MARTIN COUNTY
YOUR COUNTY, YOUR COMMUNITY
1000 FRIENDS OF FLORIDA

• Florida's leading nonprofit advocate of sustainable development
• Working with citizens, community and state leaders, conservation and business groups
• Building better communities
• Saving special places
OUR CO-FOUNDER, NATHANIEL PRYOR REED
1933 - 2018

His vision: Protecting Florida's environment and quality of life by carefully managing growth

Photo by Mac Stone
1000 FRIENDS' HIGHLIGHTS IN MARTIN COUNTY

• Establishing Palm Beach/Martin County Green Initiative
• Helping Martin County establish its award-winning comp plan
• Helping Martin County establish and maintain its Urban Services Boundary
• Promoting economic development and smart growth
• Empowering citizens with information
• Partnering with Martin County conservation organizations
MORE MARTIN COUNTY HIGHLIGHTS

• Testifying against Harmony Ranch development
• Leading successful campaign against Harmony Ranch CDD
• Representing Martin County interests in state Capitol
  ○ Growth management
  ○ Conservation policies and funding
  ○ Water quality policies and funding
HOW TO GET TO A BETTER FUTURE IN MARTIN COUNTY

• Stick with Urban Services Boundary
• Promote compact development
• Promote infill development with sensitivity to local environment, history and culture
• Locate new developed areas near other communities and infrastructure
WHAT YOU CAN DO FOR A BETTER FUTURE
FOR YOUR COMMUNITY

• Go to public hearings on planning issues
• Meet with elected officials and staff
• Talk with your neighbors
As a 501(c)(3) not-for-profit, we rely on the support of our members and donors. Please consider making a donation so we can continue to advocate on behalf of Martin County: www.1000friendsofflorida.org/product/donate/
URGE GOV. DESANTIS TO VETO HB 337, HB 421/HB 1101, HB 487

PLEASE SIGN THE PETITION AT www.1000fof.org/legis/veto-damaging-bills/

- HB 487 on impact fees
- HB 421/HB 1101 on property rights
- HB 487 on small-scale amendments

If signed into law, these bills will have considerable negative impact on the quality of life for all Floridians and will:

- Result in significant additional costs to taxpayers to further subsidize new development
- Reduce the ability for local governments to adopt planning measures to address sea level rise, natural resource and water quality protection
- Further reduce state review of development proposals
URGE GOV. DESANTIS TO VETO HB 337, HB 421/HB 1101, HB 487

What are impact fees?

Impact fees are user fees that shift a portion of the burden of the costs of new or expanded infrastructure to accommodate new development away from the community at large to the new development itself. They are one-time fees paid by new developments to help pay for the infrastructure necessitated by the new development. Without impact fees, taxes need to be raised or public services and facilities need to be curtailed. Or both.
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HB 337
IMPACT FEES - REQUEST VETO!

This bill restricts the amount that local government can increase impact fees charged to developers for the cost of roads, sewer lines and other infrastructure necessitated by that new development.

Up to 25% above current rate – 2 equal annual increments.
25%-50% - 4 equal annual installments.
No impact fee may be increased more than once every 4 years.
Impact fees shall not be collected before issuance of building permit.
Retroactive application to January 1, 2021.
Exceptions apply but the criteria is rigorous.
Expands the scope of the Bert Harris, Jr. Private Property Rights Act. Revises what constitutes “action of a governmental entity” so instead of being an “as applied” liability statute, the trigger now includes the adoption of enforcement of any ordinance, resolution, regulation, rule, or policy.

Reduces timeframes

Presumes that settlement offers are presumed to be in the public interest.

Extends the point from which a prevailing property owner may recover attorney fees and costs.
STATE PREEMPTION
AND LIMITATIONS ON HOME RULE
This express preemption bill prohibits local governments from taking any steps that would prohibit the siting, development, or development of fuel retailers and the related transportation infrastructure and from requiring fuel retailers to install or invest in related fueling infrastructure.

"Related transportation infrastructure" includes underground storage tanks, pipelines, or any related equipment that is necessary to dispense fuel.

Local governments can't require the installation or investment of EV charging stations.
SB 266/HB 403
HOME BASED BUSINESSES

Prohibits local governments from regulating home-based businesses. Specifically authorizes home-based businesses to operate in areas zoned for residential use. Allows a party to challenge any local government action that regulates home-based businesses and provides for prevailing party attorney fees.
Incorporated the provisions of SB 284 "Building Design"

Prohibits local governments from regulating certain building design elements. Land development regulations relating to building design elements may not be applied to single-family or two-family dwellings unless the dwelling is listed in the National Register of Historic Places, is located in a National Register Historic District, a CRA, PUD, a master planned community or is located within the jurisdiction of a local government that has a design review or architectural review board.
Unique Community Character

Standard Model Home

Photo credit: Highland Homes
Prohibits local governments from restricting or prohibiting types or fuel sources of energy production used, delivered, converted, or supplied by certain entities to customers. Voids existing policies that are preempted by this act.
BIG AG WINS BIG
SB 1008, Solar Electrical Generating Facilities was amended into SB 896.

Provides that solar farms are a permitted use in agricultural land use categories.

Photo credit: FPL
This bill changes how the public will be made aware of legal notices. Government agencies will now have the option to publish legal notices for land use changes and other public meetings online in lieu of a newspaper publication.
This bill establishes the Resilient Florida Grant Program within DEP to fund the cost of community resilience planning. DEP will be required to develop a Statewide Flooding and SLR Resilience Plan.
DID NOT PASS

• SB 510/HB 13 STATE FUNDS
• SB 62 REGIONAL PLANNING COUNCILS
• SB 132 RENTAL OF HOMESTEAD PROPERTY
• SB 514/HB 315 OFFICE OF RESILIENCY
• SB 522/HB 219 VACATION RENTALS
• SJR 540 SUPERMAJORITY VOTE FOR LEGISLATIVE PREEMPTION
• SB 1504/HB 1133 COASTAL CONSTRUCTION AND PRESERVATION
• SB 674/HB 563 TAX EXEMPTION FOR AFFORDABLE HOUSING
• SB 1186/HB 1379 PROPERTY ASSESSMENTS FOR ELEVATED PROPERTIES
• HB 6067 REPEAL OF DEVELOPER INCENTIVE REQUIREMENTS
This bill sought to dismantle all 10 of Florida’s Regional Planning Councils.

Sen. Jennifer Bradley, R

THANK YOU FOR YOUR CALLS AND EMAILS!

1000 FRIENDS OF FLORIDA
This bill would have required DEP to issue permits for sea walls to property owners when waves come within 100 feet of their property, encouraging development within vulnerable coastal areas unsuited for it.

THANK YOU FOR YOUR CALLS AND EMAILS!
This bill would have put eight of the Blue-Green Algae Task Force recommendations into law, and focused on septic tanks, stormwater, and agricultural pollution. It also would have strengthened Basin Management Action Plans (BMAPs).
Discovery PUD
1,530 acres
North of Bridge Rd. and 1 mile east of I-95 - Outside the Urban Service District

37 acres on the north are within the Secondary Urban Service Area - designated Rural Density [RE-2A] zoning. The remaining 1,493 acres is designated Agriculture [AG-20A] zoning.
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