



# DR. JOHN M. DEGROVE WEBINAR SERIES

## DEVELOPING A PROPERTY RIGHTS ELEMENT FOR YOUR COMMUNITY





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# DR. JOHN M. DEGROVE

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ICON OF COMPREHENSIVE PLANNING BOTH  
IN FLORIDA AND ACROSS THE NATION

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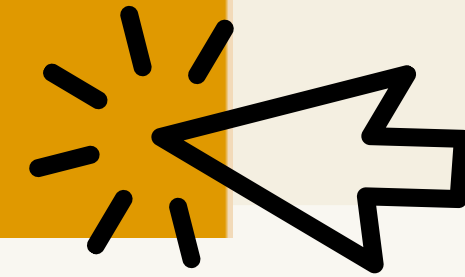
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- **PREEMPTING LOCAL GOVERNMENT  
AUTHORITY IN FLORIDA**

WEDNESDAY, NOVEMBER 10, 2021, 12:00 P.M. – 1:30 P.M., EST

- **2022 FLORIDA LEGISLATIVE PREVIEW**

WEDNESDAY, DECEMBER 8, 2021, 12:00 P.M. – 1:30 P.M., EST





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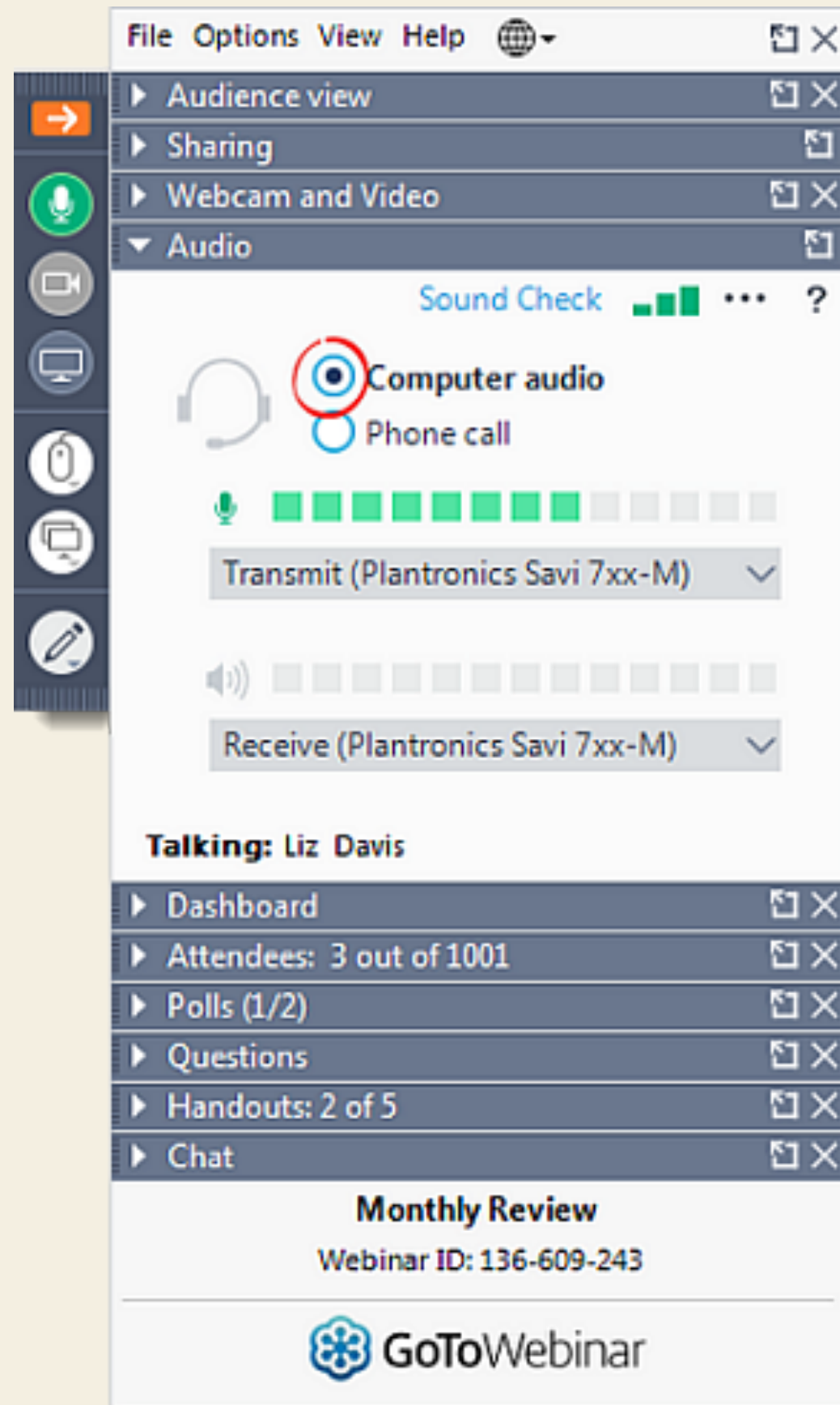


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Photo by Mac Stone

Saving Special Places • Building Better Communities

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## Find Out More . . .

