:

a. The name and contact information of the applicant or the applicant's authorized representative;

b. The property address and parcel identification number; and

c. A description of the accommodation requested and the specific regulation or policy from which relief is sought.

(c) The ordinance may establish additional requirements for the review or approval of reasonable accommodation requests for establishing a certified recovery residence, provided such requirements are consistent with federal law and do not conflict with this subsection.

(d) The ordinance may not require public hearings beyond the minimum required by law to grant the requested accommodation.

(e) The ordinance may include provisions for the revocation of a granted accommodation of a certified recovery residence for cause, including, but not limited to, a violation of the conditions of approval or the lapse, revocation, or failure to maintain certification or licensure required under this section, if not reinstated within 180 days.

(f) The ordinance and establishment of a reasonable accommodation process does not relieve the local government from its obligations under the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq. The

regulation for which the applicant is seeking a reasonable accommodation must not facially discriminate against or otherwise disparately impact the applicant.

(16) The application of this section does not supersede any current or future declaration or declaration of condominium adopted pursuant to chapter 718; any cooperative document adopted pursuant to chapter 719; or any declaration or declaration of covenant adopted pursuant to chapter 720.

Section 2. Paragraph (c) of subsection (8) of section 397.4871, Florida Statutes, is amended to read:

397.4871 Recovery residence administrator certification.—

(8)

(c) Notwithstanding paragraph (b), a Level IV certified recovery residence operating as community housing as defined in s. 397.311(9), which residence is actively managed by a certified recovery residence administrator approved for 100 residents under this section and is wholly owned or controlled by a licensed service provider, may:

1. Actively manage up to 150 residents so long as the licensed service provider maintains a service provider personnel-to-patient ratio of 1 to 8 and maintains onsite supervision at the residence during times when residents are at the residence 24 hours a day, 7 days a week, with a personnel-to-resident ratio of 1 to 10.

2. Actively manage up to 300 residents, so long as the licensed service provider maintains a service provider personnel-to-patient ratio of 1 to 8 and maintains onsite supervision at the residence during times when residents are at the residence with a personnel-to-resident ratio of 1 to 6.

A certified recovery residence administrator who has been removed by a certified recovery residence due to termination, resignation, or any other reason may not continue to actively manage more than 50 residents for another service provider or certified recovery residence without being approved by the credentialing entity.

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

Approved by the Governor June 25, 2025.

Filed in Office Secretary of State June 25, 2025.

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Longwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

ORDINANCE NO. 25-2275

AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING PART III, LONGWOOD DEVELOPMENT CODE, ARTICLE IX, TO CREATE SECTION 9.4.0, TO ESTABLISH REGULATIONS AND PROCEDURES FOR CERTIFIED RECOVERY RESIDENCES, INCLUDING A PROCESS FOR REQUESTING REASONABLE ACCOMMODATION AS REQUIRED BY CHAPTER 2025-182, LAWS OF FLORIDA; PROVIDING FOR DEFINITIONS; PROVIDING FOR A REASONABLE ACCOMMODATION PROCESS IN ACCORDANCE WITH FEDERAL AND STATE LAW; PROVIDING FOR APPLICATION REQUIREMENTS, REVIEW PROCEDURES, AND DEADLINES; PROVIDING FOR REVOCATION AND REINSTATEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Longwood is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of Longwood is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:

¹ See Section 166.041(4)(c), Florida Statutes.

- a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Longwood hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

This ordinance proposes an amendment to the Longwood Development Code to comply with changes to state statutes regarding certified recovery residences.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Longwood, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

This ordinance creates no compliance costs, creates no charges, fees, or regulatory costs including estimated revenues.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

No businesses are anticipated to be impacted beyond those that have already been affected by the changes to Florida Statutes.

4. Additional information the governing body deems useful (if any):

To: The Land Planning Agency

From: Chris Kintner, Community Development Director

Date: November 12, 2025

Subject: ORDINANCE NO. 25-2277

AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING PART III, LONGWOOD DEVELOPMENT CODE, ARTICLE IX, TO CREATE SECTION 9.5.0 "RELIEF CONCERNING DECLARED EMERGENCY," TO ADDRESS THE RESTRICTIONS OF SECTION 28 OF CHAPTER 2025-190, LAWS OF FLORIDA; PROVIDING FOR AN EXPIRATION DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Introduction:

This agenda item requests that the Land Planning Agency conduct a public hearing for Ordinance 25-2277, a Longwood Development Code Amendment intended to amend Article IX to create Section 9.5.0 to address changes related to Senate Bill 180.

Background/Discussion:

In the last legislative session, the Legislature of the State of Florida adopted Chapter 2025-190 (Senate Bill 180) Florida Statutes, which in part prohibits impacted local governments from proposing or adopting certain moratoriums, amendments, or procedures for a specified timeframe. Senate Bill 180 is a wide-ranging piece of legislation related to emergency management, but the key language related to the Longwood Development Code is as follows:

"Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024."

The result of this language is that the City is precluded from passing ordinances that could be

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considered more burdensome than current regulations, and that this language applies retroactive to August 1, 2024. This affects Ordinance 24-2254, a general LDC update ordinance that included some updates related to the Live Local Act as well as other more general LDC changes.

Because "burdensome" is undefined and in lieu of eliminating the entire ordinance, the City Attorney's office prepared Ordinance 25-2277 by which an applicant could contest an individual qualifying regulation or procedure as "burdensome." This request would be considered and, if deemed consistent with state law, the standard could be removed as it applies to the specific request.

SB 180 is currently the subject of multiple lawsuits and the bill's sponsor as well as other legislators have indicated that this portion of the law may be "tweaked" in the next legislative session. This ordinance includes language that suspends its application in case of the removal or substantial change to this language.

Budget Impact:

There is no anticipated budget impact associated with this item.

Recommendation:

Staff recommends that the Land Planning Agency recommend approval of Ordinance 25-2277 to the City Commission.

REQUESTED MOTION/ACTION:

I move that the Land Planning Agency recommend approval of Ordinance 25-2277 to the City Commission.

Prepared By:

Chris Kintner, Community Development Director

Reviewed By:

William Watts, City Manager

Attachments:

1. Ordinance No. 25-2277 - Relief Concerning Declared Emergency
2. Chapter 2025-190 - Laws of Florida
3. Ordinance No. 25-2277 - BIE

ORDINANCE 25-2277

AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING PART III, LONGWOOD DEVELOPMENT CODE, ARTICLE IX, TO CREATE SECTION 9.5.0 “RELIEF CONCERNING DECLARED EMERGENCY,” TO ADDRESS THE RESTRICTIONS OF SECTION 28 OF CHAPTER 2025-190, LAWS OF FLORIDA; PROVIDING FOR AN EXPIRATION DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City desires to amend its land development regulations to address the declared emergency restrictions of Section 28 of Chapter 2025-190, Laws of Florida (SB 180);

WHEREAS, the City Commission of the City of Longwood deems it necessary for the general welfare of the City to amend the City of Longwood land development regulations as set forth in this Ordinance;

WHEREAS, the City Commission finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Longwood, Florida.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Longwood, Florida, that:

SECTION 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Adoption. Part III, Longwood Development Code, Article IX, is hereby amended to create **Section 9.5.0. – Relief Concerning Declared Emergency**, to read as follows:

9.5.0.- Relief Concerning Declared Emergency.

