

SB 180 Overview

Board of County Commissioners Meeting

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PURPOSE OF PRESENTATION

Provide an overview of the changes made by SB 180 and the effect on Seminole County Emergency Management and Development Services

Emergency Management

Four Overarching Topics:

- Shelters
- Contracts with providers
- Guidance/continuing training requirements
- Information to the public

Shelters

- Caregivers may accompany individuals with special needs at shelters
- FDEM must submit annual shelter retrofit inventory (due Oct. 15)
- Counties with shelter deficits get priority Hurricane Loss Mitigation funding

Contracts With Providers

- Local governments may amend waste hauler contracts to require storm debris pickup
- Counties/municipalities must apply to FDEM for at least one debris site (joint MOUs allowed)
- Mandatory penalties for vendors breaching contracts during recovery periods

Continuing Training/State Guidance

- FDEM to assist local governments with CEMP templates & mutual aid guidance
- Biannual training required for local admins & public works directors
- Annual hurricane readiness sessions in each sub-region (by Apr. 1; county EM directors must attend)
- Counties must notify FDEM of designated POC by May 1 each year

Providing Information to the Public

- Counties must publish emergency preparedness & response info on public websites
- Content includes relief resources, safety tips, damage assessments, FEMA assistance, and applicable laws

Compliance

- Seminole County is fully accredited under EMAP
- SB 180 standards largely mirror EMAP requirements
- County already meets adopted standards — focus now shifts from *what to how*

Next Steps

- Monitor state-level developments to adapt quickly to new FDEM rules under SB 180
- Review/amend waste hauler and vendor contracts to align with SB 180 requirements

Development Services

- Includes two separate restrictions on local government's ability to propose or adopt:
 - Moratoriums on construction, reconstruction or redevelopment;
 - “More restrictive or burdensome” comprehensive plan or land development code amendments;
 - “More restrictive or burdensome” procedures for review, approval, or issuance of site plans, development permits or development orders.

Restriction 1

- Addition of new Section 252.422, F.S., *Restrictions on county or municipal regulations after a hurricane*
- Applies to an “impacted local government”:
A county listed in a federal disaster declaration located entirely or partially within 100 mile of the track of a storm declared to be a hurricane by the National Hurricane Center while the storm was characterized as a hurricane.
- Prohibits impacted local governments from proposing or adopting moratoriums or more restrictive or burdensome changes for 1 year after a hurricane makes landfall.

Restriction 2

- Section 28 of SB 180 prohibits each county listed in the Federal Disaster Declaration for Hurricanes Debby, Helene, or Milton from proposing or adopting moratoriums or more restrictive or burdensome changes until October 1, 2027.
- Retroactive to August 1, 2024.
- Any such moratorium or more restrictive or burdensome change is considered null and void ab initio.

Cause of Action

- Restriction 1- Gives any person the ability to file for declaratory and injunctive relief. Must notify before filing suit and County has 14 days to revoke action or declare it void. County can request a court determination to determine if the proposed action violates the statute.
- Restriction 2- Gives a resident or business owner the ability to file for declaratory and injunctive relief. If successful entitled to attorney's fees, unless repealed or notice of intent to repeal within 14 days.

Questions?