

**By** the Committee on Fiscal Policy; the Appropriations Committee on Transportation, Tourism, and Economic Development; the Committee on Transportation; and Senator Harrell

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1                   A bill to be entitled  
2       An act relating to aviation; amending s. 330.27, F.S.;  
3       revising definitions; amending s. 330.30, F.S.;  
4       beginning on a specified date, requiring the owner or  
5       lessee of a proposed vertiport to comply with a  
6       specified provision in obtaining certain approval and  
7       license or registration; requiring the Department of  
8       Transportation to conduct a final physical inspection  
9       of the vertiport to ensure compliance with specified  
10      requirements; conforming a cross-reference; creating  
11      s. 332.15, F.S.; providing duties of the department,  
12      within specified resources, with respect to  
13      vertiports, advanced air mobility, and other advances  
14      in aviation technology; amending s. 333.03, F.S.;  
15      revising requirements for the adoption of airport land  
16      use compatibility zoning regulations; reenacting ss.  
17      365.172(13), 379.2293(2), 493.6101(22), and  
18      493.6403(1)(c), F.S., relating to emergency  
19      communications, airport activities within the scope of  
20      a federally approved wildlife hazard management plan  
21      or a federal or state permit or other authorization  
22      for depredation or harassment, definitions, and  
23      license requirements, respectively, to incorporate the  
24      amendment made to s. 330.27, F.S., in references  
25      thereto; providing an effective date.

26  
27   Be It Enacted by the Legislature of the State of Florida:

28  
29       Section 1. Subsections (1), (2), and (8) of section 330.27,

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30 Florida Statutes, are amended to read:

31 330.27 Definitions, when used in ss. 330.29-330.39.—

32 (1) "Aircraft" means a powered or unpowered machine or  
33 device capable of atmospheric flight, including, but not limited  
34 to, an airplane, autogyro, glider, gyrodyne, helicopter, lift  
35 and cruise, multicopter, paramotor, powered lift, seaplane,  
36 tiltrotor, ultralight, and vectored thrust. The term does not  
37 include ~~except~~ a parachute or other such device used primarily  
38 as safety equipment.

39 (2) "Airport" means an area of land or water used for, or  
40 intended to be used for, ~~landing and takeoff of aircraft~~  
41 operations, which may include any including appurtenant areas,  
42 buildings, facilities, or rights-of-way necessary to facilitate  
43 such use or intended use. The term includes, but is not limited  
44 to, an airpark, airport, gliderport, heliport, helistop,  
45 seaplane base, ultralight flightpark, vertiport, and vertistop.

46 ~~(8) "Ultralight aircraft" means any aircraft meeting the~~  
47 ~~criteria established by part 103 of the Federal Aviation~~  
48 ~~Regulations.~~

49 Section 2. Present subsections (3) and (4) of section  
50 330.30, Florida Statutes, are redesignated as subsections (4)  
51 and (5), respectively, a new subsection (3) is added to that  
52 section, and paragraph (a) of subsection (1), paragraph (a) of  
53 subsection (2), and present subsection (4) of that section are  
54 amended, to read:

55 330.30 Approval of airport sites; registration and  
56 licensure of airports.—

57 (1) SITE APPROVALS; REQUIREMENTS, EFFECTIVE PERIOD,  
58 REVOCATION.—

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59 (a) Except as provided in subsection (4) ~~(3)~~, the owner or  
60 lessee of a proposed airport shall, before site acquisition or  
61 construction or establishment of the proposed airport, obtain  
62 approval of the airport site from the department. Applications  
63 for approval of a site shall be made in a form and manner  
64 prescribed by the department. The department shall grant the  
65 site approval if it is satisfied:

66 1. That the site has adequate area allocated for the  
67 airport as proposed.

68 2. That the proposed airport will conform to licensing or  
69 registration requirements and will comply with the applicable  
70 local government land development regulations or zoning  
71 requirements.