- A. The purpose of this section is to address the restrictions of Section 28 of Chapter 2025-190, Laws of Florida. This section shall sunset and expire on October 1, 2027 unless extended pursuant to the provisions of Section 28 of Chapter 2025-190, Laws of Florida or otherwise by general law. If Section 28 of Chapter 2025-190, Laws of Florida is repealed or expires as it applies to the city, this section shall automatically expire simultaneously therewith. If Section 28 of Chapter 2025-190, Laws of Florida is substantially amended after the effective date of this section, the Community Development Director may freeze use of this section until an amendment to this section is adopted to incorporate the amendments made to Section 28 of Chapter 2025-190, Laws of Florida.
- B. If an authorized applicant for a development order believes that any city-initiated amendment to land development regulations and Comprehensive Plan, that occurred after August 1, 2024 is “more restrictive or burdensome” than existed

prior to August 1, 2024, the applicant may file an application with the City to have the version of land development regulations and the Comprehensive Plan existing as of August 1, 2024 apply to and govern the development order application at issue pursuant to the following provisions:

- i. The applicant shall submit in writing to the Community Development Director a sworn, notarized statement: (i) describing the development order sought and the details of the proposed development project; (ii) describing with citations and specificity which provisions of land development regulations and the Comprehensive Plan that have been amended since August 1, 2024 are “more restrictive and burdensome” than existed on August 1, 2024; (iii) describing how such “more restrictive and burdensome” provisions are applicable to the development order application; (iv) describing how, when applied to the development order application such “more restrictive and burdensome” provisions result in more restrictive and burdensome impacts on the proposed development than the August 1, 2024 version of land development regulations and the Comprehensive Plan; (v) requesting that the version of land development regulations and the Comprehensive Plan existing as of August 1, 2024 apply to and govern the development order application at issue and agreeing to be bound by such provisions; and (vi) agreeing that the authorized applicant and property owner will not receive any benefits of the then current version of the land development regulations and Comprehensive Plan if it/they elect to request relief pursuant to this section. If the authorized applicant is not the fee simple property owner(s), the property owner(s) shall be required to join in and consent to the sworn, notarized statement.
- ii. Upon receipt of the sworn, notarized statement pursuant to subsection (i), the Community Development Director or designee will evaluate the notarized statement to determine if the statement is complete and whether the information submitted in the statement presents a good faith claim that there are “more restrictive and burdensome” provisions of the land development regulations and Comprehensive Plan than existed on August 1, 2024 entitling the authorized applicant to relief pursuant to Section 28 of Chapter 2025-190, Laws of Florida. If the sworn, notarized statement is incomplete, the Community Development Director or designee will request the authorized applicant to provide additional information to complete the requirements of subsection (i).
- iii. If the sworn, notarized statement pursuant to subsection (i) is determined by the Community Development Director or designee to present a good faith claim that there are “more restrictive and burdensome” provisions of land development regulations and the Comprehensive Plan than existed on August 1, 2024, the development order application will proceed to be reviewed and considered for approval pursuant to the August 1, 2024 version of land development regulations and the Comprehensive Plan. The authorized applicant and property owner will not receive any benefits of the then current version of the land development regulations and Comprehensive Plan if it elects to use this section.

- iv. The Community Development Director or designee is not required to agree with the “more restrictive and burdensome” claim contained within the sworn, notarized statement in order to grant relief of applying the August 1, 2024 version of the land development regulations and the Comprehensive Plan.

SECTION 3. Conflicts. In the event of a conflict between this Ordinance and any other ordinance or provision of law, this Ordinance shall control to the extent allowable by law.

SECTION 4. Severability. If any portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct provision, and such holding shall not affect the validity of the remaining portions.

SECTION 5. Codification. This Ordinance shall be codified in the Code of Ordinances of the City of Longwood, Florida. Section numbering, formatting, and headings may be altered as necessary.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon adoption.

FIRST READING: _____.

SECOND READING: _____.

ADOPTED this ____ day of _____, 2025, by the City Commission of the City of Longwood, Florida.

**CITY COMMISSION OF THE CITY OF
LONGWOOD, FLORIDA**

Brian D. Sackett, Mayor

ATTEST:

Liane Cartagena, City Clerk

CHAPTER 2025-190

Committee Substitute for Committee Substitute for Senate Bill No. 180

An act relating to emergencies; amending s. 83.63, F.S.; requiring certain tenants to be given specified opportunities or notice; creating s. 163.31795, F.S.; defining the terms “cumulative substantial improvement period” and “local government”; prohibiting certain local governments from adopting ordinances for substantial improvements or repairs to a structure which include cumulative substantial improvement periods; amending s. 163.31801, F.S.; prohibiting certain entities from assessing impact fees for specified replacement structures; providing an exception; providing construction; amending s. 193.155, F.S.; revising the square footage limitations for certain changes, additions, and improvements to damaged property; amending s. 215.559, F.S.; removing a reference to a certain report; revising public hurricane shelter funding prioritization requirements for the Division of Emergency Management; amending s. 250.375, F.S.; authorizing certain servicemembers to provide medical care in specified circumstances; amending s. 252.35, F.S.; revising requirements for the state comprehensive emergency management plan; requiring such plan to include an update on the status of certain emergency management capabilities; requiring the division to collaborate with the Department of Health; revising responsibilities of the division; requiring the division to develop a certain template; revising the purpose of certain training programs; requiring the division to set the minimum number of training hours that specified individuals must complete biennially; authorizing such training to be provided by certain entities; requiring the division to conduct an annual hurricane readiness session in each region designated by the division for a specified purpose; requiring all county emergency management directors, and authorizing other county and municipal personnel, to attend such session; requiring that the session include specified topics and needs; removing a specified reporting requirement; amending s. 252.355, F.S.; authorizing the Department of Veterans’ Affairs to provide certain information to specified clients or their caregivers; requiring the Florida Housing Finance Corporation to enter into memoranda of understanding with specified agencies for a certain purpose; providing that specified persons may use special needs shelters in certain circumstances; amending s. 252.3611, F.S.; directing specified entities to submit specified contracts and reports to the Legislature under specified conditions; requiring such contracts to be posted on a specified secure contract system; requiring the division to report annually to the Legislature specified information on expenditures relating to emergencies; providing requirements for such report; amending s. 252.363, F.S.; providing for the tolling and extension of certain determinations; providing for retroactive application; amending s. 252.365, F.S.; requiring agency heads to notify the Governor and the division of the person designated as the emergency coordination officer annually by a specified

date; amending s. 252.3655, F.S.; creating the natural hazards risks and mitigation interagency coordinating group; providing the purpose of the group; providing for the membership and administration of the group; requiring agency representatives to provide information relating to natural hazards to this state, agency resources, and efforts to address and mitigate risks and impacts of natural hazards; requiring the group to meet in person or by communications media technology at least quarterly for specified purposes; requiring specified agency heads to meet at least annually to strategize and prioritize state efforts; requiring the division, on behalf of the group, to prepare an annual progress report and submit such report to the Governor and Legislature; revising requirements for such report; amending s. 252.37, F.S.; requiring the division to notify the Legislature of its intent to accept or apply for federal funds under certain circumstances; requiring the division to take steps to maximize the availability and expedite the distribution of financial assistance from the Federal Government to state and local agencies; requiring that such steps include the standardization and streamlining of the application process for federal financial assistance and the provision of assistance to applicants for a specified purpose; requiring the division to use certain federal funds to implement such requirements; amending s. 252.373, F.S.; conforming a cross-reference; amending s. 252.38, F.S.; requiring political subdivisions to annually provide specified notification to the division before a specified date; creating s. 252.381, F.S.; requiring counties and municipalities to post certain information on their websites; requiring counties and municipalities to develop a poststorm permitting plan; providing requirements for such plan; requiring counties and municipalities to update such plan by a specified date annually; requiring counties and municipalities to publish on their websites a specified storm recovery guide by a specified date annually; providing requirements for such guide; requiring certain counties and municipalities to publish on their websites updates to such guide as soon as practicable following a storm; prohibiting certain counties and municipalities from increasing building permit or inspection fees within a specified timeframe; requiring counties and municipalities to allow individuals to receive certain letters electronically on or before a specified date; requiring certain counties and municipalities to use their best efforts to open a permitting office for a minimum number of hours per week; amending s. 252.385, F.S.; revising reporting requirements for the division; revising requirements for a specified list; requiring the Department of Health and the Agency for Persons with Disabilities to assist the division with certain determinations; creating s. 252.422, F.S.; defining the term “impacted local government”; prohibiting impacted local governments from proposing or adopting certain moratoriums, amendments, or procedures for a specified timeframe; authorizing the enforcement of certain amendments, plans, permits, and orders under certain circumstances; authorizing any person to file suit to enforce specified provisions; authorizing counties and municipalities to request a specified determination by a court; prohibiting counties and municipalities from taking certain actions until the court has issued a preliminary or final judgment; requiring plaintiffs to provide certain notification before filing