1000 Friends  
of Florida

Model Property  
Rights Element

See Our Model Property  
Rights Element

With the passage of HB 59 during the 2021 session, each community in Florida is required to adopt a property rights element into its comp plan.

Find out more

CHARITY  
NAVIGATOR

★★★★★  
Four Star Charity

GUIDESTAR  
PLATINUM

Did you know?

1000 Friends has a 4-star rating from Charity Navigator and is ranked Platinum by GuideStar. These are the highest rankings possible and attest to 1000 Friends' commitment to sound financial management.

## What's New?

1000 Friends' Model Property  
Rights Element

Seminole County 2070

2022 Legislative Hearings  
Happening Now!

Free DeGrove Webinars

New Special Report: Golf  
Course Redevelopment

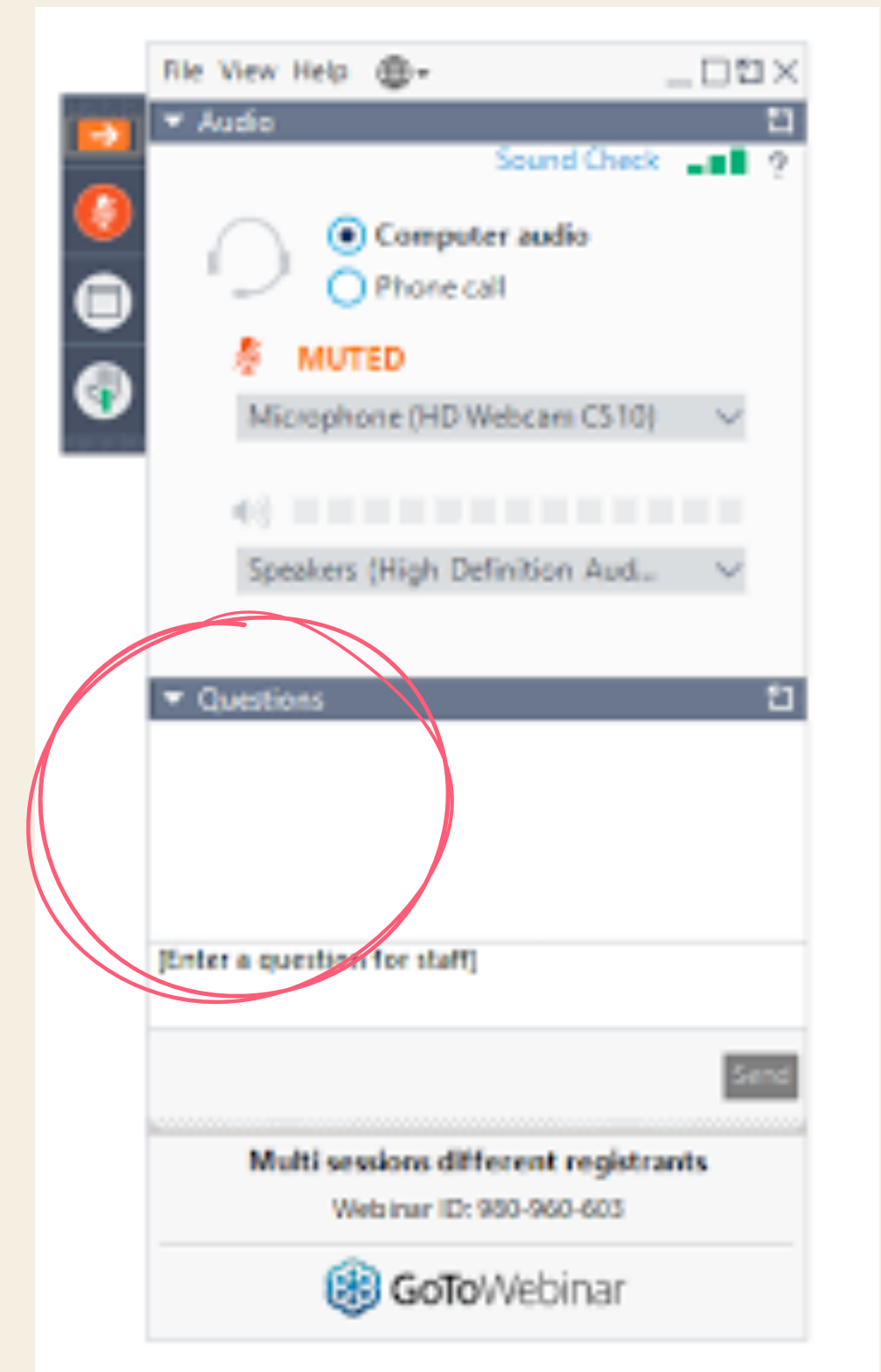
Welcome Intern Sam  
Braverman





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- STAFF WILL ASK THE PRESENTERS QUESTIONS, AS TIME PERMITS.





**PRESENTERS**





## JANE WEST, J.D.

Policy and Planning Director for 1000 Friends of Florida

Works with citizens, providing guidance on critical growth and development issues facing communities across Florida, advocates before the Florida legislature, and coordinates legal advocacy efforts related to growth management

Has practiced law for 21 years, for the past 7 years owning Jane West Law, P.L., focusing on precedent-setting public interest land use and environmental cases throughout Florida  
AV-rated attorney admitted to the U.S. Supreme Court, the 7th and 11th U.S. Court of Appeals and the Southern and Middle Districts of Florida

Previously practiced law in Portland, Maine at Conservation Law Foundation, and Jupiter and West Palm Beach, Florida  
Law degree from the Shepard Broad Law Center at Nova Southeastern University and B.A.s in both International Relations and Fine Arts from the University of South Florida





## THOMAS HAWKINS, J.D.

Thomas Hawkins is an instructional assistant professor for the University of Florida's Department of Urban and Regional Planning and is program director of the university's online Master of Urban and Regional Planning degree program. Thomas's interests include planning and land development regulation under Florida law and the relationship between land development regulation and the built environment.

Prior to joining UF, Thomas was policy and planning director of 1000 Friends of Florida where he addressed land use and transportation policy. Thomas has also served two terms as a Gainesville city commissioner. He has a law degree from the Emory University School of Law, has a Master of Science in Real Estate from the Hough Graduate School of Business at the University of Florida, is a member of the American Institute of Certified Planners, and is a member of the Florida Bar.

