

2025-2026 John M. DeGrove Webinar Series



2026 Florida Legislative Wrap Up

Image: "Dedicated bus lane with far-side bus bulb (colored)" by NACTO/Flickr



March 25, 2026

1000FOF.ORG



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Dr. John M. DeGrove

May 4, 1924 – April 13, 2012



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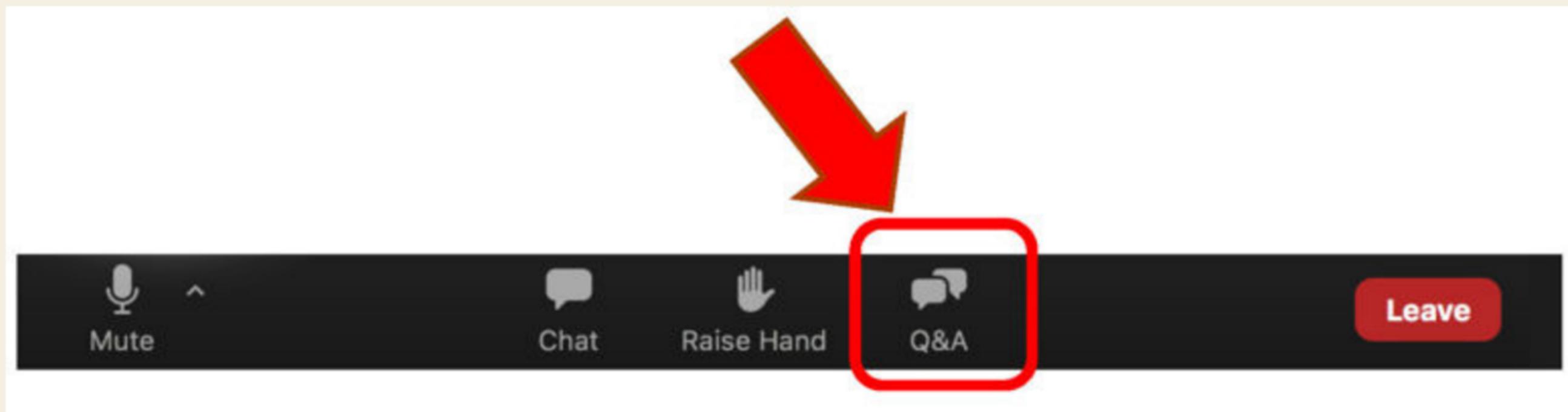
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Keep questions succinct and, if possible, indicate who your question should be directed to.





Paul Owens



Kimberleigh Dinkins



Chadwick Leonard

Paul Owens



Paul Owens is President of 1000 Friends of Florida, where he works with the Board of Directors to advance the organization's policies and programs. Before joining 1000 Friends in 2018, he spent more than 15 years at the Orlando Sentinel, including serving as Opinions Editor from 2013 to 2018, writing extensively on growth management, environmental policy, and quality-of-life issues. He also moderated the Sentinel's Florida Forward public forums on transportation, affordable housing, and related topics. Earlier in his career, Paul reported on state and federal government for the Associated Press and other news outlets, and he holds degrees from Swarthmore College and Stanford University.



Kimberleigh Dinkins



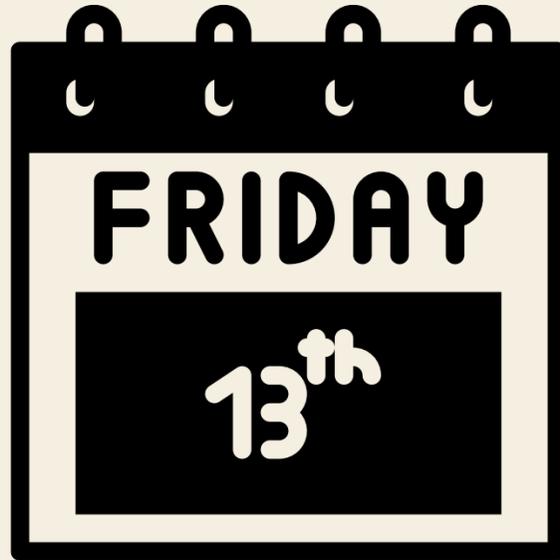
Kim is Policy & Planning Director at 1000 Friends of Florida, where she works with citizens and advocates before the Florida Legislature to advance sound community planning that protects Florida's lands, waters, and quality of life. She brings more than 15 years of experience in natural resource policy and management, including roles with Save the Manatee Club, the Marion County Board of County Commissioners, and the Florida Department of Environmental Protection. Kim holds bachelor's and master's degrees from the University of Florida in environmental science and soil and water science.

Chadwick Leonard



Chad is Conservation & Planning Advocacy Coordinator at 1000 Friends of Florida, where he tracks and analyzes state and local policy proposals affecting community planning and conservation. He works closely with policymakers, grassroots advocates, and partner organizations to advance smart growth, protect Florida's natural resources, and promote public participation in planning decisions. Chadwick brings strong experience in Florida legislative advocacy and coalition building, with prior roles at the Florida Education Association and the Fair Elections Center's Campus Vote Project.

Legislative Wrap Up



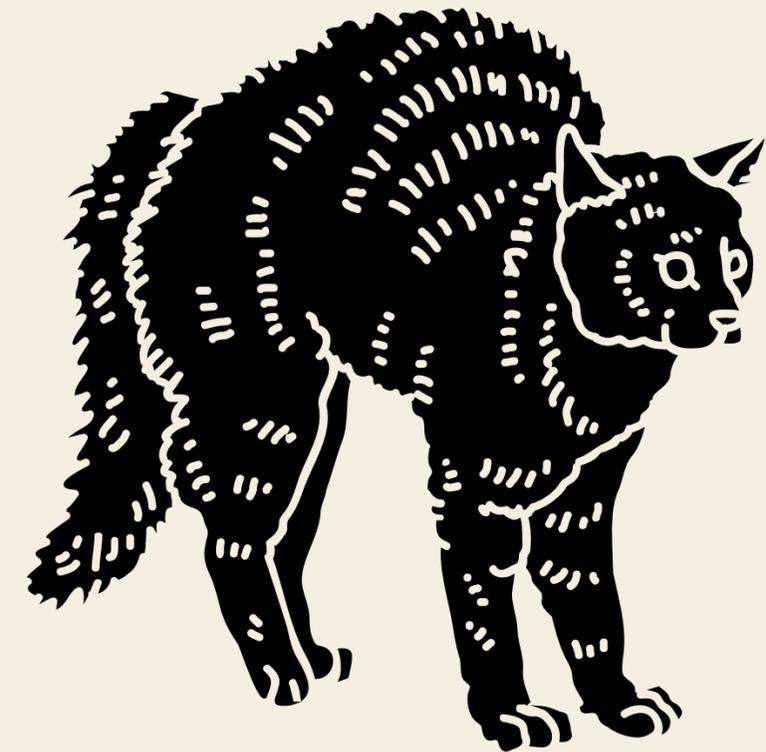
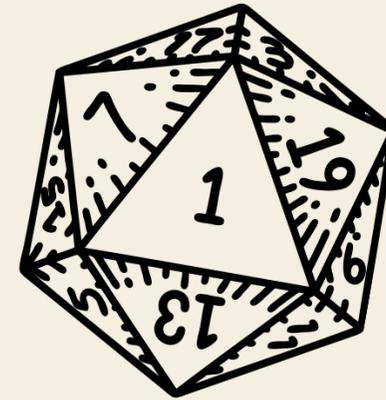
THE 1000 FRIENDS OF FLORIDA LEGISLATIVE WRAP UP MOVIE!

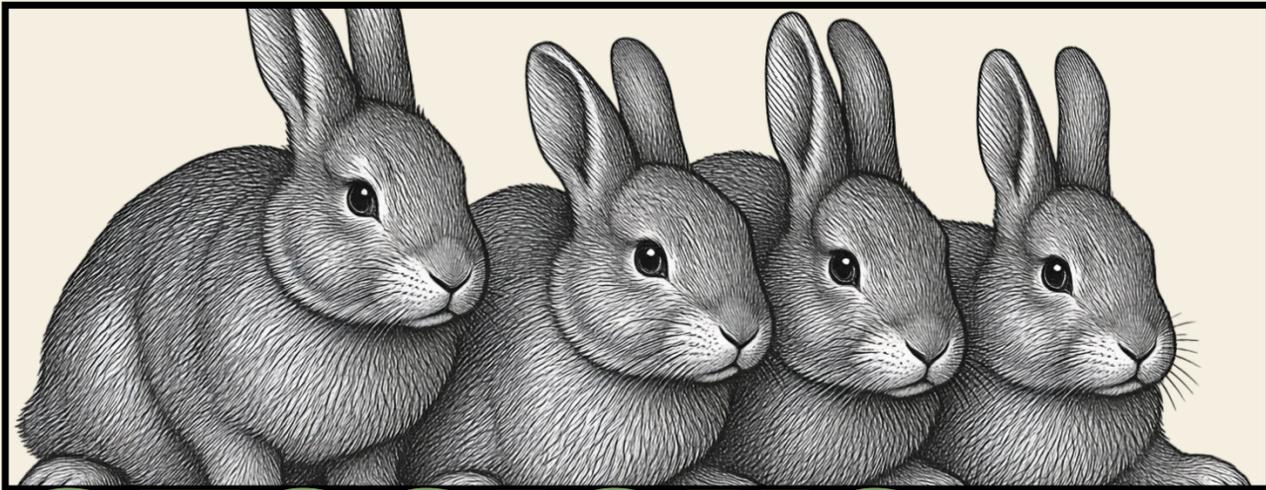
Members failed to pass the
budget AGAIN.

Friday, March 13, must have
been their unlucky day.

Members are coming back
next month to finalize the
budget.

MARCH 13TH





**SESSIONS
MULTIPLYING
LIKE RABBITS**

MOST BUSINESS FINISHED... BUT

- PLANS TO REDRAW FLORIDA'S CONGRESSIONAL DISTRICT BOUNDARIES AND PROPOSALS TO CUT PROPERTY TAXES.
- SPECIAL SESSION STARTS APRIL 20TH. MAY BE COMBINED WITH BUDGET SESSION.
- LIKELY THIRD SESSION TO CUT PROPERTY TAXES
 - THE HOUSE: ELIMINATE NON-SCHOOL TAXES ON HOMESTEADED PROPERTIES
 - SENATE: DIDN'T FOLLOW SUIT
 - THE GOVERNOR: NO PROPOSAL

Legislative Wrap Up

THESE GUYS DON'T SEEM TO GET ALONG VERY WELL!

SENATE PRESIDENT BEN ALBRITTON AND HOUSE SPEAKER DANNY PEREZ, ONCE UNITED, NOW AT ODDS.

LATELY THE GOVERNOR HAS BEEN MORE IN TUNE WITH THE SENATE PRESIDENT THAN THE HOUSE SPEAKER.