suit; requiring impacted local governments to take certain actions upon receipt of such notification or a suit may be filed; providing for reasonable attorney fees and costs; authorizing the use of a certain summary procedure; requiring the court to advance the cause on the calendar; requiring the Office of Program Policy Analysis and Government Accountability to conduct a study on certain local government actions after hurricanes; specifying requirements for the study and legislative recommendations; requiring the office to submit a report to the Legislature by a specified date; creating s. 252.505, F.S.; requiring that certain contracts include a specified provision; defining the term “emergency recovery period”; amending s. 373.423, F.S.; requiring the Department of Environmental Protection to submit a Flood Inventory and Restoration Report to the division by a specified date; requiring the department to work with specified entities to compile information for the report; providing specifications for the report; requiring the owner of certain infrastructure to submit certain information to the department; requiring the department to review and update the report biannually; requiring the department to submit an updated report to the division by a specified date; amending s. 380.0552, F.S.; revising the maximum evacuation clearance time for permanent residents of the Florida Keys Area, which time is an element for which amendments to local comprehensive plans in the Florida Keys Area must be reviewed for compliance; requiring the Department of Commerce to conduct baseline modeling scenarios and gather data to determine the number of building permit allocations for distribution in the Florida Keys Area; requiring that such allocations be distributed in a specified manner and over a specified timeframe; prohibiting such allocations from exceeding a specified number; requiring that permits be issued for certain parcels and the distribution of such permits prioritize specified allocations; amending s. 400.063, F.S.; conforming a cross-reference; amending s. 403.7071, F.S.; providing that local governments are authorized and encouraged to add certain addendums to certain contracts and agreements; requiring counties and municipalities to apply to the department for authorization to designate at least one debris management site; authorizing municipalities to apply jointly with a county or adjacent municipality for authorization of a debris management site if such entities approve a memorandum of understanding; providing requirements for such memorandum; creating s. 489.1132, F.S.; providing definitions; requiring a hurricane preparedness plan to be available for inspection at certain worksites; requiring certain equipment to be secured in a specified manner no later than 24 hours before the impacts of a hurricane are anticipated to begin; providing penalties; requiring the Florida Building Commission to establish specified best practices and report findings to the Legislature by a specified date; amending s. 553.902, F.S.; revising the definition of the term “renovated building”; requiring the division to consult with specified entities to develop certain recommendations and provide a report to the Legislature by a specified date; prohibiting certain counties from proposing or adopting certain moratoriums, amendments, or procedures for a specified timeframe; declaring that such moratoriums, amendments, or procedures are null and void;

providing for retroactive application; authorizing the enforcement of certain amendments, plans, permits, and orders under certain circumstances; authorizing certain residents and business owners to bring a civil action for declaratory and injunctive relief against a county or municipality that violates specified provisions; providing for reasonable attorney fees and costs under specified circumstances; providing for future expiration; providing a directive to the Division of Law Revision; providing effective dates.

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

Section 1. Section 83.63, Florida Statutes, is amended to read:

83.63 Casualty damage.—If the premises are damaged or destroyed other than by the wrongful or negligent acts of the tenant so that the enjoyment of the premises is substantially impaired;:

(1) The tenant may terminate the rental agreement and immediately vacate the premises. The tenant may vacate the part of the premises rendered unusable by the casualty, in which case the tenant's liability for rent shall be reduced by the fair rental value of that part of the premises damaged or destroyed. If the rental agreement is terminated, the landlord shall comply with s. 83.49(3).

(2) The tenant must be given:

(a) The opportunity to collect his or her belongings from the premises when it is safe to do so; or

(b) Notice of the date by which the tenant will be able to collect his or her belongings from the premises, which must occur within a reasonable time.

Section 2. Section 163.31795, Florida Statutes, is created to read:

163.31795 Participation in the National Flood Insurance Program.—

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

(a) “Cumulative substantial improvement period” means the period during which an aggregate of improvements or repairs are considered for purposes of determining substantial improvement as defined in s. 161.54(12).

(b) “Local government” has the same meaning as in s. 163.2514.

(2) A local government that is participating in the National Flood Insurance Program may not adopt or enforce an ordinance for substantial improvements or repairs to a structure which includes a cumulative substantial improvement period.

Section 3. Subsection (14) is added to section 163.31801, Florida Statutes, to read:

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

(14) A local government, school district, or special district may not assess an impact fee for the reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use as the original structure and does not increase the impact on public facilities beyond that of the original structure. However, if the replacement structure increases the demand on public facilities due to a significant increase in size, intensity, or capacity of use, a local government, school district, or special district may assess an impact fee in an amount proportional to the difference in the demand between the replacement structure and the original structure. Any such fee must be reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the reconstruction or replacement of a previously existing structure.

Section 4. Paragraph (b) of subsection (4) of section 193.155, Florida Statutes, is amended to read:

193.155 Homestead assessments.—Homestead property shall be assessed at just value as of January 1, 1994. Property receiving the homestead exemption after January 1, 1994, shall be assessed at just value as of January 1 of the year in which the property receives the exemption unless the provisions of subsection (8) apply.

(4)

(b)1. Changes, additions, or improvements that replace all or a portion of homestead property, including ancillary improvements, damaged or destroyed by misfortune or calamity shall be assessed upon substantial completion as provided in this paragraph. Such assessment must be calculated using the homestead property’s assessed value as of the January 1 immediately before the date on which the damage or destruction was sustained, subject to the assessment limitations in subsections (1) and (2), when:

a. The square footage of the homestead property as changed or improved does not exceed 130 ~~110~~ percent of the square footage of the homestead property before the damage or destruction; or

b. The total square footage of the homestead property as changed or improved does not exceed 2,000 ~~1,500~~ square feet.

2. The homestead property’s assessed value must be increased by the just value of that portion of the changed or improved homestead property which is in excess of 130 ~~110~~ percent of the square footage of the homestead property before the damage or destruction or of that portion exceeding 2,000 ~~1,500~~ square feet.

3. Homestead property damaged or destroyed by misfortune or calamity which, after being changed or improved, has a square footage of less than 100 percent of the homestead property's total square footage before the damage or destruction shall be assessed pursuant to subsection (5).

4. Changes, additions, or improvements assessed pursuant to this paragraph must be reassessed pursuant to subsection (1) in subsequent years. This paragraph applies to changes, additions, or improvements commenced within 5 years after the January 1 following the damage or destruction of the homestead.

Section 5. Paragraph (b) of subsection (1) of section 215.559, Florida Statutes, is amended to read:

215.559 Hurricane Loss Mitigation Program.—A Hurricane Loss Mitigation Program is established in the Division of Emergency Management.

(1) The Legislature shall annually appropriate \$10 million of the moneys authorized for appropriation under s. 215.555(7)(c) from the Florida Hurricane Catastrophe Fund to the division for the purposes set forth in this section. Of the amount:

(b) Three million dollars in funds shall be used to construct or retrofit facilities used as public hurricane shelters. Each year the division shall prioritize the use of these funds for projects included in the annual report of the Shelter Development Report prepared in accordance with s. 252.385(3). The division shall ~~must~~ give funding priority to projects located in counties regional planning council regions that have shelter deficits, projects that are publicly owned, other than schools, and to projects that maximize the use of state funds.

Section 6. Section 250.375, Florida Statutes, is amended to read:

250.375 Medical officer authorization.—A servicemember trained to provide medical care who is serving under the direction of the Florida National Guard State Surgeon and is assigned to a military duty position and authorized by the Florida National Guard to provide medical care within the scope of the servicemember's professional licensure by virtue of such duty position may provide such medical care to military personnel and civilians within this state ~~physician who holds an active license to practice medicine in any state, a United States territory, or the District of Columbia, while serving as a medical officer with or in support of the Florida National Guard, pursuant to federal or state orders, may practice medicine on military personnel or civilians during an emergency or declared disaster or during federal military training.~~

Section 7. Paragraphs (y) through (dd) of subsection (2) of section 252.35, Florida Statutes, are redesignated as paragraphs (x) through (cc), respectively, paragraphs (a), (c), and (n) and present paragraph (x) of that

subsection are amended, and a new paragraph (dd) is added to that subsection, to read:

252.35 Emergency management powers; Division of Emergency Management.—

(2) The division is responsible for carrying out the provisions of ss. 252.31-252.90. In performing its duties, the division shall:

(a) Prepare a state comprehensive emergency management plan, which must ~~shall~~ be integrated into and coordinated with the emergency management plans and programs of the Federal Government. The division shall adopt the plan as a rule in accordance with chapter 120. The plan must be implemented by a continuous, integrated comprehensive emergency management program. The plan must contain provisions to ensure that the state is prepared for emergencies and minor, major, and catastrophic disasters, and the division shall work closely with local governments and agencies and organizations with emergency management responsibilities in preparing and maintaining the plan. The state comprehensive emergency management plan must be operations oriented and:

1. Include an evacuation component that includes specific regional and interregional planning provisions and promotes intergovernmental coordination of evacuation activities. This component must, at a minimum: contain guidelines for lifting tolls on state highways; ensure coordination pertaining to evacuees crossing county lines; set forth procedures for directing people caught on evacuation routes to safe shelter; establish strategies for ensuring sufficient, reasonably priced fueling locations along evacuation routes; and establish policies and strategies for emergency medical evacuations.