Thomas recently published [Land Use Law in Florida](#), a casebook presenting Florida's unique statutory and judicial approach to regulating land use.





# HALEY BUSCH

**Outreach Director for 1000 Friends of Florida**

**Promotes sustainable growth through collaboration with civic and conservation organizations. Assists in planning local workshops and other informational events statewide**

**Previously the Administrator for the Florida Conservation Coalition**

**A founding board member of the Florida Futures Project, a statewide scholarship competition for high school seniors**

**Graduated from Eckerd College, Phi Beta Kappa (St.Petersburg, Florida), and obtained her master's degree of Public and Urban Policy from the University of Glasgow (United Kingdom). Current University of Florida Master of Urban and Regional Planning student.**



**JANE WEST**



Florida Private  
Property Rights —  
the strongest in  
America?





# Constitutional Takings

The United States and Florida Constitutions provide for compensation to landowners for a regulatory “taking” of private property. U.S. Const. Amendment V, XIV

A regulatory taking may occur when **government action leaves property with *no economically viable use*** or when the regulation goes “too far”, such as an undue interference with an investment backed expectation. *Lucas v. South Carolina Coastal Council*, 505 U.S. 1014 (1992); *Penn Central Transp. Co. v. New York City*, 438 U.S. 104, 124 (1978).

# Florida Property Rights – protected under the Florida Constitution, Article 1





# What is a property owner entitled to?

Local government can “down-zone” land, as long as the property retains an economically viable use and the change is not arbitrary, for example, if it is for a **valid planning purpose**. See, for example, *Corn v. City of Lauderdale Lakes*, 95 F 3d 1066 (11th Cir. 1996); *Graham v. Estuary Properties*, 399 So.2d 1374, 1380 (Fla. 1981).

Unless one has expended substantial sums of money in **reliance** on existing zoning to the extent that a court would say it is inequitable to change the rules, there is **no vested right to the most economically viable or best use of a property**. *Goldblatt v. Town of Hempstead*, 369 U.S. 590 (1962); *Graham v. Estuary Properties*, 399 So.2d 1374, 1380 (Fla. 1981).

# The Bert Harris Act

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Creates a cause of action for a property owner who is aggrieved by a government action that “inordinately burdens” the owner’s property. §70.001 Fla. Stat. (1995).