72 3. That all affected airports, local governments, and  
73 property owners have been notified and any comments submitted by  
74 them have been given adequate consideration.

75 4. That safe air-traffic patterns can be established for  
76 the proposed airport with all existing airports and approved  
77 airport sites in its vicinity.

78 (2) LICENSES AND REGISTRATIONS; REQUIREMENTS, RENEWAL,  
79 REVOCATION.—

80 (a) Except as provided in subsection (4) ~~(3)~~, the owner or  
81 lessee of an airport in this state shall have a public airport  
82 license, private airport registration, or temporary airport  
83 registration before the operation of aircraft to or from the  
84 airport. Application for a license or registration shall be made  
85 in a form and manner prescribed by the department.

86 1. For a public airport, upon granting site approval, the  
87 department shall issue a license after a final airport

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88 inspection finds the airport to be in compliance with all  
89 requirements for the license. The license may be subject to any  
90 reasonable conditions the department deems necessary to protect  
91 the public health, safety, or welfare.

92 2. For a private airport, upon granting site approval, the  
93 department shall provide controlled electronic access to the  
94 state aviation facility data system to permit the applicant to  
95 complete the registration process. Registration shall be  
96 completed upon self-certification by the registrant of  
97 operational and configuration data deemed necessary by the  
98 department.

99 3. For a temporary airport, the department must publish  
100 notice of receipt of a completed registration application in the  
101 next available publication of the Florida Administrative  
102 Register and may not approve a registration application less  
103 than 14 days after the date of publication of the notice. The  
104 department must approve or deny a registration application  
105 within 30 days after receipt of a completed application and must  
106 issue the temporary airport registration concurrent with the  
107 airport site approval. A completed registration application that  
108 is not approved or denied within 30 days after the department  
109 receives the completed application is considered approved and  
110 shall be issued, subject to such reasonable conditions as are  
111 authorized by law. An applicant seeking to claim registration by  
112 default under this subparagraph must notify the agency clerk of  
113 the department, in writing, of the intent to rely upon the  
114 default registration provision of this subparagraph and may not  
115 take any action based upon the default registration until after  
116 receipt of such notice by the agency clerk.

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117 (3) VERTIPOINTS.—On or after July 1, 2024, the owner or  
118 lessee of a proposed vertiport must comply with subsection (1)  
119 in obtaining site approval and with subsection (2) in obtaining  
120 an airport license or registration. In conjunction with the  
121 granting of site approval, the department must conduct a final  
122 physical inspection of the vertiport to ensure compliance with  
123 all requirements for airport licensure or registration.

124 (5)~~(4)~~ EXCEPTIONS.—Private airports with 10 or more based  
125 aircraft may request to be inspected and licensed by the  
126 department. Private airports licensed according to this  
127 subsection shall be considered private airports as defined in s.  
128 330.27 ~~s. 330.27(5)~~ in all other respects.

129 Section 3. Section 332.15, Florida Statutes, is created to  
130 read:

131 332.15 Advanced air mobility.—The Department of  
132 Transportation shall, within the resources provided pursuant to  
133 chapter 216:

134 (1) Address the need for vertiports, advanced air mobility,  
135 and other advances in aviation technology in the statewide  
136 aviation system plan as required under s. 332.006(1) and, as  
137 appropriate, in the department's work program.

138 (2) Designate a subject matter expert on advanced air  
139 mobility within the department to serve as a resource for local  
140 jurisdictions navigating advances in aviation technology.

141 (3) Lead a statewide education campaign for local officials  
142 to provide education on the benefits of advanced air mobility  
143 and advances in aviation technology and to support the efforts  
144 to make this state a leader in aviation technology.

145 (4) Provide local jurisdictions with a guidebook and

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146 technical resources to support uniform planning and zoning  
147 language across this state related to advanced air mobility and  
148 other advances in aviation technology.