2. Include a shelter component that includes specific regional and interregional planning provisions and promotes coordination of shelter activities between the public, private, and nonprofit sectors. This component must, at a minimum: contain strategies to ensure the availability of adequate public shelter space in each county ~~region of the state~~; establish strategies for refuge-of-last-resort programs; provide strategies to assist local emergency management efforts to ensure that adequate staffing plans exist for all shelters, including medical and security personnel; provide for a postdisaster communications system for public shelters; establish model shelter guidelines for operations, registration, inventory, power generation capability, information management, and staffing; and set forth policy guidance for sheltering people with special needs.

3. Include a postdisaster response and recovery component that includes specific regional and interregional planning provisions and promotes intergovernmental coordination of postdisaster response and recovery activities. This component must provide for postdisaster response and recovery strategies according to whether a disaster is minor, major, or catastrophic. The postdisaster response and recovery component must, at a minimum: establish the structure of the state's postdisaster response and

recovery organization; establish procedures for activating the state's plan; set forth policies used to guide postdisaster response and recovery activities; describe the chain of command during the postdisaster response and recovery period; describe initial and continuous postdisaster response and recovery actions; identify the roles and responsibilities of each involved agency and organization; provide for a comprehensive communications plan; establish procedures for coordinating and monitoring statewide mutual aid agreements reimbursable under federal public disaster assistance programs; provide for rapid impact assessment teams; ensure the availability of an effective statewide urban search and rescue program coordinated with the fire services; ensure the existence of a comprehensive statewide medical care and relief plan administered by the Department of Health; and establish systems for coordinating volunteers and accepting and distributing donated funds and goods.

4. Include additional provisions addressing aspects of preparedness, response, recovery, and mitigation as determined necessary by the division.

5. Address the need for coordinated and expeditious deployment of state resources, including the Florida National Guard. In the case of an imminent major disaster, procedures should address predeployment of the Florida National Guard, and, in the case of an imminent catastrophic disaster, procedures should address predeployment of the Florida National Guard and the United States Armed Forces.

6. Establish a system of communications and warning to ensure that the state's population and emergency management agencies are warned of developing emergency situations, including public health emergencies, and can communicate emergency response decisions.

7. Establish guidelines and schedules for annual exercises that evaluate the ability of the state and its political subdivisions to respond to minor, major, and catastrophic disasters and support local emergency management agencies. Such exercises shall be coordinated with local governments and, to the extent possible, the Federal Government.

8. Assign lead and support responsibilities to state agencies and personnel for emergency support functions and other support activities.

9. Include the public health emergency plan developed by the Department of Health pursuant to s. 381.00315.

10. Include an update on the status of the emergency management capabilities of the state and its political subdivisions. The update must include the emergency management capabilities related to public health emergencies, as determined in collaboration with the Department of Health.

The complete state comprehensive emergency management plan must be submitted to the President of the Senate, the Speaker of the House of

Representatives, and the Governor on February 1 of every even-numbered year.

(c) Assist political subdivisions in preparing and maintaining emergency management plans. Such assistance must include the development of a template for comprehensive emergency management plans, including plans for natural disasters, and guidance on the development of mutual aid agreements.

(n) Implement training programs to maintain this state's status as a national leader in emergency management and improve the ability of state and local emergency management personnel to prepare and implement emergency management plans and programs. This must shall include a continuous training program for agencies and individuals who that will be called on to perform key roles in state and local postdisaster response and recovery efforts and for local government personnel on federal and state postdisaster response and recovery strategies and procedures. The division shall specify requirements for the minimum number of training hours that county or municipal administrators, county or city managers, county or municipal emergency management directors, and county or municipal public works directors or other officials responsible for the construction and maintenance of public infrastructure must complete biennially in addition to the training required pursuant to s. 252.38(1)(b). Such training may be provided by the division or, for county personnel, by a foundation that is a not-for-profit corporation under s. 501(c)(3) of the Internal Revenue Code and has a governing board that includes in its membership county commissioners and professional county staff. If training is provided by a foundation, such training must be approved by the division.

~~(x) Report biennially to the President of the Senate, the Speaker of the House of Representatives, the Chief Justice of the Supreme Court, and the Governor, no later than February 1 of every odd-numbered year, the status of the emergency management capabilities of the state and its political subdivisions. This report must include the emergency management capabilities related to public health emergencies, as determined in collaboration with the Department of Health.~~

(dd) Conduct, by April 1 of each year, an annual hurricane readiness session in each region designated by the division to facilitate coordination between all emergency management stakeholders. Each county emergency management director or his or her designee shall, and other county and municipal personnel may, attend the session for his or her region. A session must include, but is not limited to, guidance on timelines for preparation and response, information on state and federal postdisaster resources and assistance, guidance to promote efficient and expedited rebuilding of the community after a hurricane, best practices for coordination and communication among entities engaged in postdisaster response and recovery, and discussion of any outstanding county or municipal preparedness or readiness needs.

Section 8. Subsection (4) of section 252.355, Florida Statutes, is renumbered as subsection (5), paragraph (b) of subsection (2) is amended, and a new subsection (4) is added to that section, to read:

252.355 Registry of persons with special needs; notice; registration program.—

(2) In order to ensure that all persons with special needs may register, the division shall develop and maintain a special needs shelter registration program. During a public health emergency in which physical distancing is necessary, as determined by the State Health Officer, the division must maintain information on special needs shelter options that mitigate the threat of the spread of infectious diseases.

(b) To assist in identifying persons with special needs, home health agencies, hospices, nurse registries, home medical equipment providers, the Department of Veterans' Affairs, the Department of Children and Families, the Department of Health, the Agency for Health Care Administration, the Department of Education, the Agency for Persons with Disabilities, the Department of Elderly Affairs, and memory disorder clinics shall, and any physician licensed under chapter 458 or chapter 459 and any pharmacy licensed under chapter 465 may, annually provide registration information to all of their special needs clients or their caregivers. The Florida Housing Finance Corporation shall enter into memoranda of understanding with the Department of Elderly Affairs and with the Agency for Persons with Disabilities to ensure special needs registration information is provided to residents of low-income senior independent living properties and independent living properties for persons with intellectual or developmental disabilities funded by the Florida Housing Finance Corporation, respectively. The division shall develop a brochure that provides information regarding special needs shelter registration procedures. The brochure must be easily accessible on the division's website. All appropriate agencies and community-based service providers, including aging and disability resource centers, memory disorder clinics, home health care providers, hospices, nurse registries, and home medical equipment providers, shall, and any physician licensed under chapter 458 or chapter 459 may, assist emergency management agencies by annually registering persons with special needs for special needs shelters, collecting registration information for persons with special needs as part of the program intake process, and establishing programs to educate clients about the registration process and disaster preparedness safety procedures. A client of a state-funded or federally funded service program who has a physical, mental, or cognitive impairment or sensory disability and who needs assistance in evacuating, or when in a shelter, must register as a person with special needs. The registration program shall give persons with special needs the option of preauthorizing emergency response personnel to enter their homes during search and rescue operations if necessary to ensure their safety and welfare following disasters.

(4) The caregiver of a person with special needs who is eligible for admission to a special needs shelter, and all persons for whom he or she is the caregiver, shall be allowed to shelter together in the special needs shelter. If a person with special needs is responsible for the care of persons without special needs, those persons shall be allowed to use the special needs shelter with the person with special needs.

