



Residential Zoning

Policy Position Statement:

The Florida League of Cities SUPPORTS legislation which maintains, advances and encourages the fundamental ability for cities to tailor unique land development solutions through local decision-making, preserving the ability for cities to decide how they look and grow. Cities are strong supporters of affordable housing efforts and are best positioned to identify appropriate areas which can support high-density infill redevelopment.

Background:

Adopted in 1985, the Local Government Comprehensive Planning and Land Development Regulation Act, also known as Florida's Growth Management Act, was significantly revised in 2011, becoming the Community Planning Act (Act). The Act greatly reduced the state and regional agency oversight of planning and land development activity by restoring local government authority to plan for growth. The Act governs how local governments create and adopt their local comprehensive plans.

The comprehensive plan is implemented via land development regulations. Each county and municipality must adopt and enforce land development regulations, such as zoning or other housing-related ordinances, that are consistent with and implement their adopted comprehensive plan.

Infill development is the process of developing vacant or under-utilized parcels within existing urban areas that are already largely developed. Enacted in 1999, the Growth Policy Act (GPA) encourages state and local governments to work with private sector entities to promote and sustain urban cores by encouraging infill development and redevelopment. The GPA allows local governments to designate areas within their jurisdiction as "urban infill and redevelopment areas" for the purpose of targeting economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives.

During the 2022 Legislative Session the Florida Legislature considered legislation that attempted to make a uniform process for approving future residential infill development standards. The legislation mandated that all local governments adopt residential infill development standards in their land use regulations and preempted local governments from crafting unique regulations to address specific local concerns.

Land development regulations such as zoning are a fundamental core municipal issue that is best crafted at the city level in order to maintain the ability to address specific community

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needs and preserve the quality of life for city residents. Infill redevelopment regulations of residential properties should continue to be carefully crafted at the local level. These land use and comprehensive planning functions are one of the most important roles of local government. It is imperative that cities maintain strong Home Rule powers to determine how their communities will look and grow.