149 (5) Ensure that a political subdivision of the state does  
150 not exercise its zoning and land use authority to grant or  
151 permit an exclusive right to one or more vertiport owners or  
152 operators and authorize a political subdivision to use its  
153 authority to promote reasonable access to advanced air mobility  
154 operators at public use vertiports within the jurisdiction of  
155 the subdivision.

156 (6) Conduct a review of airport hazard zone regulations  
157 and, as needed, make recommendations to the Legislature  
158 proposing any changes to regulations as a result of the review.

159 Section 4. Subsection (2) of section 333.03, Florida  
160 Statutes, is amended to read:

161 333.03 Requirement to adopt airport zoning regulations.—

162 (2) In the manner provided in subsection (1), political  
163 subdivisions shall adopt, administer, and enforce airport land  
164 use compatibility zoning regulations. At a minimum, airport land  
165 use compatibility zoning regulations must address ~~shall, at a~~  
166 ~~minimum, consider~~ the following:

167 (a) The prohibition of new landfills and the restriction of  
168 existing landfills within the following areas:

169 1. Within 10,000 feet from the nearest point of any runway  
170 used or planned to be used by turbine aircraft.

171 2. Within 5,000 feet from the nearest point of any runway  
172 used by only nonturbine aircraft.

173 3. Outside the perimeters defined in subparagraphs 1. and  
174 2., but still within the lateral limits of the civil airport

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175 imaginary surfaces defined in 14 C.F.R. s. 77.19. Case-by-case  
176 review of such landfills is advised.

177 (b) When ~~where~~ any landfill is located and constructed in a  
178 manner that attracts or sustains hazardous bird movements from  
179 feeding, water, or roosting areas into, or across, the runways  
180 or approach and departure patterns of aircraft. The landfill  
181 operator must incorporate bird management techniques or other  
182 practices to minimize bird hazards to airborne aircraft.

183 (c) When ~~where~~ an airport authority or other governing body  
184 operating a public-use airport has conducted a noise study in  
185 accordance with 14 C.F.R. part 150, or when ~~where~~ a public-use  
186 airport owner has established noise contours pursuant to another  
187 public study accepted by the Federal Aviation Administration,  
188 the prohibition of incompatible uses, as established in the  
189 noise study in 14 C.F.R. part 150, Appendix A or as a part of an  
190 alternative Federal Aviation Administration-accepted public  
191 study, within the noise contours established by any of these  
192 studies, except if such uses are specifically contemplated by  
193 such study with appropriate mitigation or similar techniques  
194 described in the study.

195 (d) When ~~where~~ an airport authority or other governing body  
196 operating a public-use airport has not conducted a noise study,  
197 the prohibition ~~mitigation~~ of ~~potential incompatible uses~~  
198 ~~associated with~~ residential construction and ~~any~~ educational  
199 facilities ~~facility~~, with the exception of aviation school  
200 facilities or residential property near a public-use airport  
201 that has as its sole runway a turf runway measuring less than  
202 2,800 feet in length, within an area contiguous to the airport  
203 measuring one-half the length of the longest runway on either

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204 side of and at the end of each runway centerline.

205 (e) The restriction of new incompatible uses, activities,  
206 or substantial modifications to existing incompatible uses  
207 within runway protection zones.

208 Section 5. For the purpose of incorporating the amendment  
209 made by this act to section 330.27, Florida Statutes, in a  
210 reference thereto, subsection (13) of section 365.172, Florida  
211 Statutes, is reenacted to read:

212 365.172 Emergency communications.—

213 (13) FACILITATING EMERGENCY COMMUNICATIONS SERVICE  
214 IMPLEMENTATION.—To balance the public need for reliable  
215 emergency communications services through reliable wireless  
216 systems and the public interest served by governmental zoning  
217 and land development regulations and notwithstanding any other  
218 law or local ordinance to the contrary, the following standards  
219 shall apply to a local government's actions, as a regulatory  
220 body, in the regulation of the placement, construction, or  
221 modification of a wireless communications facility. This  
222 subsection may not, however, be construed to waive or alter the  
223 provisions of s. 286.011 or s. 286.0115. For the purposes of  
224 this subsection only, "local government" shall mean any  
225 municipality or county and any agency of a municipality or  
226 county only. The term "local government" does not, however,  
227 include any airport, as defined by s. 330.27(2), even if it is  
228 owned or controlled by or through a municipality, county, or  
229 agency of a municipality or county. Further, notwithstanding  
230 anything in this section to the contrary, this subsection does  
231 not apply to or control a local government's actions as a  
232 property or structure owner in the use of any property or



