



Planning, Zoning and Building Department

Infill Redevelopment Act (SB 1434)

New Administrative Review Process for Qualifying Properties

In 2026, the Florida Legislature adopted the **Infill Redevelopment Act (Act) (Senate Bill 1434)**, creating Section 163.2525, Florida Statutes. The law establishes a new administrative approval process for certain qualifying properties and limits some local land development regulations that would otherwise apply.

Palm Beach County's Zoning Division has established procedures for reviewing development applications submitted under the Act.

What Does the Act Do?

For properties that meet all requirements of the Act, qualifying development applications must be reviewed and approved **administratively**. This means approval by the Board of County Commissioners or another local governing body is not required.

Applicants are responsible for demonstrating that their property and proposed development meet all requirements of the Act.

Who May Qualify?

Eligibility is determined by the specific requirements of **Section 163.2525, Florida Statutes**. As part of its review, the County will evaluate factors including:

- Environmental qualifications
- Property size and location
- Adjacent properties and uses
- Applicable statutory exclusions
- Proposed residential density
- Development standards

- Buffer requirements, when applicable
- Recreational facility requirements, when applicable
- Concurrency and adequate public facilities

Applicants must provide sufficient documentation for the County to verify eligibility.

Density and Development Standards

The Act establishes specific requirements governing the density and development standards that may apply to qualifying properties.

Residential density may not exceed the **average density of adjacent zoning districts within the same jurisdiction that allow residential uses by right, or 25 dwelling units per acre, whichever is lower.**

Development standards are also evaluated based on standards applicable to adjacent properties, as provided by the Act. These may include building height and massing, setbacks, buffering, open space and other applicable dimensional standards.

How to Apply

Applicants seeking approval under the Act must:

1. **Attend a Pre-Application Conference (PAC)** with County staff before submitting a formal application.
2. **Submit an Administrative Application** according to the Annual Zoning Calendar and pay applicable fees.
3. **Provide required documentation** demonstrating that the property and proposed development comply with the Act.

Supporting materials may include environmental documentation, an adjacent parcel analysis, utility ownership information, Urban Service Area documentation, and recreational facility or buffer information when applicable.

Applicants with an existing development application may also request to convert their application to the new process. Revised application materials and withdrawal of requests that are no longer necessary may be required.

What Happens After an Application Is Submitted?

County staff will review the application to determine whether the property and proposed development satisfy the requirements of the Act.

If all applicable requirements are met, the application will receive administrative approval. If the requirements have not been demonstrated, the applicant will receive written notice identifying the deficiencies and will have an opportunity to provide additional information.

Applicants may appeal a determination of ineligibility to the Hearing Officer in accordance with the Unified Land Development Code.

Important: Additional Approvals May Still Be Required

Approval under the Infill Redevelopment Act **does not replace other permits or approvals that remain applicable.**

Depending on the project, additional requirements may include:

- Building permits and compliance with the Florida Building Code
- Construction plan approval
- Concurrency requirements
- Environmental permits
- Floodplain regulations
- Utility approvals
- State or federal agency approvals
- Subdivision requirements

Administrative approval also does not resolve private property, title, easement, covenant or similar issues.

Additional Information

For complete application requirements, review the **Infill Redevelopment Policy & Procedures Manual (PPM)** at [PZB - Zoning Division ULDC PPMs](#)

and applicable provisions of the Palm Beach County Unified Land Development Code.

For more information, please contact Jerome Ottey at jottey@pbc.gov or 561-233-5088.