Section 9. Effective January 1, 2026, subsection (2) of section 252.3611, Florida Statutes, is amended, and subsection (5) is added to that section, to read:

252.3611 Transparency; audits.—

(2) If ~~When~~ the duration of a declaration of a state of an emergency issued by the Governor exceeds 90 days:

(a)1. The Executive Office of the Governor or the appropriate agency, within 72 hours after of executing a contract executed with moneys authorized for expenditure to support the response to the declared state of emergency, must the Executive Office of the Governor or the appropriate agency shall submit a copy of such contract to the Legislature. For contracts executed during the first 90 days of the declared state of emergency, the Executive Office of the Governor or the appropriate agency shall submit a copy to the Legislature within the first 120 days of the declared state of emergency.

2. All contracts executed to support the response to a declared state of emergency, including contracts executed before a declared state of emergency to secure resources or services in advance or anticipation of an emergency, must be posted on the secure contract tracking system required under s. 215.985(14).

(b) The Executive Office of the Governor or the appropriate agency shall submit monthly reports to the Legislature of all state expenditures, revenues received, and funds transferred by an agency during the previous month to support the declared state of emergency.

(5) Annually, by January 15, the division shall report to the President of the Senate, the Speaker of the House of Representatives, and the chairs of the appropriations committee of each house of the Legislature on expenditures related to emergencies incurred over the year from November 1 of the previous year. The report must include:

(a) A separate summary of each emergency event, whether complete or ongoing, and key actions taken by the division.

(b) Details of expenditures, separated by emergency event and agency, for preparing for, responding to, or recovering from the event. The report must specify detailed expenditures for the entire report time period; specify total expenditures for the event; and indicate amounts that are being or are anticipated to be reimbursed by the Federal Emergency Management

Agency or other federal entity, amounts ineligible for reimbursement, and any amounts deobligated by the Federal Emergency Management Agency or other federal entity for reimbursement. The division shall review expenditures by state agencies to ensure that efforts, purchases, contracts, or expenditures are not duplicated.

(c) An accounting of all inventory and assets purchased, separated by emergency event and agency, for preparing for, responding to, or recovering from the event, including motor vehicles, boats, computers, and other equipment, and the current status of such assets, including divestment, sale, or donation by the state. The report must include a detailed accounting for the entire report time period and specify a total for the event.

Section 10. Paragraph (a) of subsection (1) of section 252.363, Florida Statutes, is amended to read:

252.363 Tolling and extension of permits and other authorizations.—

(1)(a) The declaration of a state of emergency issued by the Governor for a natural emergency tolls the period remaining to exercise the rights under a permit or other authorization for the duration of the emergency declaration. Further, the emergency declaration extends the period remaining to exercise the rights under a permit or other authorization for 24 months in addition to the tolled period. The extended period to exercise the rights under a permit or other authorization may not exceed 48 months in total in the event of multiple natural emergencies for which the Governor declares a state of emergency. The tolling and extension of permits and other authorizations under this paragraph shall apply retroactively to September 28, 2022, except in the case of the formal determination of the delineation of the extent of wetlands under s. 373.421, in which case tolling and extension of determinations under this paragraph shall apply retroactively to January 1, 2023. This paragraph applies to the following:

1. The expiration of a development order issued by a local government.
2. The expiration of a building permit.
3. The expiration of a permit issued by the Department of Environmental Protection or a water management district pursuant to part IV of chapter 373.
4. Permits issued by the Department of Environmental Protection or a water management district pursuant to part II of chapter 373 for land subject to a development agreement under ss. 163.3220-163.3243 in which the permittee and the developer are the same or a related entity.
5. The buildout date of a development of regional impact, including any extension of a buildout date that was previously granted as specified in s. 380.06(7)(c).

6. The expiration of a development permit or development agreement authorized by Florida Statutes, including those authorized under the Florida Local Government Development Agreement Act, or issued by a local government or other governmental agency.

7. The formal determination of the delineation of the extent of wetlands under s. 373.421.

Section 11. Subsection (4) of section 252.365, Florida Statutes, is amended to read:

252.365 Emergency coordination officers; disaster-preparedness plans.

(4) On or before May 1 of each year, the head of each agency shall notify the Governor and the division in writing of the person initially designated as the emergency coordination officer for such agency and her or his alternate and of any changes in persons so designated thereafter.

Section 12. Section 252.3655, Florida Statutes, is amended to read:

252.3655 Natural hazards risks and mitigation interagency coordinating group ~~workgroup~~.—

(1)(a) An interagency coordinating group ~~workgroup~~ is created for the purpose of sharing information on the current and potential risks and impacts of natural hazards throughout this ~~the~~ state, coordinating the ongoing efforts of state agencies in addressing and mitigating the risks and impacts of natural hazards, and collaborating on statewide initiatives to address and mitigate the risks and impacts of natural hazards. As used in this section, the term “natural hazards” includes, but is not limited to, extreme heat, drought, wildfire, sea-level change, high tides, storm surge, saltwater intrusion, stormwater runoff, flash floods, inland flooding, and coastal flooding.

(b) The agency head, or his or her designated senior manager, from each of the following agencies shall serve on the coordinating group:

1. Chief Resilience Officer of the Statewide Office of Resilience.
2. Department of Agriculture and Consumer Services.
3. Department of Commerce.
4. Department of Environmental Protection.
5. Department of Financial Services.
6. Department of Law Enforcement.
7. Department of Highway Safety and Motor Vehicles.
8. Department of Military Affairs.

9. Division of Emergency Management.

10. Department of Transportation.

11. Fish and Wildlife Conservation Commission.

12. Office of Insurance Regulation.

13. Public Service Commission.

~~14. Each water management district~~ Each agency within the executive branch of state government, each water management district, and the Florida Public Service Commission shall select from within such agency a person to be designated as the agency liaison to the workgroup.

(c) The director of the Division of Emergency Management, or his or her designee, shall serve as the administrator ~~liaison to and coordinator of the coordinating group workgroup.~~

(d) Each agency representative liaison shall provide information from his or her respective agency, including all relevant reports, on the current and potential risks and impacts of natural hazards to this state to his or her agency, agency resources available, and efforts made by the agency to address and mitigate the risks and impacts of against natural hazards, and efforts made by the agency to address the impacts of natural hazards.

(e)1. The coordinating group workgroup shall meet in person or by means of communications media technology as provided in s. 120.54(5)(b)2. ~~at least teleconference on a quarterly basis to share information, leverage agency resources, coordinate ongoing efforts, and provide information for inclusion in the annual progress report submitted pursuant to subsection (2). Agency heads for the agencies listed in paragraph (b) shall meet in person at least annually to collectively strategize and prioritize state efforts.~~

2. Information regarding the coordinating group, including meeting agendas and reports, must be posted in a conspicuous location on the division’s website.

(2)(a) On behalf of the coordinating group workgroup, the division of Emergency Management shall prepare an annual progress report on the implementation of the state’s hazard mitigation plan, developed and submitted in accordance with 42 U.S.C. s. 5165 and any implementing regulations, as it relates to natural hazards. At a minimum, the annual progress report must:

1. Assess each agency’s the relevance, level, and significance of current agency efforts to address and mitigate the risks and impacts of natural hazards; and

2. Strategize and prioritize ongoing efforts to address and mitigate the risks and impacts of natural hazards;

3. Provide recommendations regarding statutory changes and funding that may assist in addressing or mitigating the risks and impacts of natural hazards; and

4. Provide recommendations for state and local natural hazard mitigation strategies.

~~(b) Each liaison is responsible for ensuring that the workgroup's annual progress report is posted on his or her agency's website.~~

~~(e) By January 1 of each year, 2019, and each year thereafter, the division on behalf of the coordinating group workgroup shall submit the annual progress report to the Governor, the President of the Senate, and the Speaker of the House of Representatives.~~

Section 13. Paragraphs (c) and (d) of subsection (5) of section 252.37, Florida Statutes, are redesignated as paragraphs (d) and (e), respectively, a new paragraph (c) is added to that subsection, and subsection (7) is added to that section, to read:

252.37 Financing.—

(5) Unless otherwise specified in the General Appropriations Act:

(c) If the division intends to accept or apply for federal funds for a division-administered program that is new, that will be implemented in a manner that is innovative or significantly different from the manner in which the program is typically administered, or that will require a state match for which the division will be required to seek new budget authority, the division must notify the Legislature of its intent to accept or apply for the federal funds. The notice must detail the federal program under which the funds will be accepted or applied for, the intended purpose and use of the funds, and the amount of funds, including the estimated state match.

