



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801-1393

Legislation Text

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Interoffice Memorandum

DATE: February 18, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

FROM: Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

CONTACT: Nicolas Thalmueller, AICP, Planning Administrator

PHONE: 407-836-5523

DIVISION: Development Review Committee

ACTION REQUESTED:

Approval and execution of Resolution of the Orange County Board of County Commissioners regarding the adoption of Standard Operating Procedures to implement Chapter 2025-172, Laws of Florida, to allow affordable housing on certain property owned by religious institutions; approval of a form Land Use Restriction Agreement; and authorization for the Planning, Environmental, and Development Services Department Director to execute Land Use Restriction Agreements. (Development Review Committee)

PROJECT: Affordable Housing for Religious Institutional Lands Program Standard Operating Procedures

PURPOSE: On June 23, 2025, Governor Ron DeSantis signed Senate Bill 1730, that, among other things, amended s. 125.01055(6), Florida Statutes, to allow local governments to approve affordable housing development “on any parcel, including any contiguous parcel connected thereto, which is owned by a religious institution as defined in s. 170.201(2), Florida Statutes, which contains a house of public worship, regardless of underlying zoning.” Locally, this would be known as The Affordable Housing for Religious Intuition Lands Program (“AHRIL Program”). To qualify, at least 10 percent of the units must be designated as affordable housing. Orange County has prepared Standard Operating Procedures for an administrative review and approval process for AHRIL projects, which details the eligibility criteria, compatibility requirements, and applicable development standards. The County has also drafted a Land Use Restriction Agreement to be used for rental projects to bind the land for future development/redevelopment projects seeking administrative zoning under the program

to secure the required affordability period. The Planning, Environmental, and Development Services Director will serve as designee to execute the Land Use Restriction Agreement in a timely manner. This program has the potential to serve as an incentive to encourage the development of affordable housing in the County's. This tool reflects the goals of Orange County's Housing for All 10-Year Action Plan and is intended to: (1) Reduce regulatory barriers to unlock opportunities for affordable housing on religiously owned properties in the County's Urban Service Area, and allow more flexibility in site design; (2) Integrate affordable, attainable, and market rate housing by promoting infill development and incorporating affordable housing into areas traditionally limited to other uses; (3) Promote missing middle housing types by permitting a greater diversity of housing types than a parcel's zoning or land use designation allows; and (4) Support religious organization's capacity to fulfill their community focused mission.

At the January 13, 2026, Board meeting, staff gave a presentation outlining the AHRIL program, and the Board gave staff direction to proceed with adoption of a resolution to implement the program.

BUDGET: N/A