



Agenda Item Summary

File #: 25-00808

Agenda Date: 9/23/2025

Agenda Item Name:

Senate Bill 180

Presenter:

Corbin Hanson, Senior Assistant County Attorney

Description:

Florida Senate Bill 180 signed into law July 1, 2025

Recommended Action:

Adopt the attached resolution joining litigation to challenge Senate Bill 180 and hire the law firm Weiss Serota Helfman Cole + Bierman, PL to represent the County in this challenge

Prior Board Motions:

NA

Fiscal Note:

Attorney costs are estimated at \$10,000 for litigation with an additional \$5,000 reserved for a potential appeal. Funding to be paid from Special Expense Account 001.04.0490.519.31.41 Attorney Fees

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

On July 1, 2025, SB 180 was signed into law. The bill was rushed through the Legislature in the final hours of session, severely restricts local governments' authority over land use, zoning, and development, and leaves many lawmakers unaware of its sweeping effects. The bill includes the following key provisions.

- **Sections 18 and 28:**
 - Prohibits local governments from adopting “*more restrictive or burdensome*” land-use and zoning rules after hurricanes.
 - Applies statewide due to disaster declarations from Hurricanes Debby, Helene, and Milton.
 - Any person – not just residents or property owners – can sue to overturn local land-use decisions and collect attorney’s fees.
- **Retroactive Impact:**
 - Voids any comprehensive plan or land development code changes made since August

- 1, 2024.
- Freezes local planning authority until at least October 1, 2027.
- **Future hurricanes:**
 - For one year after any hurricane, all counties within 100 miles of the storm track (and all cities within them) lose the ability to strengthen planning or zoning rules.