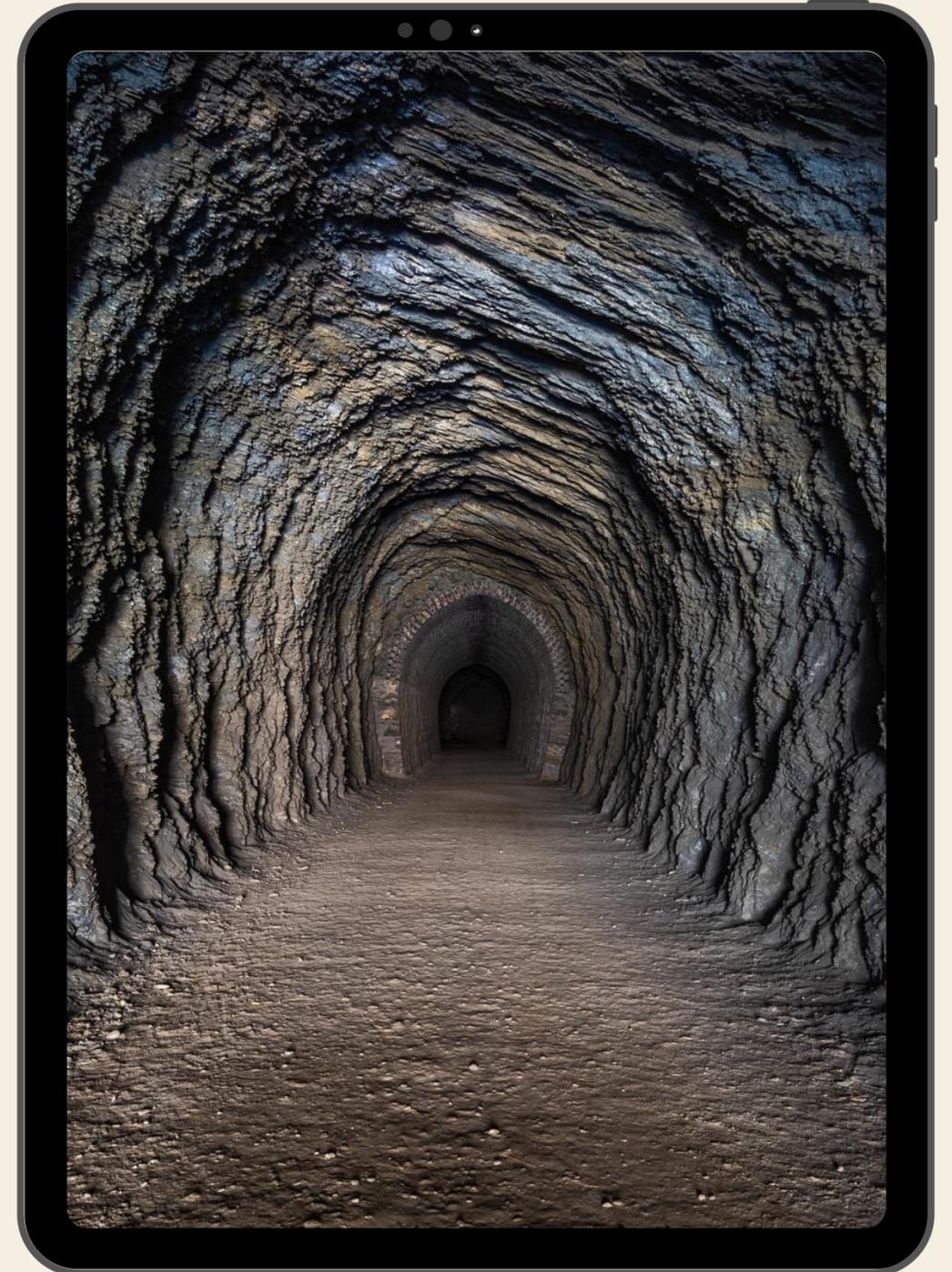


TENSION BETWEEN THE SENATE AND THE HOUSE
LED TO FEWER BILLS PASSED BY BOTH
CHAMBERS.

“NARROW FUNNEL OF LEGISLATIVE APPROVAL”

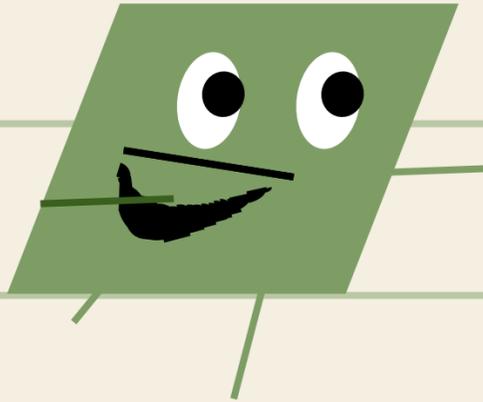
1000 Friends Board Member Lester Abberger

A TOTAL OF 237 BILLS PASSED BOTH CHAMBERS
THIS SESSION — 32 FEWER THAN LAST YEAR,
AND 88 FEWER THAN IN 2024.

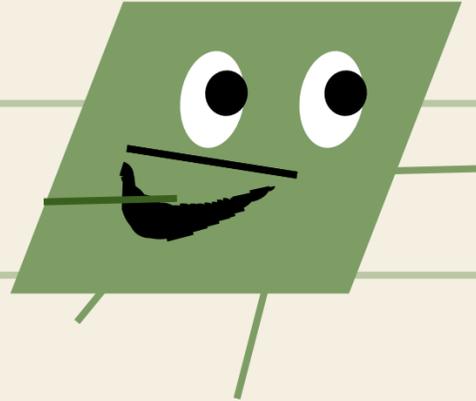


Legislative Wrap Up

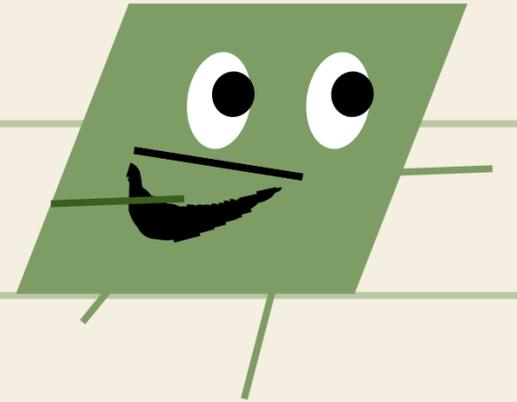
**PROOF OF
CITIZENSHIP**



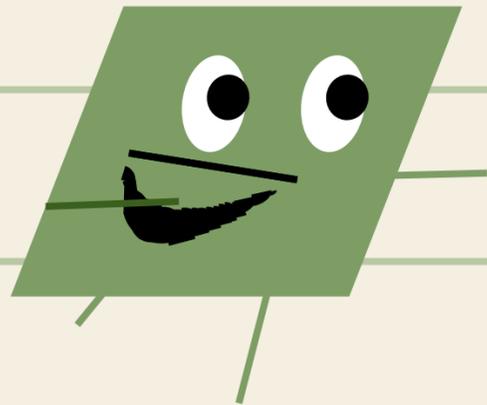
**PUBLIC
SECTOR
UNIONS**



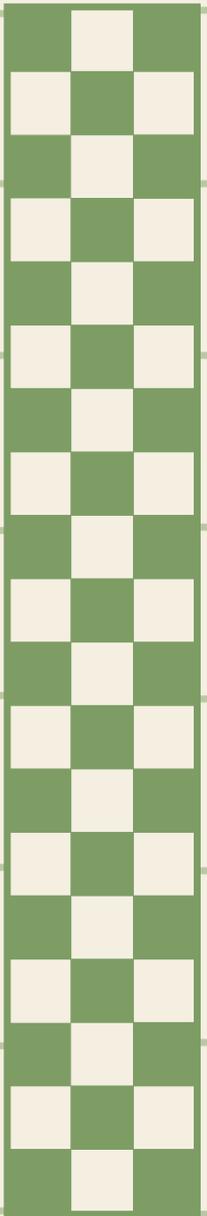
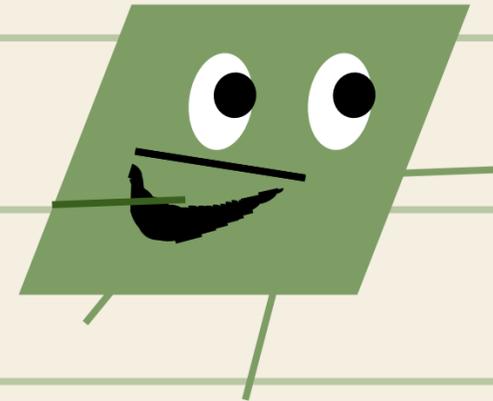
**PEOPLE
INJURED**



**DEI
PROGRAMS**



**HIV/AIDS
DRUGS**



Legislative Wrap Up

HIGH-PROFILE BILLS THAT DIED:

- RURAL RENAISSANCE PACKAGE OF FUNDING FOR ROADS, EDUCATION, HOUSING AND HEALTH CARE IN RURAL FLORIDA
- AN ARTIFICIAL INTELLIGENCE “BILL OF RIGHTS”
- LOWER THE MINIMUM AGE TO BUY A RIFLE IN FLORIDA FROM 21 TO 18
- IMPOSE WORK REQUIREMENTS ON MEDICAID BENEFICIARIES
- EXPAND E-VERIFY REQUIREMENTS TO ALL BUSINESSES
- REPLACE THE MOCKINGBIRD WITH THE FLAMINGO AS THE STATE BIRD



Legislative Wrap Up

— THE BUDGET —

SENATE

**\$115
BILLION**

Last year, the Senate's budget came in more than \$4 billion higher than the House's

THE SENATE IS PROPOSING ACROSS-THE-BOARD PAY RAISES FOR STATE WORKERS, COMPARED WITH TARGETED HOUSE RAISES.

*THE SENATE WOULD SET ASIDE **\$250 MILLION** FOR THE GOVERNOR'S EMERGENCY FUND AND **\$50 MILLION** FOR JOBS GRANT PROGRAM.*

*THE SENATE IS ALSO CALLING FOR MORE THAN **\$200 MILLION** FOR CITRUS RESEARCH.*

HOUSE

**\$113.6
BILLION**

THE HOUSE IS PROPOSING \$300 MILLION MORE THAN THE SENATE FOR EDUCATION.