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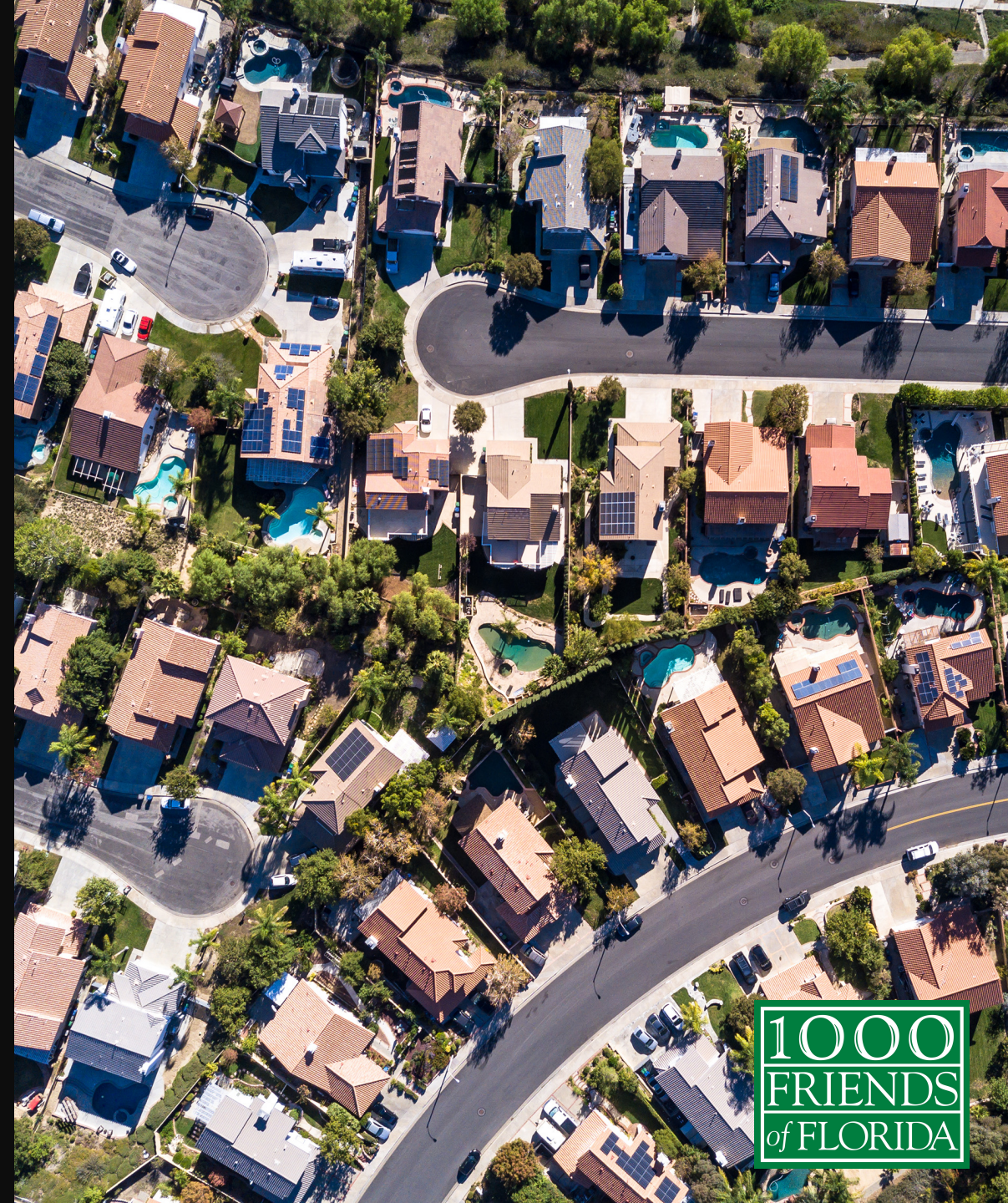


# The requisite showing of injury under the Act

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“When a specific action of a governmental entity *has inordinately burdened an existing use of real property or a vested right to a specific use* of real property, the property owner of that real property is entitled to relief, which may include compensation for the actual loss to the fair market value of the real property caused by the action of government....” §70.001(2), Fla. Stat. (2008).

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# Inordinate Burden Defined

“[a]n action of one or more governmental entities [that] has directly restricted or limited the use of real property such that the property owner is **permanently unable to attain the reasonable, investment-backed expectation for the *existing use* of the real property or a *vested right* to a specific use of the real property with respect to the real property as a whole, or that the property owners is left with existing or vested uses that are unreasonable such that the property owner bears permanently a *disproportionate share of a burden* imposed for the good of the public, which in fairness should be borne by the public at large.” §70.001(3)(e) Fla. Stat. (*emphasis added*).**



# Property Rights do not guarantee maximum density!

Florida property rights law does not guarantee a landowner the maximum densities or intensities permitted by a local Comprehensive plan or zoning code. *Brevard County v. Snyder*, 627 So.2d 469 (Fla. 1993).