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233 structure owned by such entity for the placement, construction,  
234 or modification of wireless communications facilities. In the  
235 use of property or structures owned by the local government,  
236 however, a local government may not use its regulatory authority  
237 so as to avoid compliance with, or in a manner that does not  
238 advance, the provisions of this subsection.

239 (a) Colocation among wireless providers is encouraged by  
240 the state.

241 1.a. Colocations on towers, including nonconforming towers,  
242 that meet the requirements in sub-sub-subparagraphs (I), (II),  
243 and (III), are subject to only building permit review, which may  
244 include a review for compliance with this subparagraph. Such  
245 colocations are not subject to any design or placement  
246 requirements of the local government's land development  
247 regulations in effect at the time of the colocation that are  
248 more restrictive than those in effect at the time of the initial  
249 antennae placement approval, to any other portion of the land  
250 development regulations, or to public hearing review. This sub-  
251 subparagraph may not preclude a public hearing for any appeal of  
252 the decision on the colocation application.

253 (I) The colocation does not increase the height of the  
254 tower to which the antennae are to be attached, measured to the  
255 highest point of any part of the tower or any existing antenna  
256 attached to the tower;

257 (II) The colocation does not increase the ground space  
258 area, commonly known as the compound, approved in the site plan  
259 for equipment enclosures and ancillary facilities; and

260 (III) The colocation consists of antennae, equipment  
261 enclosures, and ancillary facilities that are of a design and

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262 configuration consistent with all applicable regulations,  
263 restrictions, or conditions, if any, applied to the initial  
264 antennae placed on the tower and to its accompanying equipment  
265 enclosures and ancillary facilities and, if applicable, applied  
266 to the tower supporting the antennae. Such regulations may  
267 include the design and aesthetic requirements, but not  
268 procedural requirements, other than those authorized by this  
269 section, of the local government's land development regulations  
270 in effect at the time the initial antennae placement was  
271 approved.

272       b. Except for a historic building, structure, site, object,  
273 or district, or a tower included in sub-subparagraph a.,  
274 colocations on all other existing structures that meet the  
275 requirements in sub-sub-subparagraphs (I)-(IV) shall be subject  
276 to no more than building permit review, and an administrative  
277 review for compliance with this subparagraph. Such colocations  
278 are not subject to any portion of the local government's land  
279 development regulations not addressed herein, or to public  
280 hearing review. This sub-subparagraph may not preclude a public  
281 hearing for any appeal of the decision on the colocation  
282 application.

283       (I) The colocation does not increase the height of the  
284 existing structure to which the antennae are to be attached,  
285 measured to the highest point of any part of the structure or  
286 any existing antenna attached to the structure;

287       (II) The colocation does not increase the ground space  
288 area, otherwise known as the compound, if any, approved in the  
289 site plan for equipment enclosures and ancillary facilities;

290       (III) The colocation consists of antennae, equipment

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291 enclosures, and ancillary facilities that are of a design and  
292 configuration consistent with any applicable structural or  
293 aesthetic design requirements and any requirements for location  
294 on the structure, but not prohibitions or restrictions on the  
295 placement of additional colocations on the existing structure or  
296 procedural requirements, other than those authorized by this  
297 section, of the local government's land development regulations  
298 in effect at the time of the colocation application; and

299 (IV) The colocation consists of antennae, equipment  
300 enclosures, and ancillary facilities that are of a design and  
301 configuration consistent with all applicable restrictions or  
302 conditions, if any, that do not conflict with sub-sub-  
303 subparagraph (III) and were applied to the initial antennae  
304 placed on the structure and to its accompanying equipment  
305 enclosures and ancillary facilities and, if applicable, applied  
306 to the structure supporting the antennae.