(7) The division shall take steps to maximize the availability and expedite the distribution of financial assistance from the Federal Government to state and local agencies. Such steps must include the standardization and streamlining of the application process for financial assistance through the federal Public Assistance Program and provision of assistance to applicants in order to mitigate the risk of noncompliance with federal program requirements. The division shall use federal funds allocated as management costs or other funds as appropriated to implement this subsection.

Section 14. Paragraph (a) of subsection (2) of section 252.373, Florida Statutes, is amended to read:

252.373 Allocation of funds; rules.—

(2) The division shall allocate funds from the Emergency Management, Preparedness, and Assistance Trust Fund to local emergency management

agencies and programs pursuant to criteria specified in rule. Such rules shall include, but are not limited to:

(a) Requiring that, at a minimum, a local emergency management agency either:

1. Have a program director who works at least 40 hours a week in that capacity; or

2. If the county has fewer than 75,000 population or is party to an interjurisdictional emergency management agreement entered into pursuant to s. 252.38(3)(c) ~~s. 252.38(3)(b)~~, that is recognized by the Governor by executive order or rule, have an emergency management coordinator who works at least 20 hours a week in that capacity.

Section 15. Paragraphs (a) and (b) of subsection (3) of section 252.38, Florida Statutes, are redesignated as paragraphs (b) and (c), respectively, a new paragraph (a) is added to that subsection, and paragraph (a) of subsection (1) is amended, to read:

252.38 Emergency management powers of political subdivisions.—Safeguarding the life and property of its citizens is an innate responsibility of the governing body of each political subdivision of the state.

(1) COUNTIES.—

(a) In order to provide effective and orderly governmental control and coordination of emergency operations in emergencies within the scope of ss. 252.31-252.90, each county within this state shall be within the jurisdiction of, and served by, the division. Except as otherwise provided in ss. 252.31-252.90, each local emergency management agency shall have jurisdiction over and serve an entire county. Unless part of an interjurisdictional emergency management agreement entered into pursuant to paragraph (3)(c) ~~(3)(b)~~ which is recognized by the Governor by executive order or rule, each county must establish and maintain such an emergency management agency and shall develop a county emergency management plan and program that is coordinated and consistent with the state comprehensive emergency management plan and program. Counties that are part of an interjurisdictional emergency management agreement entered into pursuant to paragraph (3)(c) ~~(3)(b)~~ which is recognized by the Governor by executive order or rule shall cooperatively develop an emergency management plan and program that is coordinated and consistent with the state comprehensive emergency management plan and program.

(3) EMERGENCY MANAGEMENT POWERS; POLITICAL SUBDIVISIONS.—

(a) Each political subdivision shall notify the division on or before May 1 each year of the person designated as the emergency contact for the political subdivision and his or her alternate and of any changes in persons so

designated thereafter. For a county, the emergency contact must be the county emergency management director.

Section 16. Section 252.381, Florida Statutes, is created to read:

252.381 Information related to natural emergencies; poststorm county and municipal permitting; operations.—

(1) Each county and municipality must post on its publicly accessible website:

(a) A frequently asked questions web page related to natural emergency response, emergency preparedness, and public relief for residents following an emergency. The web page must answer questions concerning resident evacuations; safety tips; generator, food and drinking water, and wastewater and stormwater safety; damage assessment; debris cleanup; accessing assistance through the Federal Emergency Management Agency and this state; building recovery; natural emergency guidance; applicable laws; and what to do before, during, and after an emergency.

(b) A disaster supply list and a list of emergency shelters.

(c) Links to information about flood zones.

(d) A checklist for residents explaining next steps to take during postdisaster recovery.

(e) Information specific to persons with disabilities, including, but not limited to, guidelines for special needs shelter registration; an explanation of how to register for special needs shelters and where to obtain assistance with that process; guidelines as to the level of care that is or is not provided at a special needs shelter as well as situations when either a general population shelter or hospital should be considered; and any other postdisaster assistance or resources available to affected persons with disabilities impacted by a disaster.

(2)(a) Each county and municipality shall develop a poststorm permitting plan to expedite recovery and rebuilding by providing for special building permit and inspection procedures after a hurricane or tropical storm. The plan must, at a minimum:

1. Ensure sufficient personnel are prepared and available to expeditiously manage postdisaster building inspection, permitting, and enforcement tasks. The plan must anticipate conditions that would necessitate supplemental personnel for such tasks and address methods for fulfilling such personnel needs, including through mutual aid agreements as authorized in s. 252.40, other arrangements, such as those with private sector contractors, or supplemental state or federal funding. The plan must include training requirements and protocols for supplemental personnel to ensure compliance with local floodplain management requirements that apply within the county or municipality.

2. Account for multiple or alternate locations where building permit services may be offered in person to the public following a hurricane or tropical storm during regular business hours.

3. Specify a protocol to expedite permitting procedures and, if practicable, for the waiver or reduction of applicable fees in accordance with and in addition to the procedures and waivers provided for under s. 553.7922. The plan must identify the types of permits that are frequently requested following a hurricane or tropical storm and methods to expedite the processing of such permits.

4. Specify procedures and resources necessary to promote expeditious debris removal following a hurricane or tropical storm.

(b) Each county and municipality shall update the plan no later than May 1 annually.

(3)(a) By May 1 annually, each county and municipality shall publish on its website a hurricane and tropical storm recovery permitting guide for residential and commercial property owners. The guide must describe:

1. The types of poststorm repairs that require a permit and applicable fees.

2. The types of poststorm repairs that do not require a permit.

3. The poststorm permit application process and specific modifications the county or municipality commonly makes to expedite the process, including the physical locations where permitting services will be offered.

4. Local requirements for rebuilding specific to the county or municipality, including elevation requirements following substantial damage and substantial improvement pursuant to the National Flood Insurance Program (NFIP) and any local amendments to the building code.

(b) As soon as practicable following a hurricane or tropical storm, a county or municipality within the area for which a state of emergency pursuant to s. 252.36 for such hurricane or tropical storm is declared shall publish updates on its website to the information required under paragraph (a) which are specific to such storm, including any permitting fee waivers or reductions.

(4) For 180 days after a state of emergency is declared pursuant to s. 252.36 for a hurricane or tropical storm, a county or municipality within the area for which the state of emergency is declared may not increase building permit or inspection fees.

(5) On or before May 1, 2026, each county and municipality must provide an online option for receiving, reviewing, and accessing substantial damage and substantial improvement letters. The county or municipality must allow

homeowners to provide an e-mail address where they can receive digital copies of such letters.

(6) As soon as reasonably practicable following the landfall and passage of a hurricane or tropical storm, each county and municipality that has experienced a direct impact from a natural emergency must use its best efforts to open a permitting office at which residents can access government services for at least 40 hours per week.

Section 17. Subsections (2) and (3) of section 252.385, Florida Statutes, are amended to read:

252.385 Public shelter space; public records exemption.—

(2)(a) The division shall administer a program to survey existing schools, universities, community colleges, and other state-owned, municipally owned, and county-owned public buildings and any private facility that the owner, in writing, agrees to provide for use as a public hurricane evacuation shelter to identify those that are appropriately designed and located to serve as such shelters. The owners of the facilities must be given the opportunity to participate in the surveys. The state university boards of trustees, district school boards, community college boards of trustees, and the Department of Education are responsible for coordinating and implementing the survey of public schools, universities, and community colleges with the division or the local emergency management agency.

~~(b) By January 31 of each even-numbered year, the division shall prepare and submit a statewide emergency shelter plan to the Governor and Cabinet for approval, subject to the requirements for approval in s. 1013.37(2). The emergency shelter plan must project, for each of the next 5 years, the hurricane shelter needs of the state, including periods of time during which a concurrent public health emergency may necessitate more space for each individual to accommodate physical distancing. In addition to information on the general shelter needs throughout this state, the plan must identify the general location and square footage of special needs shelters, by regional planning council region. The plan must also include information on the availability of shelters that accept pets. The Department of Health shall assist the division in determining the estimated need for special needs shelter space and the adequacy of facilities to meet the needs of persons with special needs based on information from the registries of persons with special needs and other information.~~

(3)(a) The division shall annually provide by October 15 to the Governor, the President of the Senate, and the Speaker of the House of Representatives a report that includes, and the Governor a list of facilities recommended to be retrofitted using state funds. State funds should be maximized and targeted to projects in counties regional planning council regions with hurricane evacuation shelter deficits. Additionally, the division shall prioritize on the list of recommended facilities other state-owned, municipal-owned, and county-owned public buildings, other than schools, for

retrofitting using state funds. The owner or lessee of a public hurricane evacuation shelter that is included on the list of facilities recommended for retrofitting is not required to perform any recommended improvements.