*THE HOUSE WOULD SPEND **\$100 MILLION** FOR THE GOVERNOR'S EMERGENCY FUND, **\$0** FOR JOBS GRANT PROGRAM.*

*CITRUS RESEARCH: **\$4 MILLION***

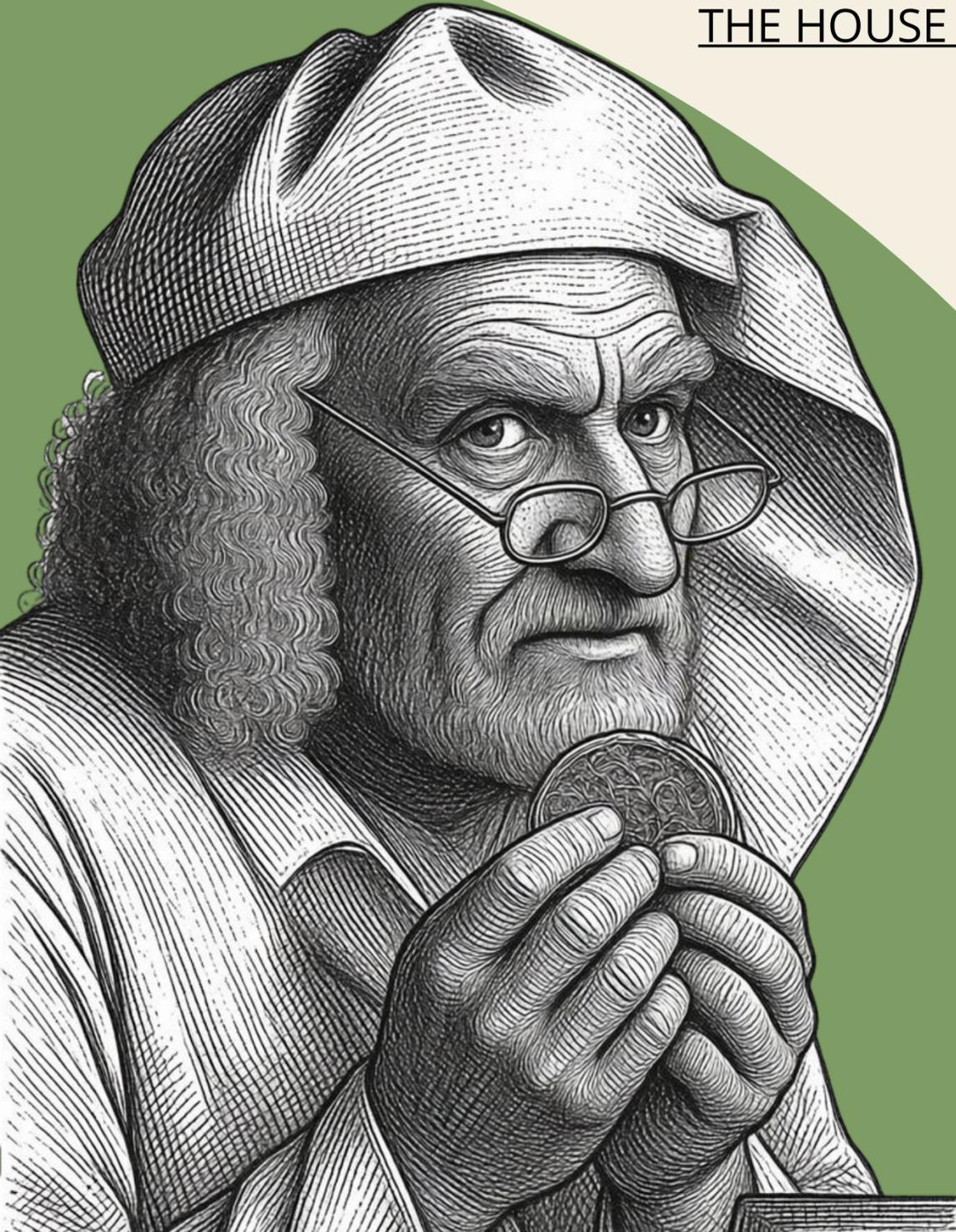


Legislative Wrap Up

THE HOUSE SPEAKER HAS ACCUSED THE SENATE OF WANTING TO SPEND TOO MUCH MONEY.

THE SENATE'S BUDGET CAME IN **MORE THAN \$2 BILLION LOWER** THAN THE GOVERNOR'S \$117.4 BILLION PROPOSAL FOR THE NEXT FISCAL YEAR.

FLORIDA REMAINS AMONG THE LOWEST STATES WHEN IT COMES TO PER CAPITA STATE SPENDING, AND KEEPS BILLIONS OF DOLLARS IN RESERVES.



Legislative Wrap Up

THE BILLS WE TRACK DURING LEGISLATIVE SESSIONS:

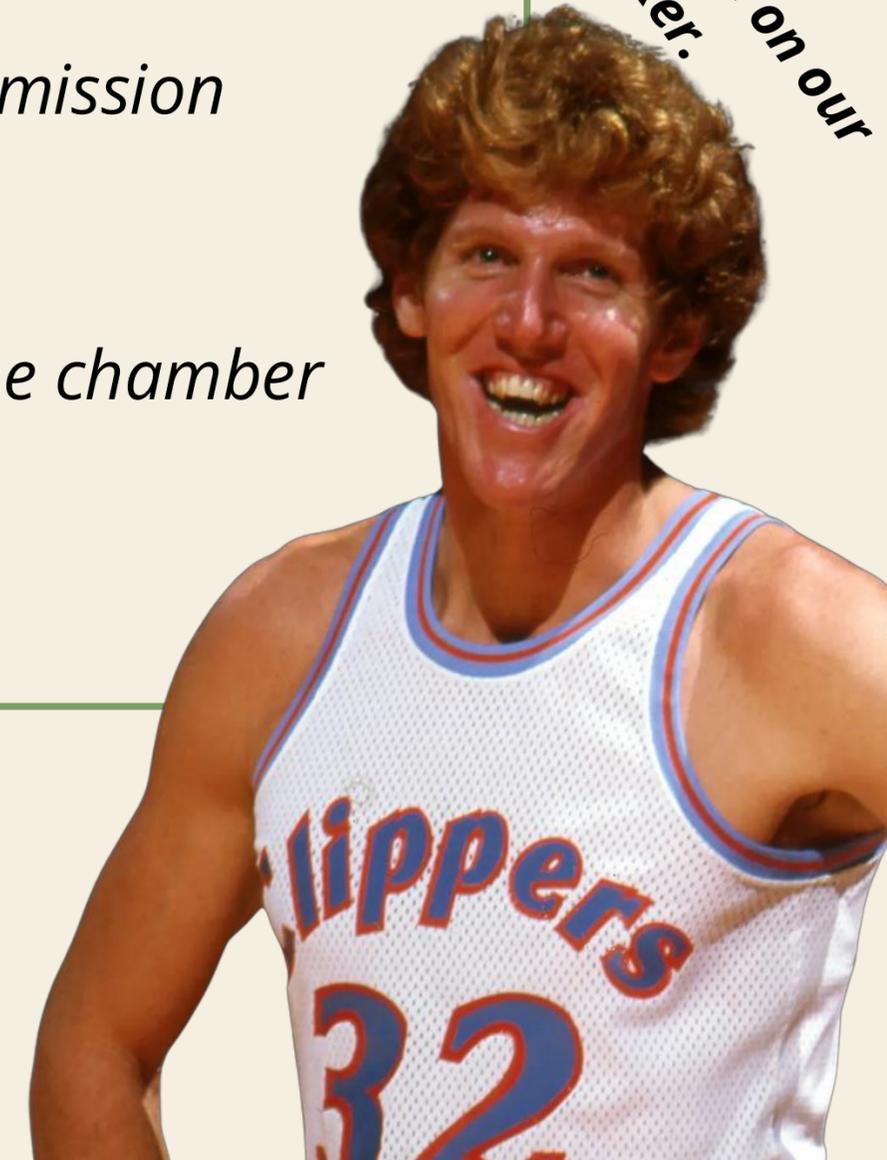
- *Community planning*
- *Affordable housing*
- *Land and water protection*
- *Community resilience and land-use*
- *Transportation policies*
- *Local government home-rule*

WE DON'T TAKE POSITIONS ON EVERY BILL WE FOLLOW:

- *Don't align with core mission*
- *Local bills*
- *Mixed bags*
- *Introduced in only one chamber*
- *Moving targets*

*A Bill, but not on our
tracker.*

Our positions are subject to change if the bill changes and are based on a deliberate evaluative process with our Board.



GOVERNOR/SENATE/HOUSE

LAND CONSERVATION

FLORIDA FOREVER

- THE STATE'S PREMIER LAND CONSERVATION PROGRAM
- SENATE FUNDING WOULD ONLY BE AVAILABLE FOR CONSERVATION EASEMENTS
- **\$115 MILLION/\$50 MILLION/\$0**

THE FLORIDA COMMUNITIES TRUST AND THE FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM

- TWO PROGRAMS THAT PROVIDE GRANTS TO LOCAL GOVERNMENTS TO EXPAND PARKS AND OUTDOOR RECREATION SPACE
- **\$15 MILLION EACH/\$0/\$0**

THE RURAL AND FAMILY LANDS PROTECTION PROGRAM

- SUPPORTS OUR AGRICULTURAL ECONOMY AND THE CHARACTER OF OUR RURAL COMMUNITIES, BUT IT DOESN'T PROTECT OTHER ENVIRONMENTALLY VALUABLE LAND THAT IS NOT IN AGRICULTURAL PRODUCTION.
- **\$200 MILLION/\$300 MILLION/\$300 MILLION**

PARK RENOVATIONS

- A STATE STUDY LAST YEAR FOUND A BACKLOG OF \$759 MILLION IN RENOVATIONS AT STATE PARKS
- **\$60 MILLION/\$27.5 MILLION/\$36.5 MILLION**



Legislative Wrap Up

GOVERNOR/SENATE/HOUSE



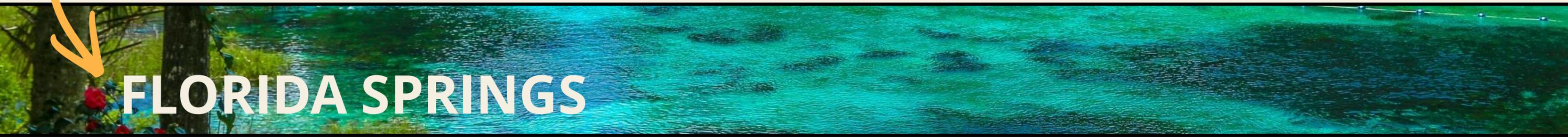
EVERGLADES RESTORATION

\$800 MILLION/\$819 MILLION/\$285 MILLION



OTHER WATER QUALITY IMPROVEMENTS

\$600 MILLION/\$446 MILLION/\$376 MILLION



FLORIDA SPRINGS

\$50 MILLION FROM EACH BUDGET

Legislative Wrap Up



GOVERNOR/SENATE/HOUSE

**COMMUNITY
RESILIENCE GRANTS**

**AFFORDABLE HOUSING
TRUST FUND**

**OTHER AFFORDABLE
HOUSING PROGRAMS**

\$172 MILLION

\$122 MILLION

\$112 MILLION

**FULL
FUNDING**

\$235 MILLION

\$210 MILLION

\$250 MILLION MORE

\$50 MILLION MORE



2026 Legislative Wrap Up Community Planning Bills

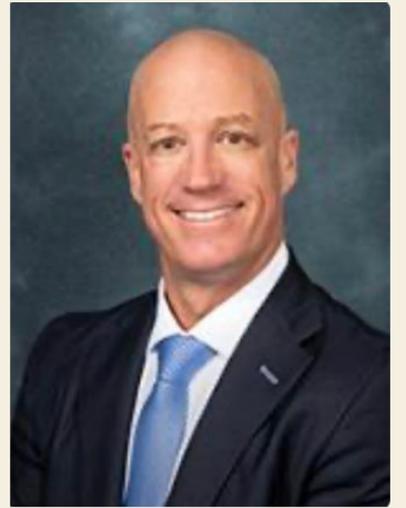


Visit Orlando

SB 840- Land Use Regulations for Local Governments Affected by Natural Disasters



- Narrows the definition of “impacted local government” to those within 50 miles of a county declared in a federal major disaster declaration.
- Prohibits enforcing moratoriums that delay hurricane-related repairs or reconstruction, requiring those repairs to comply with new regulations adopted after the hurricane, or imposing new procedures that extend approval timelines.
- Allows enforcement of certain amendments or development approvals sought by private property owners, and implementing floodplain management standards.
- Permits local governments to request proof of hurricane damage but removes prior provisions for injunctive relief against them.
- Clarifies that changes to the Florida Building Code or local technical amendments remain allowable.
- Moves the expiration date for these provisions from 2028 to 2026.