307 c. Regulations, restrictions, conditions, or permits of the  
308 local government, acting in its regulatory capacity, that limit  
309 the number of colocations or require review processes  
310 inconsistent with this subsection do not apply to colocations  
311 addressed in this subparagraph.

312 d. If only a portion of the colocation does not meet the  
313 requirements of this subparagraph, such as an increase in the  
314 height of the proposed antennae over the existing structure  
315 height or a proposal to expand the ground space approved in the  
316 site plan for the equipment enclosure, where all other portions  
317 of the colocation meet the requirements of this subparagraph,  
318 that portion of the colocation only may be reviewed under the  
319 local government's regulations applicable to an initial

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320 placement of that portion of the facility, including, but not  
321 limited to, its land development regulations, and within the  
322 review timeframes of subparagraph (d)2., and the rest of the  
323 colocation shall be reviewed in accordance with this  
324 subparagraph. A colocation proposal under this subparagraph that  
325 increases the ground space area, otherwise known as the  
326 compound, approved in the original site plan for equipment  
327 enclosures and ancillary facilities by no more than a cumulative  
328 amount of 400 square feet or 50 percent of the original compound  
329 size, whichever is greater, shall, however, require no more than  
330 administrative review for compliance with the local government's  
331 regulations, including, but not limited to, land development  
332 regulations review, and building permit review, with no public  
333 hearing review. This sub-subparagraph does not preclude a public  
334 hearing for any appeal of the decision on the colocation  
335 application.

336 2. If a colocation does not meet the requirements of  
337 subparagraph 1., the local government may review the application  
338 under the local government's regulations, including, but not  
339 limited to, land development regulations, applicable to the  
340 placement of initial antennae and their accompanying equipment  
341 enclosure and ancillary facilities.

342 3. If a colocation meets the requirements of subparagraph  
343 1., the colocation may not be considered a modification to an  
344 existing structure or an impermissible modification of a  
345 nonconforming structure.

346 4. The owner of the existing tower on which the proposed  
347 antennae are to be collocated shall remain responsible for  
348 compliance with any applicable condition or requirement of a

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349 permit or agreement, or any applicable condition or requirement  
350 of the land development regulations to which the existing tower  
351 had to comply at the time the tower was permitted, including any  
352 aesthetic requirements, provided the condition or requirement is  
353 not inconsistent with this paragraph.

354 5. An existing tower, including a nonconforming tower, may  
355 be structurally modified in order to permit colocation or may be  
356 replaced through no more than administrative review and building  
357 permit review, and is not subject to public hearing review, if  
358 the overall height of the tower is not increased and, if a  
359 replacement, the replacement tower is a monopole tower or, if  
360 the existing tower is a camouflaged tower, the replacement tower  
361 is a like-camouflaged tower. This subparagraph may not preclude  
362 a public hearing for any appeal of the decision on the  
363 application.

364 (b)1. A local government's land development and  
365 construction regulations for wireless communications facilities  
366 and the local government's review of an application for the  
367 placement, construction, or modification of a wireless  
368 communications facility shall only address land development or  
369 zoning issues. In such local government regulations or review,  
370 the local government may not require information on or evaluate  
371 a wireless provider's business decisions about its service,  
372 customer demand for its service, or quality of its service to or  
373 from a particular area or site, unless the wireless provider  
374 voluntarily offers this information to the local government. In  
375 such local government regulations or review, a local government  
376 may not require information on or evaluate the wireless  
377 provider's designed service unless the information or materials