(b) The report required in paragraph (a) must include a statewide emergency shelter plan that must project, for each of the next 5 years, the hurricane shelter needs of the state. In addition to information on the general shelter needs throughout this state, the plan must identify, by county, the general location and square footage of special needs shelters. The plan must also include information on the availability of shelters that accept pets. The Department of Health and the Agency for Persons with Disabilities shall assist the division in determining the estimated need for special needs shelter space, the estimated need for general shelter space to accommodate persons with developmental disabilities, including, but not limited to, autism, and the adequacy of facilities to meet the needs of persons with special needs based on information from the registries of persons with special needs and other information.

Section 18. Section 252.422, Florida Statutes, is created to read:

252.422 Restrictions on county or municipal regulations after a hurricane.—

(1) As used in this section, the term “impacted local government” means a county listed in a federal disaster declaration located entirely or partially within 100 miles of the track of a storm declared to be a hurricane by the National Hurricane Center while the storm was categorized as a hurricane or a municipality located within such a county.

(2) For 1 year after a hurricane makes landfall, an impacted local government may not propose or adopt:

(a) A moratorium on construction, reconstruction, or redevelopment of any property.

(b) A more restrictive or burdensome amendment to its comprehensive plan or land development regulations.

(c) A more restrictive or burdensome procedure concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined in s. 163.3164.

(3) Notwithstanding subsection (2), a comprehensive plan amendment, land development regulation amendment, site plan, development permit, or development order approved or adopted by an impacted local government before or after the effective date of this act may be enforced if:

(a) The associated application is initiated by a private party other than the impacted local government and the property that is the subject of the application is owned by the initiating private party;

(b) The proposed comprehensive plan amendment was submitted to reviewing agencies pursuant to s. 163.3184 before landfall; or

(c) The proposed comprehensive plan amendment or land development regulation is approved by the state land planning agency pursuant to s. 380.05.

(4)(a) Any person may file suit against any impacted local government for declaratory and injunctive relief to enforce this section.

(b) A county or municipality may request a determination by a court of competent jurisdiction as to whether such action violates this section. Upon such a request, the county or municipality may not enforce the action until the court has issued a preliminary or final judgment determining whether the action violates this section.

(c) Before a plaintiff may file suit, the plaintiff shall notify the impacted local government by setting forth the facts upon which the complaint or petition is based and the reasons the impacted local government's action violates this section. Upon receipt of the notice, the impacted local government shall have 14 days to withdraw or revoke the action at issue or otherwise declare it void. If the impacted local government does not withdraw or revoke the action at issue within the time prescribed, the plaintiff may file suit. The plaintiff shall be entitled to entry of a preliminary injunction to prevent the impacted local government from implementing the challenged action during pendency of the litigation. In any action instituted pursuant to this paragraph, the prevailing plaintiff shall be entitled to reasonable attorney fees and costs.

(d) In any case brought under this section, all parties are entitled to the summary procedure provided in s. 51.011, and the court shall advance the cause on the calendar.

(5) The Office of Program Policy Analysis and Government Accountability (OPPAGA) shall conduct a study on actions taken by local governments after hurricanes which are related to comprehensive plans, land development regulations, and procedures for review, approval, or issuance of site plans, permits, or development orders. The study must focus on the impact that local governmental actions, including moratoriums, ordinances, and procedures, have had or may have on construction, reconstruction, or redevelopment of any property damaged by hurricanes. In its research, OPPAGA shall survey stakeholders that play integral parts in the rebuilding and recovery process. OPPAGA shall make recommendations for legislative options to remove impediments to the construction, reconstruction, or redevelopment of any property damaged by a hurricane and prevent the implementation by local governments of burdensome or restrictive procedures and processes. OPPAGA shall submit the report to the President of the Senate and the Speaker of the House of Representatives by December 1, 2025.

Section 19. Effective January 1, 2026, section 252.505, Florida Statutes, is created to read:

252.505 Breach of contract during emergency recovery periods for natural emergencies.—Each state or local government contract for goods or services related to emergency response for a natural emergency entered into, renewed, or amended on or after July 1, 2025, must include a provision that requires a vendor or service provider that breaches such contract during an emergency recovery period to pay a \$5,000 penalty and damages, which may be either actual and consequential damages or liquidated damages. As used in this section, the term “emergency recovery period” means a 1-year period that begins on the date that the Governor initially declared a state of emergency for a natural emergency.

Section 20. Subsection (4) is added to section 373.423, Florida Statutes, to read:

373.423 Inspection.—

(4)(a) By September 1, 2026, the department shall submit a Flood Inventory and Restoration Report to the Division of Emergency Management. The department must work with water management districts, local governments, and operators of public and private stormwater management systems to compile the necessary information for the report, which must:

1. Identify priority infrastructure needs within each water management district jurisdiction that may result in flooding or property damage or threaten human health if left unaddressed;

2. Identify locations that have both historic flooding occurrences, based on flood zones identified by the Federal Emergency Management Agency, and the potential to flood from future significant storm events, such as hurricanes and tropical storms;

3. For each location identified in subparagraph 1. or subparagraph 2., include an inspection and maintenance schedule and specific information on the age of the infrastructure, upstream impacts, and other factors that may lead to system failure if unaddressed; and

4. Include a list of facilities prioritized for funding to address flooding issues.

(b) The owner of any priority infrastructure identified in the report must submit an inspection and maintenance schedule to the department.

(c) The department must review and update the report on a biannual basis. The report must provide information regarding compliance with the inspection and maintenance schedules, include any additional revisions based on storm event experience, and revise the list of facilities as new flooding events take place and new projects are implemented to alleviate infrastructure deficiencies which led to flooding events. The department

must submit an updated report to the Division of Emergency Management by September 1 of each year in which the report is due.

Section 21. Paragraph (a) of subsection (9) of section 380.0552, Florida Statutes, is amended to read:

380.0552 Florida Keys Area; protection and designation as area of critical state concern.—

(9) MODIFICATION TO PLANS AND REGULATIONS.—

(a) Any land development regulation or element of a local comprehensive plan in the Florida Keys Area may be enacted, amended, or rescinded by a local government, but the enactment, amendment, or rescission becomes effective only upon approval by the state land planning agency. The state land planning agency shall review the proposed change to determine if it is in compliance with the principles for guiding development specified in chapter 27F-8, Florida Administrative Code, as amended effective August 23, 1984, and must approve or reject the requested changes within 60 days after receipt. Amendments to local comprehensive plans in the Florida Keys Area must also be reviewed for compliance with the following:

1. Construction schedules and detailed capital financing plans for wastewater management improvements in the annually adopted capital improvements element, and standards for the construction of wastewater treatment and disposal facilities or collection systems that meet or exceed the criteria in s. 403.086(11) for wastewater treatment and disposal facilities or s. 381.0065(4)(l) for onsite sewage treatment and disposal systems.

2. Goals, objectives, and policies to protect public safety and welfare in the event of a natural disaster by maintaining a hurricane evacuation clearance time for permanent residents of no more than 24.5 24 hours. 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:

a. Mobile home residents are not considered permanent residents.

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

Section 22. The Department of Commerce shall conduct baseline modeling scenarios and gather data in order to determine a number of building permit allocations to be distributed in the Florida Keys Area based upon the hurricane evacuation clearance time provided in s. 380.0552(9)(a), Florida Statutes, as amended by this act. The permit allocations must be distributed to counties and municipalities based on the number of vacant buildable lots within each jurisdiction. The permit allocations must be

distributed over a period of at least 10 years but may not exceed 900 total permit allocations. All permits must be issued for vacant, buildable parcels, of which only one may be awarded for any individual parcel, and the distribution of which must prioritize allocations for owner-occupied residences, affordable housing, and workforce housing.