Sen. Nick DiCeglie R-Pinellas



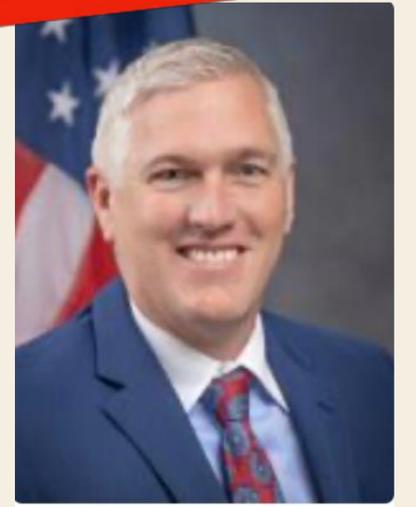
HB 217/SB 218 – Land Use Regulations

Exempts Panhandle and Nassau Counties from Section 28 of SB 180



HB 1465– Restrictions on Local Governments After a Hurricane

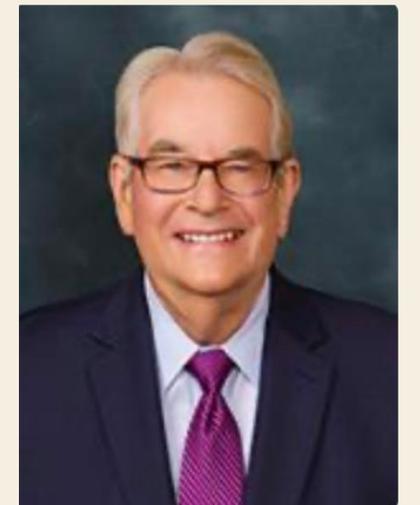
- Defines “burdensome” and “restrictive”
- Allows enforcement of plan or regulation changes if they expand development options
- Broader civil actions by property owners, business owners, and residents
- Require local governments to process applications under less restrictive regulations



Rep. Shane Abbott, R-Walton

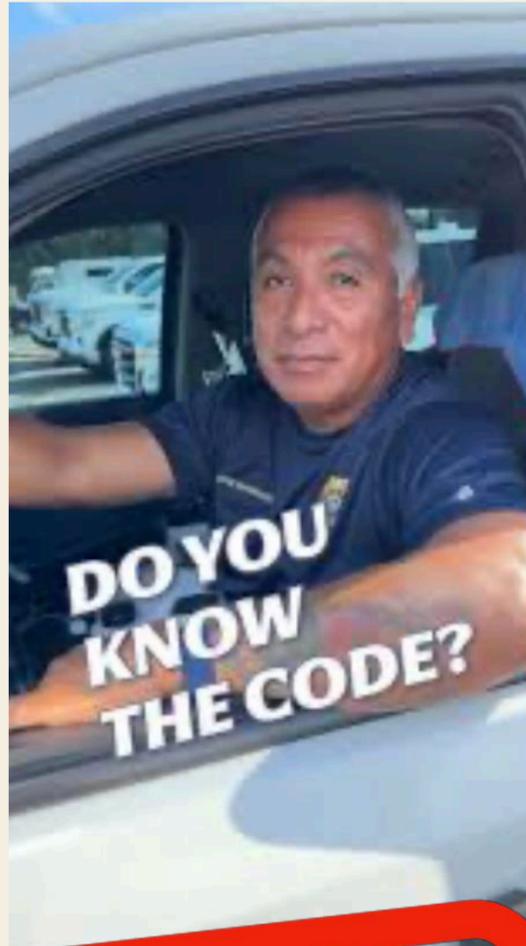


Rep. Alex Andrade, Escambia



Sen. Don Gaetz, Walton

HB 105/SB 588-Local Government Enforcement Actions



Prohibits local governments and special districts from taking “arbitrary or unreasonable enforcement actions”.

- Creates new law to define and forbid enforcement actions deemed arbitrary or unreasonable by a court.
- Requires review and response to a subject’s request for review of an enforcement action within 30 days, failure to respond allows legal action.
- Allows courts to award attorney fees, grant damages up to \$50,000, and issue injunctive relief if an action is found to be arbitrary or unreasonable.
- Provides whistle-blower protections.
- Declares these provisions as the sole authority for challenging arbitrary or unreasonable local government and special district enforcement actions, rendering conflicting local ordinances void



Rep. Robert Brackett, R-Brevard



Sen. Stan McClain, R-Marion



**DID NOT
PASS**

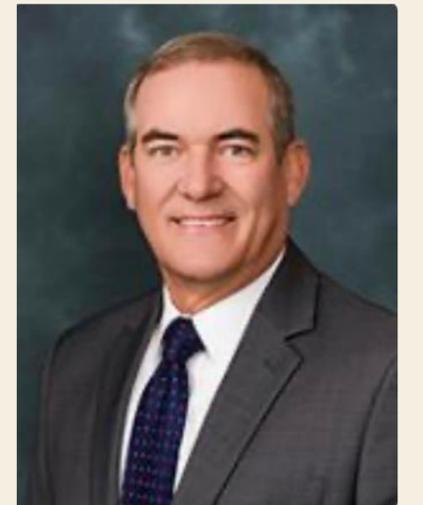
SB 208/ HB 399- Land Use and Development Regulations

PASSED

- Requires application fees that relate to the costs associated with the review and processing of applications- not square footage.
- Requires policies to assess compatibility of allowable residential uses within a residential districts and future land use categories.
- Requires land development regulations to incorporate objective standards for mitigating or minimizing potential incompatibility.
- ~~Directs OPPAGA to study removing the Urban Development Boundary or similar boundaries, assessing growth control, economic benefits, and environmental protection, and to report findings to the Legislature.~~
- ~~Essentially prohibits supermajority requirement for FLU changes.~~
- Allows “carte blanche” expansion for large resorts, up to 20% of existing area.
- Prohibits local governments from conditioning compost facilities.
- Allows certified residential manufactured buildings in all residential zoning categories.



Rep. David Borrero, R-Miami-Dade



Sen. Stan McClain, R-Marion



SB 208/ HB 399- Land Use and Development Regulations- AMENDMENT FRENZY

- Amendment 351666 (Jones), removed section granting carte blanche development for resorts. FAILED
- Amendment 913094 (Calatayud) removed simple majority and Growth Boundary Study. PASSED
- Amendment 656240 (DiCeglie) narrows the definition of “impacted local government” and revises post-hurricane regulations on moratoriums, property repairs, and land use procedures for future hurricanes. It restores the ability of local governments to update plans and policies. WITHDRAWN
- Reintroduced in House (Eskamani). Rep. Snyder (Martin County) called a point of order and defeated the amendment before it was even heard.
- Amendment 531994 (Martin) –would have required local governments to remove properties or purchase property rights they deny removing a parcel from a Rural Boundary. It would undermine decades of growth management policy throughout the state, confer density allowances in rural areas that are inconsistent with comprehensive plans and contribute to sprawl, ignore judicial precedent related to property rights issues and invite expensive and frivolous litigation against local governments. FAILED



Rep. John Snyder, R-Martin



Sen. Jonathan Martin, R-Lee



SB 214/ HB 273- Special District Funding

- Expands eligibility of special districts for financial assistance in rural communities.
- Allows state agencies to pay invoices directly to certain special districts under financial hardship provisions when these districts are located within a rural county or municipality.
- Adds special districts to the statutory definition of “rural community,” enabling them to receive benefits and programming offered to rural counties and municipalities.
- Boundaries of downtown development district can only be changed by referendum.

PASSED



Rep. Chad Johnson, R-Alachua



Sen. Stan McClain, R-Marion

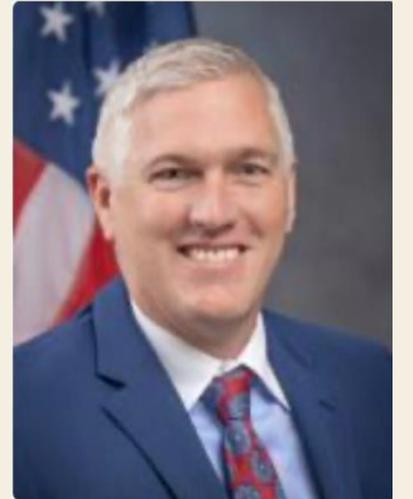


SB 250/ HB 723- Rural Counties

Establishes the Office of Rural Prosperity in the Department of Commerce to coordinate rural initiatives, administer grants, and offer technical assistance.

- Revises the threshold defining fiscally constrained counties, increasing from \$5 million to \$10 million the amount a mill can raise before the county phases out of certain funding distributions.
- Creates a program to provide block grants for counties with long-term population decline to stimulate growth and economic vitality.
- Various programs to fund projects that improve public infrastructure through data analytics, connectivity, and automation in rural areas.
- Grants and programs to support healthcare and education in Rural Counties.
- HB 723: Prohibits state land purchases in fiscally constrained counties that already have 40% federal and state-owned land, with specific exceptions and required analyses by the Department of Environmental Protection.

**DID NOT
PASS**



Rep. Shane Abbott, R-Walton



Sen. Corey Simon, R-Gadsden

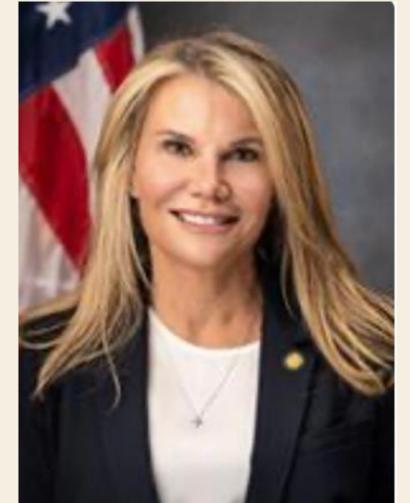


HB 299/ SB 354- Blue Ribbon Projects

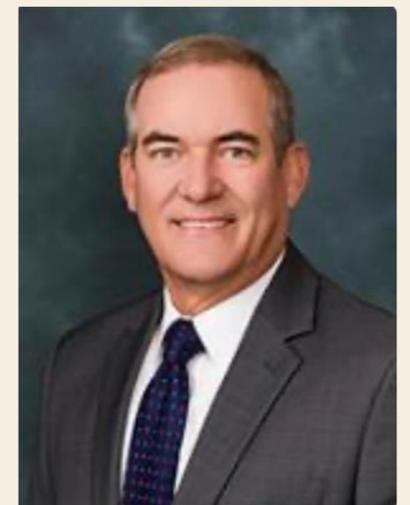


Creates a new mechanism encouraging large-scale land development through administrative approval process.