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378 are directly related to an identified land development or zoning  
379 issue or unless the wireless provider voluntarily offers the  
380 information. Information or materials directly related to an  
381 identified land development or zoning issue may include, but are  
382 not limited to, evidence that no existing structure can  
383 reasonably be used for the antennae placement instead of the  
384 construction of a new tower, that residential areas cannot be  
385 served from outside the residential area, as addressed in  
386 subparagraph 3., or that the proposed height of a new tower or  
387 initial antennae placement or a proposed height increase of a  
388 modified tower, replacement tower, or colocation is necessary to  
389 provide the provider's designed service. Nothing in this  
390 paragraph shall limit the local government from reviewing any  
391 applicable land development or zoning issue addressed in its  
392 adopted regulations that does not conflict with this section,  
393 including, but not limited to, aesthetics, landscaping, land  
394 use-based location priorities, structural design, and setbacks.

395 2. Any setback or distance separation required of a tower  
396 may not exceed the minimum distance necessary, as determined by  
397 the local government, to satisfy the structural safety or  
398 aesthetic concerns that are to be protected by the setback or  
399 distance separation.

400 3. A local government may exclude the placement of wireless  
401 communications facilities in a residential area or residential  
402 zoning district but only in a manner that does not constitute an  
403 actual or effective prohibition of the provider's service in  
404 that residential area or zoning district. If a wireless provider  
405 demonstrates to the satisfaction of the local government that  
406 the provider cannot reasonably provide its service to the

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407 residential area or zone from outside the residential area or  
408 zone, the municipality or county and provider shall cooperate to  
409 determine an appropriate location for a wireless communications  
410 facility of an appropriate design within the residential area or  
411 zone. The local government may require that the wireless  
412 provider reimburse the reasonable costs incurred by the local  
413 government for this cooperative determination. An application  
414 for such cooperative determination may not be considered an  
415 application under paragraph (d).

416 4. A local government may impose a reasonable fee on  
417 applications to place, construct, or modify a wireless  
418 communications facility only if a similar fee is imposed on  
419 applicants seeking other similar types of zoning, land use, or  
420 building permit review. A local government may impose fees for  
421 the review of applications for wireless communications  
422 facilities by consultants or experts who conduct code compliance  
423 review for the local government but any fee is limited to  
424 specifically identified reasonable expenses incurred in the  
425 review. A local government may impose reasonable surety  
426 requirements to ensure the removal of wireless communications  
427 facilities that are no longer being used.

428 5. A local government may impose design requirements, such  
429 as requirements for designing towers to support colocation or  
430 aesthetic requirements, except as otherwise limited in this  
431 section, but may not impose or require information on compliance  
432 with building code type standards for the construction or  
433 modification of wireless communications facilities beyond those  
434 adopted by the local government under chapter 553 and that apply  
435 to all similar types of construction.

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436 (c) Local governments may not require wireless providers to  
437 provide evidence of a wireless communications facility's  
438 compliance with federal regulations, except evidence of  
439 compliance with applicable Federal Aviation Administration  
440 requirements under 14 C.F.R. part 77, as amended, and evidence  
441 of proper Federal Communications Commission licensure, or other  
442 evidence of Federal Communications Commission authorized  
443 spectrum use, but may request the Federal Communications  
444 Commission to provide information as to a wireless provider's  
445 compliance with federal regulations, as authorized by federal  
446 law.

447 (d)1. A local government shall grant or deny each properly  
448 completed application for a colocation under subparagraph (a)1.  
449 based on the application's compliance with the local  
450 government's applicable regulations, as provided for in  
451 subparagraph (a)1. and consistent with this subsection, and  
452 within the normal timeframe for a similar building permit review  
453 but in no case later than 45 business days after the date the  
454 application is determined to be properly completed in accordance  
455 with this paragraph.

456 2. A local government shall grant or deny each properly  
457 completed application for any other wireless communications  
458 facility based on the application's compliance with the local  
459 government's applicable regulations, including but not limited  
460 to land development regulations, consistent with this subsection  
461 and within the normal timeframe for a similar type review but in  
462 no case later than 90 business days after the date the  
463 application is determined to be properly completed in accordance  
464 with this paragraph.



