



AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: December 10, 2025

Prepared By: TG Law PLLC, Town Attorney

Item Title: Resolution No. 2025-19 - Supporting Legislative Amendments to Chapter 2025-190, Florida Statutes (SB 180)

DISCUSSION:

On June 26, 2025, Senate Bill 180 (“SB 180”), titled “Emergencies,” was signed into law by Governor Ron DeSantis and became effective immediately as Chapter 2025-190, Florida Statutes. Among other things, Section 28 of SB 180 prohibits all local government-initiated ordinances that impose “more restrictive or burdensome” comprehensive plan amendments, land development regulations, or procedures concerning review, approval, or issuance of site plans, development permits, or development orders (collectively, “Land Use and Zoning Regulations”) for the period commencing retroactively from August 1, 2024, through October 1, 2027, even if such amendments, regulations or procedures are in no way related to any hurricane or other emergency and even if such amendments, regulations, or procedures were duly enacted prior to the enactment of SB 180. Section 28 of SB 180 also bans local moratoria on construction, reconstruction, or redevelopment of property damaged by a hurricane during the same timeframe, and Section 18 of SB 180 further prohibits local governments that are located in counties that are entirely or partially within 100 miles of the track of any future hurricane from enacting “more restrictive or burdensome” Land Use and Zoning Regulations, and moratoria on construction, reconstruction, or redevelopment of any property, damaged or not, for a period of one year after the storm makes landfall.

SB 180’s vague prohibitions on moratoria on construction, reconstruction, and redevelopment of properties and Land Use and Zoning Regulations that are “more restrictive or burdensome,” and other ambiguous provisions create uncertainty, chill local governance, and encourage preemptive, potentially frivolous, litigation to force local governments into repealing legislation, even if it might otherwise be a valid exercise of home rule authority.

In light of the challenges that SB 180 has posed the Town of Juno Beach and other local governments across the state, at the October 22, 2025, Town Council Regular Meeting the Town Council directed the Town Attorney to prepare a resolution supporting legislative amendments to Chapter 2025-190, Florida Statutes (SB 180).

RECOMMENDATION:

Staff recommends the Town Council adopt the attached resolution encouraging the Florida Legislature to consider amendments to SB 180 that would provide clarity to local governments and restore home rule authority by defining what regulations are “more restrictive or burdensome,” prohibiting *enforcement* of more restrictive or burdensome Land Use and Zoning Regulations only against property damaged by a hurricane rather than *enactment* of said Land Use and Zoning Regulations, and removing the retroactive application of SB 180.