There is no vested right to the continuation of existing comprehensive planning or zoning designations and allowances. *Smith v. City of Clearwater*, 383 So. 2d. 681 (Fla. 2nd DCA 1980).

# If a local government enacts a regulation inordinately burdening a property...

1

- The property owner notifies the government

2

- The government must make a written offer

3

- The property owner can accept the offer OR reject it and sue for damages



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If the local  
government  
unreasonably rejects a  
property owner's  
proposed use of his or  
her property...

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Otherwise known as an "exaction," the property owner may sue the government after providing notice and allowing the government to explain why the exaction is lawful or remove the exaction.

A property owner may also seek resolution of government action disputes under the informal process created by the Florida Land Use and Environmental Dispute Resolution Act ("FLUEDRA").

# Land Use Law Is Not An Absolute Science

**Property  
Rights**

**Right to Develop  
My Property**

**Public  
Interest**

**Protect the Public  
from Nuisances on  
your Property**



**BALANCE**





# Changes to the Bert Harris Act after the 2021 legislative session



- HB 421 & HB 1101
- Sponsors: Rep. Tuck and Rep. Persons-Mulicka
- under the “old” law, property owners had to provide a “bona fide, valid appraisal;” under the new law, property owners merely need to provide an “appraisal report,”
- under the old law: A prevailing property owner may recover attorneys’ fees and costs beginning on the date the property owner gives notice to the government; under the old law, 150 days was required. Now it’s just 90 days. This puts a lot of pressure on local governments to resolve claims.

# But that's not all! More changes:

Revise the terms “action of a governmental entity” and “real property”;

Specify that written settlement offers are presumed to protect the public interest;

Allow the claimant to have the court, rather than a jury, determine damages;

Extend the point from which a prevailing claimant may recover attorney fees and costs;

Authorize a property owner to notify the government that he or she deems a law or regulation's impact on his or her real property to be restrictive of allowable uses and to retain the right to pursue a Bert Harris claim after relinquishing the subject real property under specified circumstances.

Allows a property owner to challenge an unlawful government exaction upon his or her property without waiting for a written notice of the action if the local government action is imminent.

Allows a property owner to challenge an unlawful government exaction upon his or her property without waiting for a written notice of the action if the local government action is imminent.



# HB 59/SB 496

## Growth Management



- A repeat of last year's SB 410 that Governor DeSantis vetoed.
- This bill would require local governments to include a property rights element in their comprehensive plans, and would make other changes to state law regarding development orders and municipal annexations.

Rep. Stan McClain, R

Sen. Keith Perry, R

**1000 Friends Opposes**



# HB 59 Growth Management

- As listed in Section 163.3177(6)(i), Florida Statutes, a local government may adopt its own property rights element or use the following statement of rights:
- The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- The right of a property owner to dispose of his or her property through sale or gift.





Will proposed amendments received by the Department after July 1, 2021, that do not include the property rights element be returned to the local government?

- **Answer:** If an amendment without the property rights element as considered at a public hearing by the local planning agency prior to July 2, 2021, or the local planning authority deems a submitted application for a change to the comprehensive plan complete prior to July 2, 2021, the Department will accept the amendment for review. If neither of these events occurred prior to July 2, 2021, an amendment that does not include a property rights element will be returned to the local government without being reviewed by the Department.\*

\*DEO



Does the property rights element have to be a stand-alone element instead of adding required legislative language to an existing element?

**Answer: Yes\***

\*DEO





Can local governments adopt small scale amendments prior to adopting a property rights element?

**Answer:** The Department does not review small scale amendments; however, we encourage you to consult your legal department regarding actions that you may need to take prior to the adoption of a small-scale amendment.\*

\*DEO



Can a local government restrict property rights element language to a specific land use?

**Answer:** The statute states, "the following rights shall be considered in local decision-making" and does not specify a particular area of decision making.\*

\*DEO





Do property rights  
element-related  
amendments have to be  
submitted for state  
coordinated review?

**Answer:** Property rights element-related amendments may be submitted for state expedited review unless the local government is partially or entirely located within an area of critical state concern or the amendment is proposed as part of the local government's evaluation and appraisal review amendments.\*

\*DEO



Can a local government's proposed property rights element amendment package contain additional proposed amendments?

**Answer:** Yes, as long as the local government adopts the entire amendment package at their adoption hearing.\*

\*DEO



Does the property rights element have to be in the form of goals, objectives and policies?