- Requires at least ~~10,000~~ 15,000 contiguous acres, with a minimum of 60% designated as reserve area and up to 40% for development featuring walkable, mixed-use designs.
- Caps residential density at 12 units per gross acre and nonresidential impervious surface ratio at 85%, while mandating at least 20% of residential units meet affordable or missing middle housing requirements.
- Provides for initial 50-year vested development rights (with a possible 25-year extension) and mandates creation of a comprehensive blue ribbon plan incorporating water, transportation, and conservation strategies.
- Final versions contemplated public hearings and comp plan changes but no state review.



Rep. Lauren Melo, R-Collier



Sen. Stan McClain, R-Marion



SB 548/HB 1139- Growth Management



SB 548 Creates a new definition for “plan-based methodology” which requires a list of capital projects needed to address capacity impacts.

- Introduces a definition of “extraordinary circumstances,” requiring demonstration of at least four local conditions to justify exceeding statutory phase-in limits for impact fee increases:
 - Population growth exceeds high BEBR projections
 - Average # building permits issued in last 3 years <10% of the previous 10 years
 - Documented failure to meet transportation level of service
 - Local capital construction costs exceed previous 5 years
 - Employment base exceeds average labor market reported by DOC
 - Average daily vehicle miles exceeds state average
 - Cost per mile estimates exceed previous 5 years per FDOT

HB 1139 limits interlocal agreements for transportation impacts that were executed before Oct. 1, 2024 to October 1, 2031



Rep. Richard Gentry, R-Volusia



Sen. Stan McClain, R-Marion



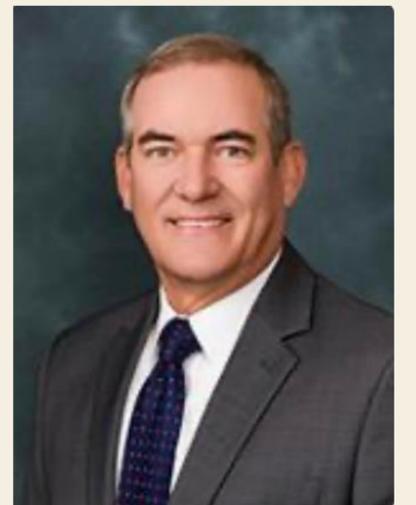
SB 686/HB 691 – Agricultural Enclaves



- Authorizes landowners to apply for certification as an agricultural enclave if adjacent parcels allow equal or higher density.
- Requires review and hearing and automatically certifies a parcel as an agricultural enclave if the local government fails to approve or deny within a certain timeframe.
- Requires development plans consistent with surrounding densities to be treated as conforming uses.
- Requires enclaves adjacent to urban service districts to be treated as if they are within those districts and obligates local governments and owners to agree in writing on a schedule for final plan approval.
- Exempts Areas of Critical State Concern and counties with populations greater than 1.75M.
- Encourages local governments to “incorporate site design measures that maintain habitat permeability....”
- Reverts back to previous standards in 2027.



Rep. Adam Botana, R-Lee



Sen. Stan McClain, R-Marion



HB 741/B 998 – Department of Commerce

Exempts federal agencies from certain land-conveyance conditions and enhances E-Verify usage and enforcement requirements.

- Exempts federal agencies from the existing reverter requirement when land is conveyed for a military installation buffer, allowing flexibility even if the military mission changes.
- Removes the requirement for a federal enterprise community designation and instead allows the Governor to designate certain unincorporated areas with economic distress factors.
- Renames the Florida Small Cities Community Development Block Grant Program Act to the program to the Community Development Block Grant Program, designating the Department of Commerce as the state administering agency with broad rulemaking authority.
- Requires all employers to maintain an E-Verify case for each employee, and establishes penalties for employers who fail to cure noncompliance.



Rep. Michael Owen, R-Hillsborough



Sen. Clay Yarborough, R-Duval



HB 927/SB 1138 – Local Land Planning and Development

PASSED

- Requires local governments to create preapplication consultation programs, with automatic approval if deadlines are not met.
- Authorizes qualified contractors or qualified contractor firms to assist with preapplication reviews and application processing.
- Establishes a mandatory registry of qualified contractors.
- Requires local governments to accept certain forms of financial assurance for infrastructure improvements and cannot condition building permits on completion.
- Expands expedited building permit review for subdivisions, allows up to 50% (or more) of building permits to be issued before a final plat is recorded.
- Adopts standardized refund schedules when local governments fail to meet application review deadlines.
- Provides a period of vested rights for approved preliminary plats under certain conditions, ensuring applicants can proceed in good faith with development.



Rep. Judson Sapp, R-Putnam



Sen. Ralph Massullo, Jr. R-Citrus



HB 979/SB 1434 – Infill Redevelopment



Establishes a streamlined process for developing environmentally impacted land for residential use in large counties while overriding conflicting local regulations.

- Defines applicable parcels, including those with environmental contamination and at least 5 acres adjacent to residential zoning.
- Requires local governments to permit residential uses that match the average of neighboring districts, and to approve subdivisions meeting legal requirements.
- Mandates a 20-foot buffer from existing single-family homes or townhouses and imposes double parks or recreational facilities impact fees if the parcel contains formerly operated recreational amenities.
- Grants adjacent property owners a 90-day option to purchase former recreational areas at a limited price to preserve them as open space for 30 years.
- Limited to properties in UGB- cannot be applied in ACSC, agricultural lands or lands owned or recently owned by utility companies or near military installations.



Rep. David Borrero,
Miami-Dade



Sen. Alexis Calatayud. R-
Miami-Dade



Other Bills of Note



HB 655- Provides a public meeting and record exemption for certain attorney-client sessions held during the 90-day notice period for property rights claims, mandating transcripts be publicly released once a settlement is reached or litigation deadlines pass.

HB 803- Streamlines permitting and expands and clarifies roles of private provider inspectors. Allows manufactured buildings in any zoning district and directs the FL Building Commission to develop a uniform permit for commercial buildings.

Affordable Housing Bills



HB 755/SB 934 Areas of Critical State Concern

PASSED

Provisions Added in the Enrolled Version

- Oil and gas drilling is now prohibited within 10 miles of national estuarine research reserves in rural areas of opportunity, expanding to a 30-mile buffer if the county also contains an area of critical state concern



Representative Jim Mooney, Jr., R-120



Senator Ana Maria
Rodriguez, R-40

HB 755/SB 934 Areas of Critical State Concern

- Allow local governments to grant ad valorem tax exemptions for newly constructed affordable multifamily housing, including in designated Areas of Critical State Concern.
- Exempt Habitat for Humanity projects on 99-year leased lands in such areas from standard construction bond requirements.
- Extend Florida Forever appropriations through 2035–36 for land acquisition in the Florida Keys Area of Critical State Concern.

PASSED



Representative Jim Mooney, Jr., R-120



Senator Ana Maria Rodriguez, R-40

HB 755/SB 934 Areas of Critical State Concern

PASSED

Provisions Removed from the Original Bill

- The reduced unit threshold for affordable housing tax exemptions in areas of critical state concern (from 70+ units down to 10+ units in s. 196.1978) was dropped entirely, meaning smaller projects in the Keys and other ACSCs still can't qualify

Provisions Retained Unchanged

- Habitat for Humanity bond exemption for construction on public land in ACSCs with 99-year ground leases
- Florida Forever Keys funding extended nine years through fiscal year 2035-2036, securing at least \$5 million annually for land acquisition



Representative Jim Mooney, Jr., R-120



Senator Ana Maria Rodriguez, R-40

HB 837/SB 962 Affordable Housing

PASSED

- Allow local governments to grant ad valorem tax exemptions for newly constructed affordable multifamily housing, including in designated Areas of Critical State Concern.
- Exempt Habitat for Humanity projects on 99-year leased lands in such areas from standard construction bond requirements.
- Extend Florida Forever appropriations through 2035–36 for land acquisition in the Florida Keys Area of Critical State Concern.



Rep. Demi Busatta, R-114



Sen. Jennifer Bradley, R-06

HB 1389/SB 1548 Affordable Housing (Live Local 4.0)



- Mandates counties and municipalities to allow affordable multifamily and mixed-use housing in commercial and transit-accessible areas,
- Eliminates parking requirements in transit zones, and authorize property tax exemptions for qualifying affordable units.
- Significantly preempts local zoning authority to incentivize long-term affordable housing and transit-oriented development.



Rep. Mike Redondo, R-118

Live Local 4.0 Cont'd



Provisions Removed from the Original Bill

- Transit-proximity zoning eligibility (parcels within 1/4 mile of transit stops and 1/2 mile of major transportation hubs) was dropped entirely
- Parking elimination requirements near transit were removed — the enrolled version doesn't touch the parking paragraph at all
- The definition of "major transportation hub" was removed since the transit provisions were cut
- The two-tier affordability threshold (40% moderate-income OR 20% low-income) was simplified to a single 40% "affordable" standard under s. 420.0004
- Accessory dwelling unit (ADU) eligibility for the property tax exemption was removed
- The modified minimum unit threshold (5–50 units) for the property tax exemption was dropped
- The bill now amends s. 196.1978 instead of s. 196.1979 — an entirely different property tax exemption statute

Live Local 4.0 Cont'd



Provisions Added To The Final Bill

- Seven new exemptions protect environmentally sensitive lands like the Everglades and Wekiva from development
- Local governments can no longer use height limits, setbacks, or stepbacks to restrict projects
- Retroactive definitions for commercial, industrial, and mixed use clarify which parcels qualify statewide
- Source-of-financing discrimination in land use decisions is now prohibited with sovereign immunity waived
- Government-owned and religious institution properties are newly eligible regardless of underlying zoning

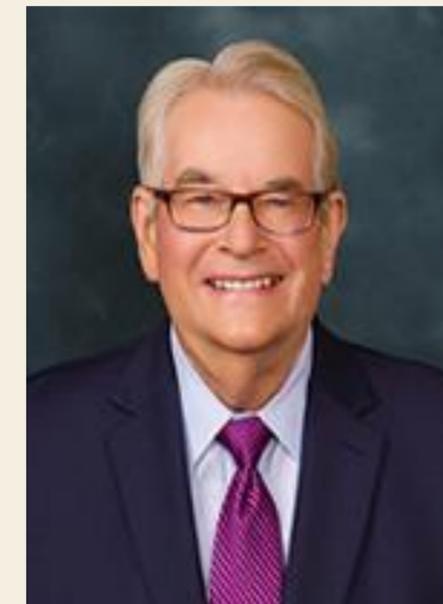
HB 313/SB 48 Housing

DID NOT
PASS

- Mandates local governments to allow accessory dwelling units (ADUs) in single-family zones
- Facilitates affordable housing via ADUs and land donations
- authorizes reusable tenant screening reports.
- Supports density bonuses for affordable housing, protects homestead exemptions
- Requires state evaluation of mezzanine finance and tiny homes as affordability strategies.
- **Amendments to HB 313**
 - Reusable tenant screening reports removed
 - Preemption on local ordinance requirements



Representative Danny Nix, Jr., R-75



Senator Don Gaetz, R-1

HB 1183/SB 1342 Transportation Infrastructure Land Development Regulations

DID NOT PASS

- “Transit-Oriented Development Act,”
- Mandates Florida local governments to establish transit-oriented development (TOD) zones and rural livable urban villages (LUVs),
- overrides restrictive local zoning to encourage dense, mixed-use development near transit hubs.
- It aims to alleviate housing shortages, reduce congestion, and promote sustainable, transit-linked growth.



