



January 26, 2026

Via Email Delivery

The Honorable Alexis Calatayud
Florida Senate
305 Senate Building
404 South Monroe Street
Tallahassee, FL 32399-1100

Re: SB 1434 Infill Development
01.27.26 Agenda, Community Affairs Committee

Dear Senator Calatayud,

On behalf of the Florida League of Cities, I wish to provide some initial comments on SB 1434 relating to Infill Development. The bill imposes certain residential development mandates on Miami-Dade, Broward, Palm Beach, and Orange counties and the municipalities within these counties relating to properties that have undergone an environmental assessment or contain known environmental contaminants.

Qualifying Parcels – Overbroad and Threatens Public Health

The bill defines a qualifying parcel as one that has been subject to environmental assessment or has a recognized environmental condition. Sites with known environmental conditions will include hundreds of parcels within these counties and municipalities, including former dry-cleaning sites, former agricultural properties, and brownfields. State, federal, and local law often require these conditions be remediated as a condition of development – especially if people will be living on the site. We hope you will amend your bill to better protect public health by requiring, as a condition of eligibility, that the property be remediated to safe residential use.

Development Entitlements – Overbroad and Too Dense

The bill requires a local government to approve development up to the density or intensity of any adjacent zoning district that allows residential development by right. This provision seems reasonable, but the bill goes on to say that if no adjacent district allows residential uses by right, the local government must allow the property to be developed to at least 30 units per acre with 1,200 square-foot lots. This means a local government will be unable to apply reasonable development criteria to a project with significant density, which will adversely impact roads, stormwater, and water and sewer. Many environmentally compromised sites are industrial sites located away from services and infrastructure that support residential uses. Also, a density of 30 units per acre could easily exceed the highest residential density permitted in many municipalities.

We respectfully suggest this bill confer density entitlements *relative* to existing average residential density of a residential area that is closest to the subject parcel, rather than forcing an unnaturally high density into a low-density area. In addition, we hope you amend the bill to ensure a qualifying parcel must otherwise comply with the comprehensive plan and land development regulations.



Finally, it is worth noting that the bill would allow intense residential development on a qualifying site regardless of its location or proximity to infrastructure or services. This is notable because many former agricultural parcels, located far from supporting infrastructure and development, would qualify for intense residential development under the bill. To minimize urban sprawl and premature conversion of agricultural land, we respectfully suggest that the bill require such parcels to be located within an urban services area or zone.

Thank you for the opportunity to share our concerns with this bill.

Sincerely,



Rebecca O'Hara
Deputy General Counsel
Florida League of Cities, Inc.

cc: Chair McClain and members of the Senate Community Affairs Committee