**Answer:** No, the property rights element may be adopted exactly as written in legislation. Additionally, section 163.3177(1)(c), F.S., states that the format of the principles and guidelines in a comprehensive plan can be done at the discretion of the local government.\*

\*DEO





# Legislative staff analysis of HB 421

## FISCAL IMPACT ON LOCAL GOVERNMENTS:

1. Revenues: None.

2. Expenditures:

The bill may have an **indeterminate negative fiscal impact on local governments** by:

- Making it easier for a private property owner to challenge a local government regulation that burdens his or her property.
- Increasing the amount of attorney fees and costs that a local government must pay in certain situations.
- Allowing a property owner to continue pursuing a Bert Harris claim after relinquishing title to the subject real property under specified circumstances.



# Take-aways for local governments

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- Write clear, specific, detailed plan language to implement the local government vision, and not be vague and reactive to individual proposals.
- EAR is opportunity to perfect your plan.
- Plan amendment decisions, compared to development orders, provide greatest legal deference to a local government.
- Respect property rights while understanding that the public has duty and ability to increase protections and decrease allowable uses and intensities for valid planning reasons.

**THOMAS HAWKINS**





# MODEL PROPERTY RIGHTS ELEMENT

Developed in compliance with  
Florida Statutes § 163.3177(6)(i)1 (2021)





Property rights about more  
than what government does.

Also about how government  
makes decisions.