Rep. Lindsay Cross, D-60



Sen. Darryl Rouson, D-16

HB 675/SB 756 Affordable Housing

DID NOT PASS

- Requires that rental units remain affordable for at least 50 years (increased from 30) to qualify for zoning variances.
- Mandates that local governments offer incentives (e.g., fee waivers, density bonuses) to offset costs of affordable housing contributions.
- Reduces income limits for certain property tax exemptions from 120% to 100% of Area Median Income (AMI), narrowing eligibility.
- Exempts first-time homebuyers from documentary stamp taxes on property transfers and loan documents, promoting homeownership.



Representative Fentrice Driskell, D-67
House Minority Leader



Senator Tracie Davis, D-5
Minority Leader Pro
Tempore

SB 752 Taxation of First-time Buyers

- Exempts them from documentary stamp taxes on deeds, transfers, or conveyances of residential property.
- Exempts them from such taxes on promissory notes or similar documents related to the home purchase.
- Defines “first-time homebuyer” as someone who hasn’t owned a principal residence in the past 3 years and is a moderate-income person per §420.602, F.S.

DID NOT
PASS



Senator Nick DiCeglie, R-18

HB 1143/SB 948 Local Government Land Development Regulations and Orders

DID NOT
PASS

- "Florida Starter Homes Act"
- Limits local governments' authority to impose land development regulations on residential lots, aiming to streamline approvals and increase affordable housing.
- Restricts zoning requirements, mandates quicker permitting, and preempts certain local controls, impacting community planning, land use, and environmental regulation.



Rep. Danny Nix, Jr., R-75



Sen. Stan McClain, R-09

HB 1493 Housing

- "Real Affordable Housing Relief Act,"
- Empowers local governments to enact rent control,
- Creates community land banks for affordable housing, and restrict corporate ownership of single-family homes.
- Offers tax credits, resilience grading, and anti-trust measures to promote housing affordability, local ownership, and sustainable land use.



Rep. Dotie Joseph, D-108

**DID NOT
PASS**

SB 1520 Housing

- Amends Florida's affordable housing property tax exemption statute.
- It limits local governments' ability to opt out of exemptions by tightening conditions under which they can do so and ensures continuity of exemptions for existing or near-approved multifamily projects.



Sen. Alexis Calatayud, R-38

**DID NOT
PASS**

Transportation Bills



HB 97/SB 324 Transportation Concurrency

- Alters the requirement that comprehensive plans identify facilities necessary to meet adopted levels of service over a five-year horizon.
- Small counties may now maintain existing service levels.



Representative JJ Grow ,R-23



Senator Stan McClain ,R-09

HB 53/SB 1254 Rapid Rail Transit Compact

DID NOT
PASS

- Authorizes Florida's Governor to enter an interstate compact with Alabama, Louisiana, and Mississippi to join and operate through the Southern Rail Commission to study "rapid rail transit" feasibility and pursue federal support.
- It creates a multistate commission framework, with optional state funding, potentially advancing passenger rail planning and resilience.



Rep. Yvonne Hinson, D-21



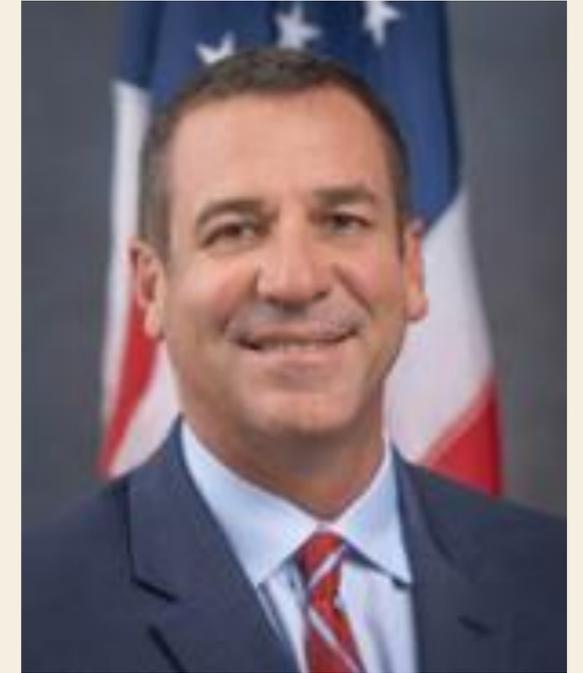
Senator Tracie Davis, D-05

Data Centers



HB 1007/ SB 484 Hyperscale Data Centers

- Requires coordinated state review for large-scale data centers, which subjects them to more scrutiny than an expedited review.
- Requires local governments to establish site standards and there would be public notices and hearings specific to siting the facilities.
- Reflects increasing public concerns about the construction of large data centers, and their potential impacts on land, water, utility costs and quality of life in neighboring communities.



Rep. Phillip Griffitts, R-06

PASSED

HB 1007/ SB 484 Hyperscale Data Centers

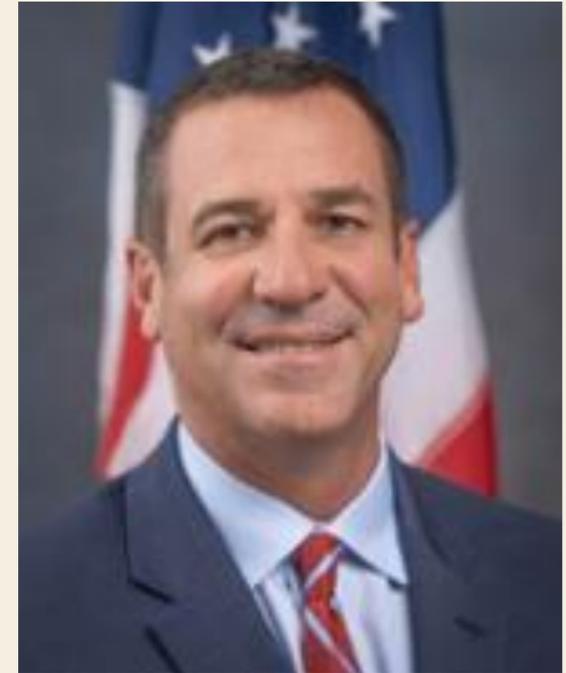
Dropped Entirely

- Section 112.231 (Data center NDA prohibition) was in the First Engrossed but does not appear in the Enrolled version — eliminating the agency NDA ban, the void-and-unenforceable provision, and the \$1,000 civil fine.

Confidentiality of Records

- The First Engrossed required agencies to *affirmatively disclose* when a project involves a data center. The Enrolled version removes that requirement — data center projects simply can't benefit from the confidentiality extension, but there's no mandatory public disclosure.

- The "data center" definition cross-reference was updated from s. 112.231 (dropped) to s. 373.203.



Rep. Phillip Griffitts, R-06

HB 1007/ SB 484 Hyperscale Data Centers

Large Load Tariffs

- The First Engrossed had PSC develop minimum requirements through rulemaking (rule proposed by March 1, 2027, then utilities file within 60 days). The Enrolled version bypasses rulemaking — utilities must file compliant tariffs directly by **October 1, 2026**.
- Nonpayment risk language was strengthened: the First Engrossed said risk "must be minimized to the maximum extent practicable." The Enrolled version says the risk simply "may not be borne by the general body of ratepayers."

Added in Enrolled — OPPAGA Study

- An entirely new section requiring OPPAGA to commission an independent study on large-scale data center impacts including economic development, land/water/resource use, energy costs, and public health — due to the Governor, Senate President, and House Speaker by **July 1, 2027**.

HB 1517 Approval of Data Center Facilities

- “Data Center Transparency Act”
- Mandates comprehensive public disclosures from new and existing data centers in Florida regarding energy, water use, emissions, safety, zoning, and environmental impacts.
- It requires public notice, prohibits certain tax incentives without compliance, and emphasizes transparency, local notification, and environmental accountability in data center siting and operations.



Rep. Dotie Joseph, D-108



SB 1118 Public Records/Data Centers

- Creates a temporary public-records exemption for certain communications and business information used to proposed data centers before a formal local application is filed.
- Allows limited interagency sharing while restricting public access for up to 12 months, aiming to attract data-center investment but reducing transparency in early-stage land-use discussions.
- Sunset: repeals October 2, 2031, unless reenacted (Open Government Sunset Review Act).
- Contingent effective date tied to SB 484 or similar legislation taking effect.

DID NOT PASS



Sen. Bryan Avila, R-39

2026 Legislative Wrap Up Water Bills



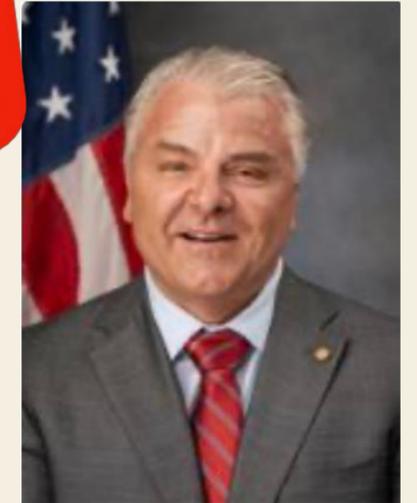
Credit: Visit Florida

HB 239/SB 558 – Standards for Stormwater Systems

DID NOT PASS

Requires all newly installed storm water systems in counties and municipalities to follow Department of Transportation standards and undergo final inspections by a certified third-party engineer, superseding local requirements.

- Mandates that new county storm pipes and structures meet DOT specifications and be inspected by a NASSCO PACP-certified technician employed by an independent engineering firm.
- Applies the same DOT standards and independent inspection requirements to new municipal storm water systems.
- Expressly supersedes any existing or local storm water system standards with these statewide requirements, recognizing a significant state interest.



Rep. J.J. Grow, R-Citrus



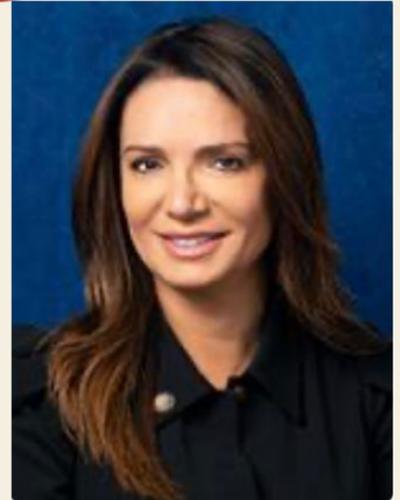
Sen. Danny Burgess, R-Pasco

SB 240/HB 575– Auxiliary Containers



Preempt local regulation of auxiliary containers to the state, define new single-use packaging terms, and direct the Department of Environmental Protection to create a uniform statewide approach to reducing plastic and polystyrene waste.

