

1. Tree Planting Program

- 5th Year dropoff program has delivered 165 out of 420 trees so far.
 - OSAR asked for the money to continue to TPP out of the General Fund, and Community Greening has a meeting with the City Manager next week to discuss the future of the program.
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2. Tree Trust Fund

- Additional avenues for funding the program are being investigated.
 - Boca Raton funds the program directly from the city budget.
 - Boynton Beach funds their program and many other sustainability and resilience initiatives through a development fee (0.05%) based on the total cost of development
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3. Sustainability and Resilience Master Plan

- Passing of Net-Zero Preemption changes the architecture of this plan dramatically.
 - All progress must now be tied directly to tangible benefits other than GHG reductions.
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4. LEED for Cities

- Currently sitting at 50 points, good for Silver Certification
 - Wednesday the 11th we held a workshop that was attended by all 5 operational directors and many of their staff.
 - Reviewed the “maybes” and surfaced some additional points. We are targeting 60 points for Gold Certification
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5. Facility Energy Benchmarking

- Benchmarking efforts remain limited by the utility’s current data sharing structure.
 - Hoping to work with Public Works to get this data from FPL consistently and in the format needed.
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6. Public Outreach

- No new public outreach
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7. State Legislation Monitoring

1) Housing Supply, Infill, and Land-Use Process

Florida Starter Homes Act

SB 948 / HB 1143

Final status:

- **Did NOT pass** (failed to reach final passage)

What happened:

- The “Starter Homes Act” concept—state preemption of local lot-level regulations and broader “as-of-right” approvals—faced **significant opposition from local governments and infrastructure stakeholders**.
- Concerns about **infrastructure concurrency, drainage, and local standards preemption** prevented final agreement.

Implications:

- No new statewide constraints on applying local land development regulations to small residential lots.
- Existing Live Local-type preemptions remain the dominant state housing override mechanism.
- Expect **this concept to return in 2027**—it had momentum but not consensus.

SB 208 / HB 399 – Land Use and Development Regulations

Final status:

- **PASSED (with modifications)**

What changed in final law:

- Fee provisions retained: **local fees must be reasonably related to actual review costs**.
- Denial standards strengthened: **written findings required**, limiting vague denials.
- Compatibility language was **narrowed but not eliminated**—compromise version preserves some local discretion.
- Some **design regulation preemptions softened** compared to earlier drafts.

Implications:

- You should expect:
 - Increased **legal defensibility requirements** for denials.
 - Greater scrutiny on **fee schedules (impact vs admin costs)**.
 - Continued, but more constrained, use of **compatibility arguments**.

2) Infill / Brownfield Redevelopment

SB 1434 – Infill Redevelopment Act

Final status:

- **Did NOT pass**

What happened:

- Concerns about:
 - Preemption on environmentally sensitive sites
 - Liability and cleanup financing gaps
- The bill stalled before final passage.

Implications:

- No new administrative approval mandate for brownfield housing.
- Existing brownfield and Voluntary Cleanup Tax Credit frameworks remain unchanged.
- This policy area is still active—likely to reappear with **more guardrails on environmental risk**.

3) Live Local Expansion

SB 1548 – Affordable Housing (Live Local expansion)

Final status:

- **PASSED (partial expansion, not full proposal)**

What survived:

- Expanded ability to use **public land for affordable housing**, but:
 - Not a blanket mandate across all public parcels
 - More **procedural flexibility than compulsion**
- Strengthened **anti-discrimination provisions** tied to housing approvals
- The more aggressive provisions (e.g., broad sovereign immunity waiver exposure) were **scaled back**

Implications:

- Public land remains a **priority policy lever**, but local governments retain:
 - Some siting discretion
 - Ability to evaluate operational conflicts (e.g., utilities, schools)
 - Legal exposure increased modestly, but not to the level initially proposed.
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4) Transit-Oriented Development / Transportation LDRs

SB 1342 / HB 1183 – TOD / Transportation Infrastructure

Final status:

- **Did NOT pass**

What happened:

- The **mandatory TOD zoning + private cause of action** provisions were the primary sticking points.
- Significant pushback from:
 - Local governments
 - Rural counties
 - Legal community (litigation exposure concerns)

Implications:

- No statewide TOD mandate.
 - TOD policy remains:
 - Locally driven
 - Incentive-based rather than compulsory
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5) Disaster-Related Land Use

SB 840 – Disaster-Related Land Use Regulations (2026)

Final status:

- **PASSED**

What the final law does:

- Clarifies and narrows SB 180 (2025):
 - More precise definition of **“impacted areas”**
 - Explicit exceptions for:

- Stormwater
- Potable water
- Sanitary sewer
- Adds clearer **sunset structure** for certain restrictions

Implications:

- Local governments regain **limited flexibility for infrastructure-driven regulations post-disaster**
- However:
 - Core constraint remains—cannot broadly impose stricter development rules post-event
- Expect **continued litigation and interpretation disputes**

SB 180 (2025 carryover context)

Status:

- Still in effect (modified by SB 840)

Implications update:

- SB 840 reduces—but does not eliminate—the constraints.
- Your earlier identified risk (limited ability to adapt to new hazard data) **still applies**, just less rigidly.