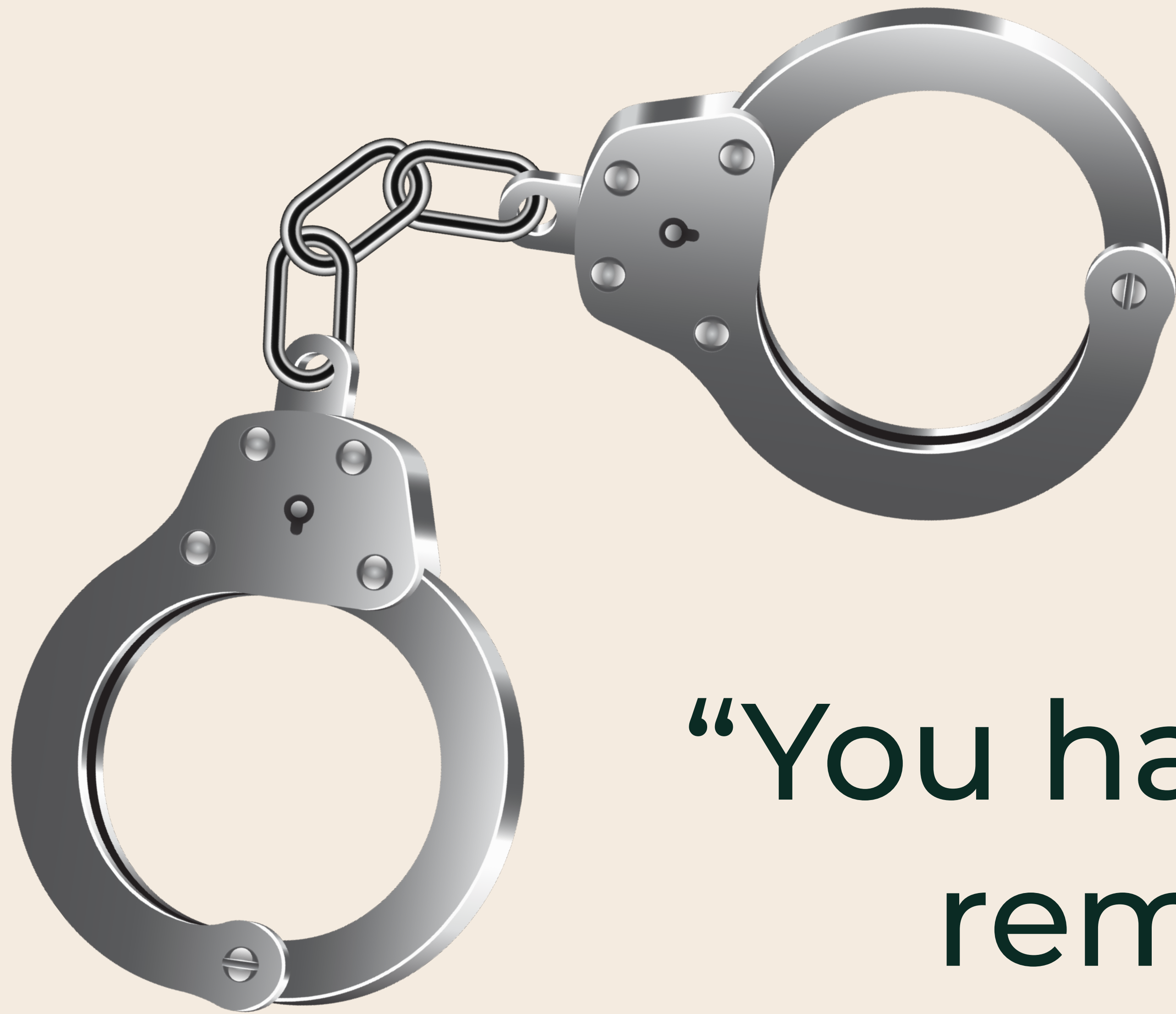


# Bill of Rights

## Fifth Amendment to the Constitution of the United States of America

"No person shall . . . be deprived  
of . . . property, without due  
process of law . . ."





“You have the right to  
remain silent...”

# DUE PROCESS RIGHTS IN LAND USE

- receive notice of the hearing
- opportunity to be heard
- present and rebut evidence
- cross-examine witnesses
- Impartial tribunal
- informed of all facts on which commission acts

(Jennings v. Dade Cnty., 589 So. 2d (Fla. 3d DCA 1991))



**TRANSPARENCY**  
**PREDICTABILITY**  
**RELIABILITY**



# TRANSPARENCY

People can see and participate in decision-making process.

- Transparency protects due process.
- Key concept is fairness.
- Every person should have access, not just professionals.

# PREDICTABILITY

Local government follows rules that are clear and unambiguous.

- Residents know what will happen in community.
- Investors know whether government will permit development.

# RELIABILITY

Local government keeps commitments.

- Make and follow a realistic plan.
- Change plan only after thorough consideration and broad support.
- Supports long-term investments in community.





## Model Property Rights Element

Developed in Compliance  
with the Requirements of

Fla. Stat. § 163.3177 (6)(i)1  
(2021)

July 20, 2021

Grab your hard  
copy and a pen.

We start on  
page 9.

(The element is  
only 3 pages!)