- Defines “auxiliary container” and “single-use” in state law.
- Preempts local regulation of auxiliary containers, with exceptions for glass, existing ordinances, and on public property.
- Requires DEP to develop a uniform ordinance for use and disposal.
- Restricts the sale or distribution of single-use plastic containers and polystyrene foam containers in state parks.
- Requires a statewide Marine Debris Reduction Plan to include strategies to reduce plastic and polystyrene waste in marine environments.
- Repeals the existing preemption of polystyrene products in s. 500.90, F.S.



Sen. Ileana Garcia, R-
Miami-Dade



Rep. Meg Weinberger, R-
Palm Beach



HB 629/SB 766– Auxiliary Containers/Waste Management

DID NOT
PASS

Preempts regulation of auxiliary containers to the state, while allowing limited local restrictions on glass containers and authorizing the Division of Recreation and Parks to regulate auxiliary containers in state parks.

- Defines 'auxiliary container' to include various types of bags, cups, and packaging.
- Removes reporting requirements related to retail bags.
- Preempts local governments from regulating or taxing auxiliary containers.
- Allows rules limiting glass auxiliary containers on beaches and within state parks.
- Authorizes the Division of Recreation and Parks to adopt rules for regulating auxiliary containers in state parks.



Rep. Tiffany Esposito, R-Lee



Sen. Jonathon Martin, R-Lee



HB 479/SB 718 – Land and Water Management

Preempts local water management rules to the state, withholding state funds from noncompliant counties or municipalities, and repeal land management review teams.

- Prohibits counties and municipalities from adopting laws, regulations, rules, or policies relating to water quality, water quantity, pollution control, pollutant discharge prevention or removal, and wetlands.
- Exclusively preempts regulation in these areas to the state, while preserving specific interagency agreements and operations of local water, wastewater, and stormwater systems.
- Requires the department to notify the CFO of violations and mandates withholding of state funds from noncompliant local governments.
- Repeals s. 373.591, F.S., which addressed land management review teams.

HB 479 was amended to prohibit regulation of “adjacent upland activities that are outside of a wetland buffer if the buffer is a minimum of 15ft wide and average 25ft from a wetland.

**DID NOT
PASS**



Rep. Randy Maggard, R-Pasco



Sen. Stan McClain, R-Marion



HB 611/SB 508 – Landscape Irrigation

**DID NOT
PASS**

Create the “Landscape Irrigation Standards and Watering Restrictions Act.”

- Requires minimum design, installation, and maintenance guidelines for new and substantially modified irrigation systems.
- Specifies that only licensed irrigation contractors or property owners may work on irrigation systems and establish new permit application steps involving plan design drawings.
- Sets watering schedules and limits based on address and time of year, with exceptions for micro-irrigation, new plantings, and post-chemical treatments.
- Authorizes local governments to enforce via fines and penalties and allows them to adopt more stringent rules for property owners installing systems.
- Amends existing contractor licensing laws to add an irrigation contractor category, provide a seat on the Construction Industry Licensing Board, and revise eligibility requirements for licensure.



Rep Nan Cobb, R-Lake



Sen. Keith Truenow, R-Lake

HB 669/SB 1042 – Public Waters



Prohibit local governments from establishing new mooring fields outside their territorial boundaries and mandate that local authorities adopt and enforce health advisories for unsafe beach waters.

- Prohibit local governments from applying for new mooring field permits outside their boundaries.
- Require the Department of Health to adopt and enforce rules protecting beach waters and public bathing places, including minimum bacteriological sampling and notification standards.
- Mandate that local authorities issue health advisories within 24 hours and close public beaches if testing shows unsafe water quality levels.
- Eliminate state preemption of health advisories and require local governments, or the state if applicable, to post standardized health advisory signs and notify news outlets when water quality issues arise.



Rep. Gossett-Seidman, R-91



Sen. Ana Maria Rodriguez, R-40



HB 855/SB 1058 – Perfluoroalkyl and Polyfluoroalkyl Substances



Establish statewide PFAS cleanup standards, provide liability protection for purchasers, and restrict the use of firefighting foam containing PFAS by 2027.

- Broadens the definition of PFAS to include other compounds as designated by the US EPA.
- Requires legislative ratification of the DEP rules for statewide cleanup target levels for PFAS and authorizes screening values until final EPA standards are set.
- Protects bona fide prospective purchasers who perform all appropriate inquiries, maintain required, and comply with continuing obligations.
- Grants DEP and the DOR the responsibility to extend financial assistance options to qualifying PFAS-contaminated sites.
- Prohibits the use of Class B firefighting foam containing added PFAS after January 1, 2027, except for fire prevention services or emergency firefighting operations.



Rep. Rob Long, D-Palm Beach



Sen. Lori Berman, D-Palm Beach



HB 1019/SB 1230 – Perfluoroalkyl and Polyfluoroalkyl Substances

PASSED

Limit film-forming foam PFAS use to emergency incidents and require periodic testing for PFAS in wastewater biosolids.

HB 1019

- Creates s. 376.911, F.S., to phase out the sale, purchase, possession, and nonemergency use of aqueous film-forming foam containing PFAS and require inventory reporting and disposal plans.
- Allows exemptions for federal aviation facilities, certain military applications, and emergency firefighting situations when no alternative foam is available.
- Directs the Department of Environmental Protection to adopt rules for disposal, maintain a registry of PFAS-free firefighting foams, provide technical assistance, and offer grants or cost share programs to aid in transitioning to PFAS-free alternatives.
- Amends s. 403.086, F.S., to require public entities disposing of domestic wastewater biosolids and treated effluent to perform quarterly PFAS sampling and submit results to the department.



Rep. Bill Conerly, R-
Manatee



Sen. Gayle Harrell, R-
Martin



HB 1245/SB 1294 – Biosolids Management

Prohibits the land application of bulk Class AA biosolids fertilizer and compost products from exceeding recommended agronomic rates, while adding new requirements for distribution, marketing, and recordkeeping.

- Directs the University of Florida's Institute of Food and Agricultural Sciences to publish recommended agronomic rates biennially for these biosolids products.
- Allows bulk Class AA biosolids or biosolids products to be marketed and applied as fertilizer if they are part of a bona fide sale and meet labeling and registration requirements.
- Permits bulk Class AA biosolids compost to be marketed as a soil amendment if part of a bona fide sale and meeting labeling and registration rules;
- Requires bulk Class AA biosolids products not sold as fertilizer or soil amendment to be applied only at sites specifically approved by the Department of Environmental Protection, with exceptions.

PASSED



Rep. Jason Shoaf, R-Gulf



Sen. Jennifer Bradley,
R-Clay



HB 1285/SB 1474 – Biosolids Management



Prohibits the Department of Environmental Protection from issuing or renewing certain land application site permits for Class B biosolids if an eligible wastewater treatment facility is located within 50 miles and meets specific requirements.

Creates a new subsection prohibiting permits for Class B biosolids land application if a qualifying wastewater treatment facility accepting septage for higher-level treatment is available within 50 miles.

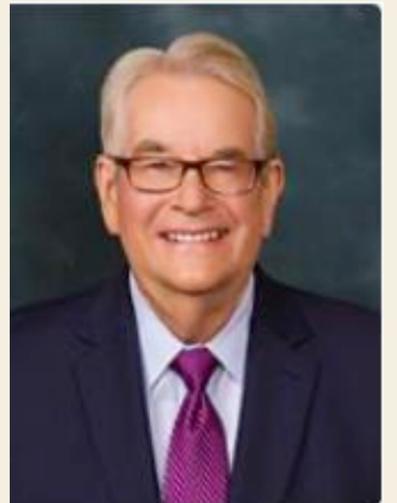
Applies the prohibition when the facility is owned or operated by federal, state, or local government and is not defunct, repurposed, or out of capacity.



Rep. Nathan Boyles, R-Santa Rosa

SB 290-FDACs

Prohibits land application of Class B biosolids after July 1, 2028 if hauling out of county and July 2031 for biosolids generated and land applied in the same county.



Sen. Don Gaetz, R-Walton



HB 1167/SB 1468 – Advanced Wastewater Treatment

DID NOT PASS

Require sewage disposal facilities with a capacity over 1 million gallons per day to submit annual infrastructure and treatment reports and direct the Department of Environmental Protection to compile and publicize these data for improved oversight.

- Declares legislative findings that inadequately treated wastewater from aging facilities harms environmental and economic resources.
- Mandates annual reporting by large-capacity sewage disposal facilities on infrastructure age, maintenance, spill history, treatment performance, and pollutant concentrations.
- Directs the Department of Environmental Protection to consult with water management districts and compile an annual report for state leaders and the public to prioritize upgrades and investments.



Rep. Lindsay Cross, D-Pinellas



Sen. Lori Berman, D-Palm Beach



SB 1386- Implementation of the Recommendations of the Blue-Green Algae Task Force

Requires periodic inspections of onsite sewage systems and strengthens basin management action plan requirements to reduce nutrient pollution.

Mandates owners of certain onsite sewage treatment and disposal systems to have inspections at least once every 5 years and directs FDEP to enforce minimum operating standards.

Requires basin management action plans to meet or exceed total maximum daily load limits and account for anticipated increases in pollution from population and agricultural growth.

Instructs the environmental agency to evaluate major projects over \$1 million for their nutrient or water use reductions and include assessment findings in subsequent plan updates.

Removes dated language to streamline and clarify current basin management action plan procedures.



Sen. Carlos Guillermo Smith,
D-Orange



2026 Legislative Wrap Up Resilience Bills



Credit: WFTS



Credit: Florida Living Shorelines

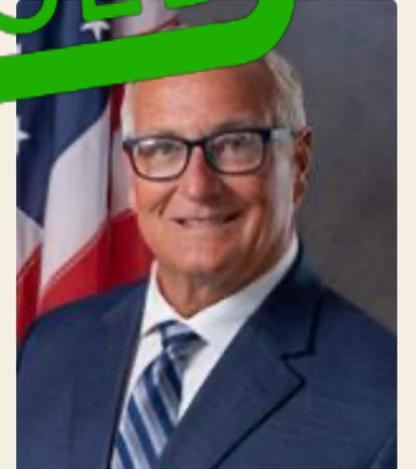


Credit: Florida Today

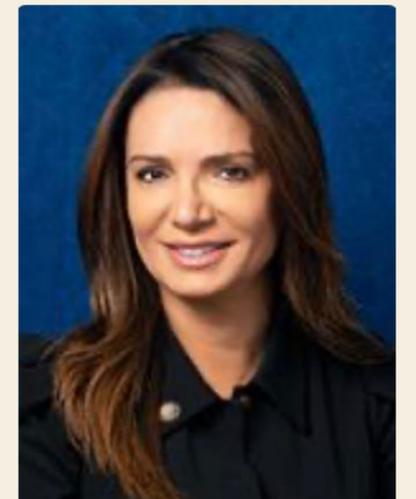
SB 302/HB 1035- Nature-based Solutions for Improving Coastal Resilience

PASSED

- Authorizes minimal dredging and filling in the Biscayne Bay Aquatic Preserve specifically for restoring and enhancing natural systems like mangroves, salt marshes, seagrasses, and oyster reefs.
- Prohibit dredging or filling of submerged lands in Terra Ceia Aquatic Preserve unless it is for public necessity or improves water quality and utility.
- Permits nature-based options such as living seawalls, wave attenuation devices, and green stormwater infrastructure in aquatic preserves to improve resilience.
- Directs the Department of Environmental Protection to develop, by 2027, design standards and a rule-based statewide permitting process for nature-based coastal resilience projects.
- Encourages local governments to promote and implement nature-based solutions for coastal protection and public awareness.



