

Insights

Live Local Act Amended: SB 1730 Becomes Law in Florida

Article

Lowndes

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Senate Bill 1730 (SB 1730) contains amendments to the Live Local Act which will have significant effects on local government implementation of the Act. Importantly, SB 1730 provides that the Live Local Act will no longer apply to properties within the Wekiva Study Area. Proposed Live Local Act projects in the Wekiva Study Area must submit an application, written request, or notice of intent by July 1 to develop under existing law.

The Wekiva Study Area is outlined in blue below:

Among other changes, SB 1730:

- Requires local governments to grant administrative approvals for qualifying projects without further action by any quasi-judicial or administrative board or reviewing body.
- Clarifies zoning preemption applicability by defining “commercial,” “industrial,” and “mixed-use zoning,” and confirms applicability to flexibly zoned areas like planned unit developments.
- Reinforces that density, FAR, and height maximums are set to the least restrictive or highest standard currently allowed or allowed as of July 1, 2023.
- Allows local government approval for affordable housing on religious-owned parcels that include a house of public worship regardless of underlying zoning.

Governor DeSantis signed SB 1730 into law on June 23, 2025. It takes effect July 1, 2025.

If you have additional questions about SB 1730, or any real property rights, land use, zoning, and business matters, please contact the Lowndes Land Use Team.

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**May-Soo Ide, a summer law clerk, assisted with this article.*