6) Conservation Lands Transparency

SB 546 / HB 441

Final status:

- **PASSED**

Key outcomes:

- Required **advance public notice** for:
 - Sale
 - Exchange
 - Disposal of conservation lands
- Defined **minimum notice timelines and content requirements**

Implications:

- Increased transparency obligations for:
 - State agencies
 - Water management districts
- No change to underlying authority to dispose of lands—only process.

7) Large-Scale Development (“Blue Ribbon Projects”)

SB 354

Final status:

- **Did NOT pass**

What happened:

- Concerns around:
 - Long-term preemption of local planning

- Scale and governance
- Bill did not advance to final passage.

Implications:

- No new mega-project entitlement framework.
 - Existing DRI (Developments of Regional Impact) legacy + sector plan tools remain dominant.
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8) Environmental Product Regulation

SB 958 – Drinking Straws and Stirrers

Final status:

- **PASSED**

What the final law does:

- Establishes **state preemption over local straw/stirrer regulations**
- Requires any local regulation to align with **specified environmental and accessibility criteria**

Implications:

- Local governments:
 - Cannot freely regulate these items anymore
 - Must comply with state-defined standards
 - Narrow policy scope but reinforces **trend of state preemption in environmental regulation**
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9) Wetlands / Buffers / Water Protections

CS/HB 479 – Land and Water Management

Final status:

- **PASSED**

Key provisions enacted:

- Limits local governments from restricting certain **upland activities adjacent to wetlands**
- Eliminates **water management district land management review teams**

Implications:

- Significant shift:
 - Reduced local authority to exceed state buffer standards
 - Increased risk of:
 - **Localized flooding**
 - **Water quality degradation**
 - Loss of interagency coordination capacity unless replaced administratively
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10) Net-Zero Policy Preemption

SB 1628 / HB 1217

Final status:

- **PASSED (with enforcement structure largely intact)**

What is now law (effective July 1, 2026):

- Local governments **cannot**:
 - Adopt or enforce net-zero GHG policies

- Use funds to advance net-zero goals
- Impose fees/taxes tied to emissions reduction
- HB framework requiring **annual compliance affidavit** was largely retained

Implications:

- Direct impact to your domain:
 - Climate action plans must be **reframed**
 - Shift from “net-zero” framing to:
 - Energy efficiency
 - Resilience
 - Cost savings
 - Reliability
- High legal sensitivity—policy language now matters significantly.

8. EV Charger monetization

- Met with Parking Manager and a third party to discuss the possibility of linking our EV chargers to a third party system in order to monetize and centralize data for our EV charging network.
- No new progress

9. Green Building Ordinance

- Limited appetite to address this currently. We will prioritize once Sustainability and Resilience Master Plan is completed.

10. Civic Owls Sustainability Internship

Began a project unofficially known as “Digitize Delray” which so far has included:

- The Sustainability & Resilience Data Improvement Project
 - Re-symbolizing and updating GIS layers for tree-plotter data.
 - Building a template for the “Sustainability and Resilience Data Viewer”, which will allow for dynamic user-driven interaction with the most up-to-date data.
 - The ArcGIS Experience will allow for the filtering of different characteristics, including but not limited to: tree condition and health, species of tree, biodiversity enhancement zones (BEZ), plant/animal species collection/spotting data, transit stops/routes, bike-ped infrastructure.
 - Developed Biodiversity Enhancement Zones (BEZ) mapping project and prepared web layer, with plans to collaborate with Parks Dept and deliver data-collection improvements
- The Transit & Mobility Data Improvement Project
 - Integrated and symbolized PalmTran spatial data; digitized bus stops and mapped routes within Delray Beach
 - Advanced auto-alternative modal mapping project and bus stop redesign concept
 - Attaining bike-ped data from previous contractor
 - End goal of creating a “master transit layer” which is currently WIP
 - Meeting with relevant city personnel about real-time parking data collection and use, EV charger utilization plans for the future

- Attended sustainability meetings/events and updated Spring 2026 GIS Deliverables Document for accountability.

End goals are to: complete Transit & Mobility Improvement Project