Section 23. Subsection (1) of section 400.063, Florida Statutes, is amended to read:

400.063 Resident protection.—

(1) The Health Care Trust Fund shall be used for the purpose of collecting and disbursing funds generated from the license fees and administrative fines as provided for in ss. 393.0673(5), 400.062(3), 400.121(2), and 400.23(8). Such funds shall be for the sole purpose of paying for the appropriate alternate placement, care, and treatment of residents who are removed from a facility licensed under this part or a facility specified in s. 393.0678(1) in which the agency determines that existing conditions or practices constitute an immediate danger to the health, safety, or security of the residents. If the agency determines that it is in the best interest of the health, safety, or security of the residents to provide for an orderly removal of the residents from the facility, the agency may utilize such funds to maintain and care for the residents in the facility pending removal and alternative placement. The maintenance and care of the residents shall be under the direction and control of a receiver appointed pursuant to s. 393.0678(1) or s. 400.126(1). However, funds may be expended in an emergency upon a filing of a petition for a receiver, upon the declaration of a state of local emergency pursuant to ~~s. 252.38(3)(b)5.~~ ~~s. 252.38(3)(a)5.~~, or upon a duly authorized local order of evacuation of a facility by emergency personnel to protect the health and safety of the residents.

Section 24. Subsection (7) of section 403.7071, Florida Statutes, is amended, and subsection (8) is added to that section, to read:

403.7071 Management of storm-generated debris.—Solid waste generated as a result of a storm event that is the subject of an emergency order issued by the department may be managed as follows:

(7) Unless otherwise specified in a contract or franchise agreement between a local government and a private solid waste or debris management service provider, a private solid waste or debris management service provider is not required to collect storm-generated yard trash, debris, or waste. Local governments are authorized and encouraged to add an addendum to existing contracts or franchise agreements for collection of storm-generated debris.

(8)(a) Each county and municipality shall apply to the department for authorization of at least one debris management site as described in subsection (2) and shall annually seek preauthorization for any previously approved debris management sites, as allowed by the department.

(b) A municipality may jointly apply for authorization of a debris management site with a county or at least one adjacent municipality, if the parties develop and approve a memorandum of understanding. Such memorandum must clearly outline the capacity of the debris management site and location of the site relative to each party. The memorandum of understanding must be approved annually as part of the preauthorization process described in paragraph (a).

Section 25. Section 489.1132, Florida Statutes, is created to read:

489.1132 Regulation of hoisting equipment used in construction, demolition, or excavation work during a hurricane.—

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

(a) “Controlling entity” means the general contractor, prime contractor, or construction manager with overall responsibility for a construction project.

(b) “Hoisting equipment” means power-operated cranes, derricks, and hoists used in construction, demolition, or excavation work that are regulated by the Occupational Safety and Health Administration.

(c) “Mobile crane” means a type of hoisting equipment incorporating a cable-suspended latticed boom or hydraulic telescoping boom designed to be moved between operating locations by transport over a roadway. The term does not include a mobile crane with a boom length of less than 25 feet or a maximum rated load capacity of less than 15,000 pounds.

(d) “Tower crane” means a type of hoisting equipment using a vertical mast or tower to support a working boom in an elevated position if the working boom can rotate to move loads laterally either by rotating at the top of the mast or tower or by the rotation of the mast or tower itself, whether the mast or tower base is fixed in one location or ballasted and moveable between locations.

(2)(a) When a tower crane or mobile crane is located on a worksite, a hurricane preparedness plan for the crane must be available for inspection at the worksite.

(b) In preparation for a hurricane, the controlling entity must ensure that hoisting equipment is secured in the following manner no later than 24 hours before the impacts of the hurricane are anticipated to begin:

1. All hoisting equipment must be secured in compliance with manufacturer recommendations relating to hurricane and high-wind events, including any recommendations relating to the placement, use, and removal of advertising banners and rigging.

2. Tower crane turntables must be lubricated before the event.

3. Fixed booms on mobile cranes must be laid down whenever feasible.
4. Booms on hydraulic cranes must be retracted and stored.
5. The counterweights of any hoists must be locked below the top tie-in.
6. Tower cranes must be set in the weathervane position.
7. All rigging must be removed from hoist blocks.
8. All power at the base of tower cranes must be disconnected.

(3) A person licensed under this part who intentionally violates this section is subject to discipline under ss. 455.227 and 489.129.

(4) The Florida Building Commission shall establish best practices for the utilization of tower cranes and hoisting equipment on construction job sites during hurricane season and report its findings to the Legislature by December 31, 2026.

Section 26. Subsection (6) of section 553.902, Florida Statutes, is amended to read:

553.902 Definitions.—As used in this part, the term:

(6) “Renovated building” means a residential or nonresidential building undergoing alteration that varies or changes insulation, HVAC systems, water heating systems, or exterior envelope conditions, if the estimated cost of renovation exceeds 30 percent of the assessed value of the structure. However, if the alteration is a result of a natural disaster that is the subject of a declaration of a state of emergency by the Governor, the estimated cost of renovation must exceed 75 percent of the fair market value of the building before the natural disaster.

Section 27. The Division of Emergency Management shall consult with local governments, the Department of Business and Professional Regulation, the Department of Environmental Protection, and any other appropriate agencies to develop recommendations for statutory changes necessary to streamline the permitting process for repairing and rebuilding structures damaged during natural emergencies. By July 1, 2026, the division shall provide a report containing such recommendations to the President of the Senate and the Speaker of the House of Representatives.

Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site

plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

(2) Notwithstanding subsection (1), any comprehensive plan amendment, land development regulation amendment, site plan, development permit, or development order approved or adopted by a county or municipality before or after the effective date of this act may be enforced if:

(a) The associated application is initiated by a private party other than the county or municipality.

(b) The property that is the subject of the application is owned by the initiating private party.

(3)(a) A resident of or the owner of a business in a county or municipality may bring a civil action for declaratory and injunctive relief against the county or municipality for a violation of this section. Pending adjudication of the action and upon filing of a complaint showing a violation of this section, the resident or business owner is entitled to a preliminary injunction against the county or municipality preventing implementation of the moratorium or the comprehensive plan amendment, land development regulation, or procedure. If such civil action is successful, the resident or business owner is entitled to reasonable attorney fees and costs.

(b) Attorney fees and costs and damages may not be awarded pursuant to this subsection if:

1. The resident or business owner provides the governing body of the county or municipality written notice that a proposed or enacted moratorium, comprehensive plan amendment, land development regulation, or procedure is in violation of this section; and

2. The governing body of the county or municipality withdraws the proposed moratorium, comprehensive plan amendment, land development regulation, or procedure within 14 days; or, in the case of an adopted moratorium, comprehensive plan amendment, land development regulation, or procedure, the governing body of a county or municipality notices an intent to repeal within 14 days after receipt of the notice and repeals the moratorium, comprehensive plan amendment, land development regulation, or procedure within 14 days thereafter.

(4) This section expires June 30, 2028.

Section 29. The Division of Law Revision is directed to replace the phrase “the effective date of this act” wherever it occurs in this act with the date this act becomes a law.

Section 30. Except as otherwise provided in this act, this act shall take effect upon becoming a law.

Approved by the Governor June 26, 2025.

Filed in Office Secretary of State June 26, 2025.

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Longwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

ORDINANCE NO. 25-2277

AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING PART III, LONGWOOD DEVELOPMENT CODE, ARTICLE IX, TO CREATE SECTION 9.5.0 "RELIEF CONCERNING DECLARED EMERGENCY," TO ADDRESS THE RESTRICTIONS OF SECTION 28 OF CHAPTER 2025-190, LAWS OF FLORIDA; PROVIDING FOR AN EXPIRATION DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Longwood is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of Longwood is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;

¹ See Section 166.041(4)(c), Florida Statutes.

- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Longwood hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

This ordinance proposes an amendment to the Longwood Development Code to comply with changes to state statutes regarding “burdensome” regulations adopted during a specified time period.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Longwood, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

This ordinance creates no compliance costs, creates no charges, fees, or regulatory costs including estimated revenues.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

No additional impacts are proposed as part of this ordinance. This ordinance proposes a pathway by which applicants may seek relief under the already-adopted Florida Statutes.

4. Additional information the governing body deems useful (if any):