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465           3.a. An application is deemed submitted or resubmitted on  
466 the date the application is received by the local government. If  
467 the local government does not notify the applicant in writing  
468 that the application is not completed in compliance with the  
469 local government's regulations within 20 business days after the  
470 date the application is initially submitted or additional  
471 information resubmitted, the application is deemed, for  
472 administrative purposes only, to be properly completed and  
473 properly submitted. However, the determination may not be deemed  
474 as an approval of the application. If the application is not  
475 completed in compliance with the local government's regulations,  
476 the local government shall so notify the applicant in writing  
477 and the notification must indicate with specificity any  
478 deficiencies in the required documents or deficiencies in the  
479 content of the required documents which, if cured, make the  
480 application properly completed. Upon resubmission of information  
481 to cure the stated deficiencies, the local government shall  
482 notify the applicant, in writing, within the normal timeframes  
483 of review, but in no case longer than 20 business days after the  
484 additional information is submitted, of any remaining  
485 deficiencies that must be cured. Deficiencies in document type  
486 or content not specified by the local government do not make the  
487 application incomplete. Notwithstanding this sub-subparagraph,  
488 if a specified deficiency is not properly cured when the  
489 applicant resubmits its application to comply with the notice of  
490 deficiencies, the local government may continue to request the  
491 information until such time as the specified deficiency is  
492 cured. The local government may establish reasonable timeframes  
493 within which the required information to cure the application

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494 deficiency is to be provided or the application will be  
495 considered withdrawn or closed.

496       b. If the local government fails to grant or deny a  
497 properly completed application for a wireless communications  
498 facility within the timeframes set forth in this paragraph, the  
499 application shall be deemed automatically approved and the  
500 applicant may proceed with placement of the facilities without  
501 interference or penalty. The timeframes specified in  
502 subparagraph 2. may be extended only to the extent that the  
503 application has not been granted or denied because the local  
504 government's procedures generally applicable to all other  
505 similar types of applications require action by the governing  
506 body and such action has not taken place within the timeframes  
507 specified in subparagraph 2. Under such circumstances, the local  
508 government must act to either grant or deny the application at  
509 its next regularly scheduled meeting or, otherwise, the  
510 application is deemed to be automatically approved.

511       c. To be effective, a waiver of the timeframes set forth in  
512 this paragraph must be voluntarily agreed to by the applicant  
513 and the local government. A local government may request, but  
514 not require, a waiver of the timeframes by the applicant, except  
515 that, with respect to a specific application, a one-time waiver  
516 may be required in the case of a declared local, state, or  
517 federal emergency that directly affects the administration of  
518 all permitting activities of the local government.

519       (e) The replacement of or modification to a wireless  
520 communications facility, except a tower, that results in a  
521 wireless communications facility not readily discernibly  
522 different in size, type, and appearance when viewed from ground

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523 level from surrounding properties, and the replacement or  
524 modification of equipment that is not visible from surrounding  
525 properties, all as reasonably determined by the local  
526 government, are subject to no more than applicable building  
527 permit review.

528 (f) Any other law to the contrary notwithstanding, the  
529 Department of Management Services shall negotiate, in the name  
530 of the state, leases for wireless communications facilities that  
531 provide access to state government-owned property not acquired  
532 for transportation purposes, and the Department of  
533 Transportation shall negotiate, in the name of the state, leases  
534 for wireless communications facilities that provide access to  
535 property acquired for state rights-of-way. On property acquired  
536 for transportation purposes, leases shall be granted in  
537 accordance with s. 337.251. On other state government-owned  
538 property, leases shall be granted on a space available, first-  
539 come, first-served basis. Payments required by state government  
540 under a lease must be reasonable and must reflect the market  
541 rate for the use of the state government-owned property. The  
542 Department of Management Services and the Department of  
543 Transportation are authorized to adopt rules for the terms and  
544 conditions and granting of any such leases.