Rep. Jim Mooney, R-Monroe



Sen. Ileana Garcia, R-Miami-Dade



HB 751 – Infrastructure and Resiliency

For public-private-partnerships, expands the definition of qualifying projects to include coastal resiliency initiatives and grants exclusive authority to the Department of Environmental Protection to carry them out.



Rep. Chip LaMarca R-Broward



- Allows FDEP to use long-term revenue-sharing, expedited permitting, and other strategies to attract private investment.
- Requires the department to provide progress reports and real-time project updates on its website.

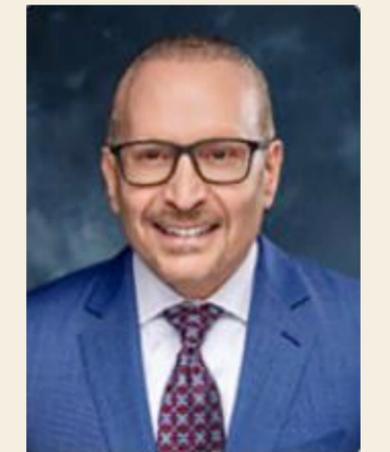
SB 1510/HB 1417- Department of Environmental Protection

PASSED

- Removes statutory authority for the Environmental Regulation Commission.
- Establishes new best management practices for solar facility construction, stormwater design requirements and site inspections.
- Includes coastal resiliency projects in public-private partnership law, allowing for revenue-sharing and expedited permitting.
- Requires existing commercial and smaller residential properties to connect to central sewer or upgrade to nutrient-reducing onsite systems, and mandates notification to owners when systems need repair or replacement in IRL.
- Changes the annual air-operation license fee due date for major pollution sources and authorizes additional penalties for late payment.
- Ratification of Lower Santa Fe and Ichetucknee Rivers and Springs MFLs



Rep. LaMarca, R-Broward



Sen. Ralph Massullo, Jr. R-Citrus



SB 1422/HB 1319- Coral Reefs/Surface Waters

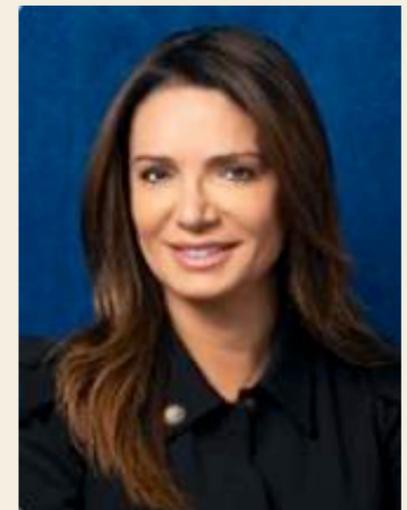


Designates coral reefs as critical natural infrastructure and clarifies the Department of Environmental Protection's authority to protect and recover damages for coral reef injuries.

- Revises legislative findings to emphasize the role of coral reefs in mitigating flood, climate change, and natural disaster risks.
- HB 1319 Recognizes coral reef restoration as a nature-based solution supported by federal hazard mitigation funding.
- SB 1422 Adds a legislative provision designating coral reefs in Broward, Martin, Miami-Dade, Monroe, and Palm Beach Counties as being in the public interest.
- Renumbers and clarifies penalty provisions for anchoring-related and grounding-related coral reef damage.



Rep. Lindsay Cross, D-Pinellas



Sen. Ileana Garcia, R-Miami-Dade



Legislative Wrap Up

1000
FRIENDS
of FLORIDA

***LAND CONSERVATION
BILLS***

HB 441/SB 546: CONSERVATION LANDS

- REQUIRE MORE PUBLIC NOTICE AND INFORMATION FOR PROPOSED SALES OR SWAPS OF CONSERVATION LAND.
- RESPONSE TO NARROWLY AVERTED SWAP OF 600 ACRES IN THE GUANA RIVER WILDLIFE MANAGEMENT AREA IN KENDALL'S DISTRICT FOR SCATTERED PARCELS IN FOUR COUNTIES.
- PENDING SWAP WAS PUBLICLY REVEALED ONLY A WEEK BEFORE STATE ACQUISITION AND RESTORATION COUNCIL MEMBERS WERE SCHEDULED TO REVIEW IT.
- CLOSES GAPS IN PROCEDURES TO PROTECT CONSERVATION LAND: REQUIRES 30-DAY NOTICE, CONSERVATION RATIONALE, REVIEW FROM ARC COUNCIL AND TRUSTEES.

PASSED

Rep. Kim Kendall (R - St. Johns)

Sen. Debbie Mayfield (R - Brevard)



DID NOT PASS

**Rep. Wyman
Duggan (R-Duval)**

SB 1066/HB 981: TRIBUTARIES OF THE ST. JOHNS RIVER

- REQUIRE THE DEVELOPMENT OF A PLAN TO RESTORE THE OCKLAWAHA RIVER BY BREACHING OR REMOVING ITS DAM.
- STAKEHOLDERS TO ESTABLISH RECREATION AND ECONOMIC DEVELOPMENT PLANS FOR THE REGION.
- BILL ADVANCED THROUGH COMMITTEES IN BOTH CHAMBERS WITH MINIMAL OPPOSITION.
- VOTE ON THE HOUSE FLOOR WAS 107-3 IN FAVOR.
- SENATE PRESIDENT INSISTED BILL LACKED SUPPORT TO PASS, DESPITE YES VOTES FROM 22 SENATORS IN COMMITTEE STOPS.
- WE'LL KEEP STANDING WITH FELLOW COALITION MEMBERS.

**Sen. Jason
Brodeur (R-
Seminole)**



Legislative Wrap Up

SB290/HB 433: DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

- WIDE-RANGING BILLS WITH STATUTORY CHANGES SOUGHT BY FDACS.
- OUR DEAL BREAKER: STATE REVIEW OF CONSERVATION LANDS PURCHASED AFTER 2023 FOR POSSIBLE SALE TO CONVERT THEM TO AGRICULTURE.
- PROCEEDS FROM ANY SALES TO FDACS TO FINANCE PURCHASE OF DEVELOPMENT RIGHTS TO PRESERVE OTHER WORKING FARMS.
- STATE PARKS, WILDLIFE MANAGEMENT AREAS, STATE FORESTS AND CERP PROPERTIES WOULD NOT BE REVIEWED FOR CONVERSION TO AGRICULTURE UNDER THIS PROVISION.
- LANDS OWNED BY WATER MANAGEMENT DISTRICTS OR MANAGED THROUGH AGREEMENTS WITH LOCAL GOVERNMENTS COULD BE CONVERTED, INCLUDING LANDS WITH HIGH ECOLOGICAL VALUES OR POPULAR PUBLIC USES.
- SUPPORTING FLORIDA AGRICULTURE DOES NOT HAVE TO COME AT THE EXPENSE OF CONSERVATION. BOTH ARE IMPORTANT PRIORITIES, AND CAN CO-EXIST.

PASSED

**Sen. Keith Truenow
(R-Lake)**

**Rep. Danny Alvarez
(R-Hillsborough)**



DID NOT PASS

HB 1421/SB 1658: CATTLE GRAZING ON STATE LAND

- REQUIRED STATE AGENCIES MANAGING CONSERVATION LANDS, INCLUDING PARKS, TO EVALUATE THEM FOR POSSIBLE LEASE FOR CATTLE GRAZING IF THEY ARE DEEMED SUITABLE FOR THAT PURPOSE.
- LIVESTOCK GRAZING CAN CREATE NEGATIVE IMPACTS ON LAND, INCLUDING INCREASED RUNOFF AND EROSION, WATER CONTAMINATION AND DISRUPTION OF SENSITIVE ECOSYSTEMS.
- THREE WATER MANAGEMENT DISTRICTS HAVE PROGRAMS THAT ALLOW LIMITED GRAZING ON PUBLIC LAND, AND CATTLE GRAZING IS AUTHORIZED IN FIVE OF FLORIDA'S 178 STATE PARKS.
- IT COULD HAVE HAD NEGATIVE IMPACTS ON ALREADY IMPAIRED WATERWAYS AND LIMITED PUBLIC ACCESS TO STATE LANDS.
- HOUSE VERSION GOT A GOOD AMENDMENT FROM REPRESENTATIVE LINDSAY CROSS.
- PASSED IN THE HOUSE, AND STALLED IN THE SENATE.



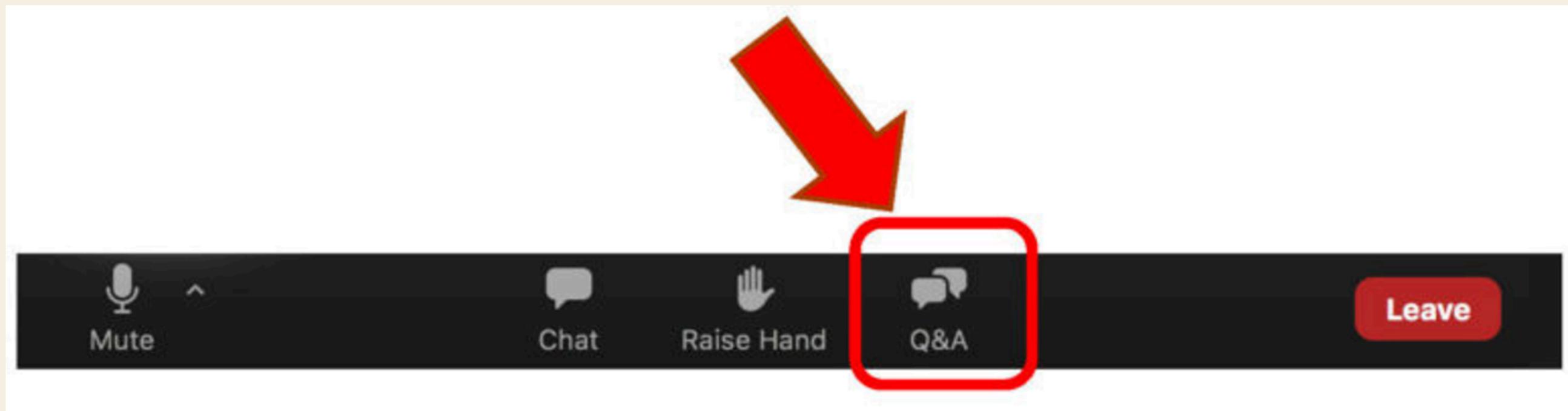
Sen. Keith Truenow (R-Lake)

Rep. Jon Albert (R-Polk)

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