545 (g) If any person adversely affected by any action, or  
546 failure to act, or regulation, or requirement of a local  
547 government in the review or regulation of the wireless  
548 communication facilities files an appeal or brings an  
549 appropriate action in a court or venue of competent  
550 jurisdiction, following the exhaustion of all administrative  
551 remedies, the matter shall be considered on an expedited basis.

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552 Section 6. For the purpose of incorporating the amendment  
553 made by this act to section 330.27, Florida Statutes, in a  
554 reference thereto, subsection (2) of section 379.2293, Florida  
555 Statutes, is reenacted to read:

556 379.2293 Airport activities within the scope of a federally  
557 approved wildlife hazard management plan or a federal or state  
558 permit or other authorization for depredation or harassment.—

559 (2) An airport authority or other entity owning or  
560 operating an airport, as defined in s. 330.27(2), is not subject  
561 to any administrative or civil penalty, restriction, or other  
562 sanction with respect to any authorized action taken in a non-  
563 negligent manner for the purpose of protecting human life or  
564 aircraft safety from wildlife hazards.

565 Section 7. For the purpose of incorporating the amendment  
566 made by this act to section 330.27, Florida Statutes, in a  
567 reference thereto, subsection (22) of section 493.6101, Florida  
568 Statutes, is reenacted to read:

569 493.6101 Definitions.—

570 (22) "Repossession" means the recovery of a motor vehicle  
571 as defined under s. 320.01(1), a mobile home as defined in s.  
572 320.01(2), a motorboat as defined under s. 327.02, an aircraft  
573 as defined in s. 330.27(1), a personal watercraft as defined in  
574 s. 327.02, an all-terrain vehicle as defined in s. 316.2074,  
575 farm equipment as defined under s. 686.402, or industrial  
576 equipment, by an individual who is authorized by the legal  
577 owner, lienholder, or lessor to recover, or to collect money  
578 payment in lieu of recovery of, that which has been sold or  
579 leased under a security agreement that contains a repossession  
580 clause. As used in this subsection, the term "industrial

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581 equipment" includes, but is not limited to, tractors, road  
582 rollers, cranes, forklifts, backhoes, and bulldozers. The term  
583 "industrial equipment" also includes other vehicles that are  
584 propelled by power other than muscular power and that are used  
585 in the manufacture of goods or used in the provision of  
586 services. A repossession is complete when a licensed recovery  
587 agent is in control, custody, and possession of such repossessed  
588 property. Property that is being repossessed shall be considered  
589 to be in the control, custody, and possession of a recovery  
590 agent if the property being repossessed is secured in  
591 preparation for transport from the site of the recovery by means  
592 of being attached to or placed on the towing or other transport  
593 vehicle or if the property being repossessed is being operated  
594 or about to be operated by an employee of the recovery agency.

595 Section 8. For the purpose of incorporating the amendment  
596 made by this act to section 330.27, Florida Statutes, in a  
597 reference thereto, paragraph (c) of subsection (1) of section  
598 493.6403, Florida Statutes, is reenacted to read:

599 493.6403 License requirements.—

600 (1) In addition to the license requirements set forth in  
601 this chapter, each individual or agency shall comply with the  
602 following additional requirements:

603 (c) An applicant for a Class "E" license shall have at  
604 least 1 year of lawfully gained, verifiable, full-time  
605 experience in one, or a combination of more than one, of the  
606 following:

607 1. repossession of motor vehicles as defined in s.  
608 320.01(1), mobile homes as defined in s. 320.01(2), motorboats  
609 as defined in s. 327.02, aircraft as defined in s. 330.27(1),

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610 personal watercraft as defined in s. 327.02, all-terrain  
611 vehicles as defined in s. 316.2074, farm equipment as defined  
612 under s. 686.402, or industrial equipment as defined in s.  
613 493.6101(22).

614 2. Work as a Class "EE" licensed intern.

615 Section 9. This act shall take effect July 1, 2024.