# MODEL ELEMENT

Objective 1—government will respect specific property rights

Objective 2—public participation for transparency

Objective 3—thorough consideration for predictability and reliability



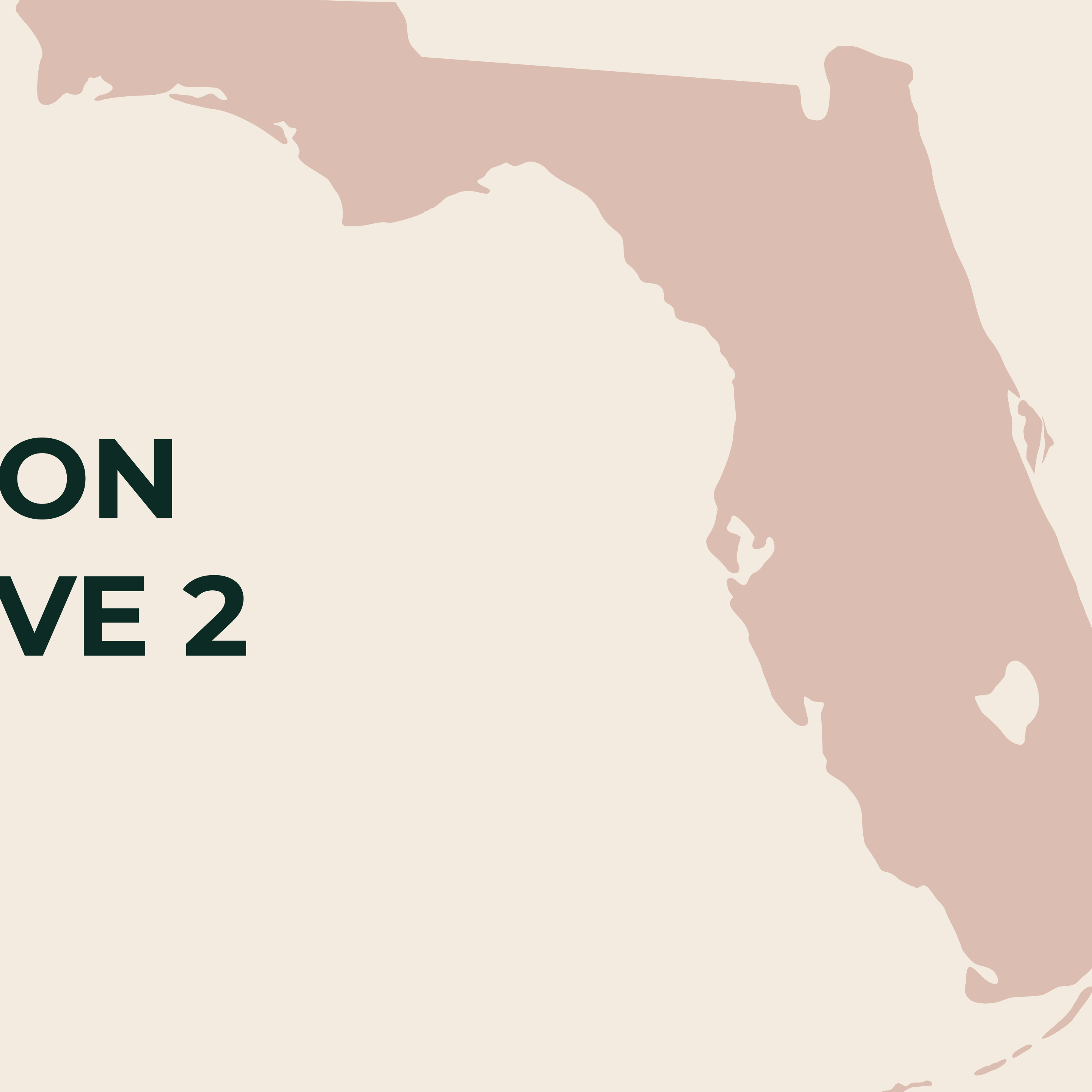
# MODEL ELEMENT

Adopting objective 1 alone sufficient to meet Florida Statutes § 163.3177(6)(i)1.

Adopting objectives 2 and 3 ideal to respect property rights and people's rights to participate in decisions that affect their lives and property



# **FOCUS ON OBJECTIVE 2**





# DETAILS OF OBJ. 2

Sets transparency standards for—

- Conduct of public hearings (Policy 2.2)
- Public notice (Policy 2.3)
- Pre-application meetings (Policy 2.4)

## AICP Code of Ethics and Professional Conduct

**Adopted March 19, 2005**

**Effective June 1, 2005**

**Revised April 1, 2016**

We, professional planners, who are members of the American Institute of Certified Planners, subscribe to our Institute's Code of Ethics and Professional Conduct. Our Code is divided into five sections:

Section A contains a statement of aspirational principles that constitute the ideals to which we are committed. We shall strive to act in accordance with our stated principles. However, an allegation that we failed to achieve our aspirational principles cannot be the subject of a misconduct charge or be a cause for disciplinary action.

Section B contains rules of conduct to which we are held accountable. If we violate any of these rules, we can be the object of a charge of misconduct and shall have the responsibility of responding to and cooperating with the investigation and enforcement procedures. If we are found to be blameworthy by the AICP Ethics Committee, we shall be subject to the imposition of sanctions that may include loss of our certification.

Section C contains the procedural provisions of the Code that describe how one may obtain either a formal or informal advisory ruling, as well as the requirements for an annual report.

Section D contains the procedural provisions that detail how a complaint of misconduct can be filed, as well as how these complaints are investigated and adjudicated.

Section E contains procedural provisions regarding the forms of disciplinary actions against a planner, including those situations where a planner is convicted of a serious crime or other conduct inconsistent with the responsibilities of a certified planner.

The principles to which we subscribe in Sections A and B of the Code derive from the special responsibility of our profession to serve the public interest with compassion for the welfare of all people and, as professionals, to our obligation to act with high integrity.

As the basic values of society can come into competition with each other, so can the aspirational principles we espouse under this Code. An ethical judgment often requires a conscientious balancing, based on the facts and context of a particular situation and on the precepts of the entire Code.

As Certified Planners, all of us are also members of the American Planning Association and share in the goal of building better, more inclusive communities. We want the public to be aware of the principles by which we practice our profession in the quest of that goal. We

Planners must “provide timely, adequate, clear, and accurate information on planning issues to all affected persons” and “give people the opportunity to have a meaningful impact on the development of plans and programs that may affect them.”





# DETAILS OF POLICY 2.1

Objective 2 applies only to these decisions—

- Comprehensive plan amendment
- Rezoning
- Developments over certain size
- Variance or exception



## DETAILS OF POLICY 2.2, PARA. A.

Defines who is an “affected person” the government will afford due process.

Definition is broad and generally follows definition of “aggrieved or adversely affected party” in Community Planning Act.



## DETAILS OF POLICY 2.2, PARA. B.

Identifies some key due process standards in state law and says government will afford them equally (e.g., not give some people more opportunity to speak than others).



## DETAILS OF POLICY 2.3

Requires government to mail notice to people near a property that is the subject of a decision.



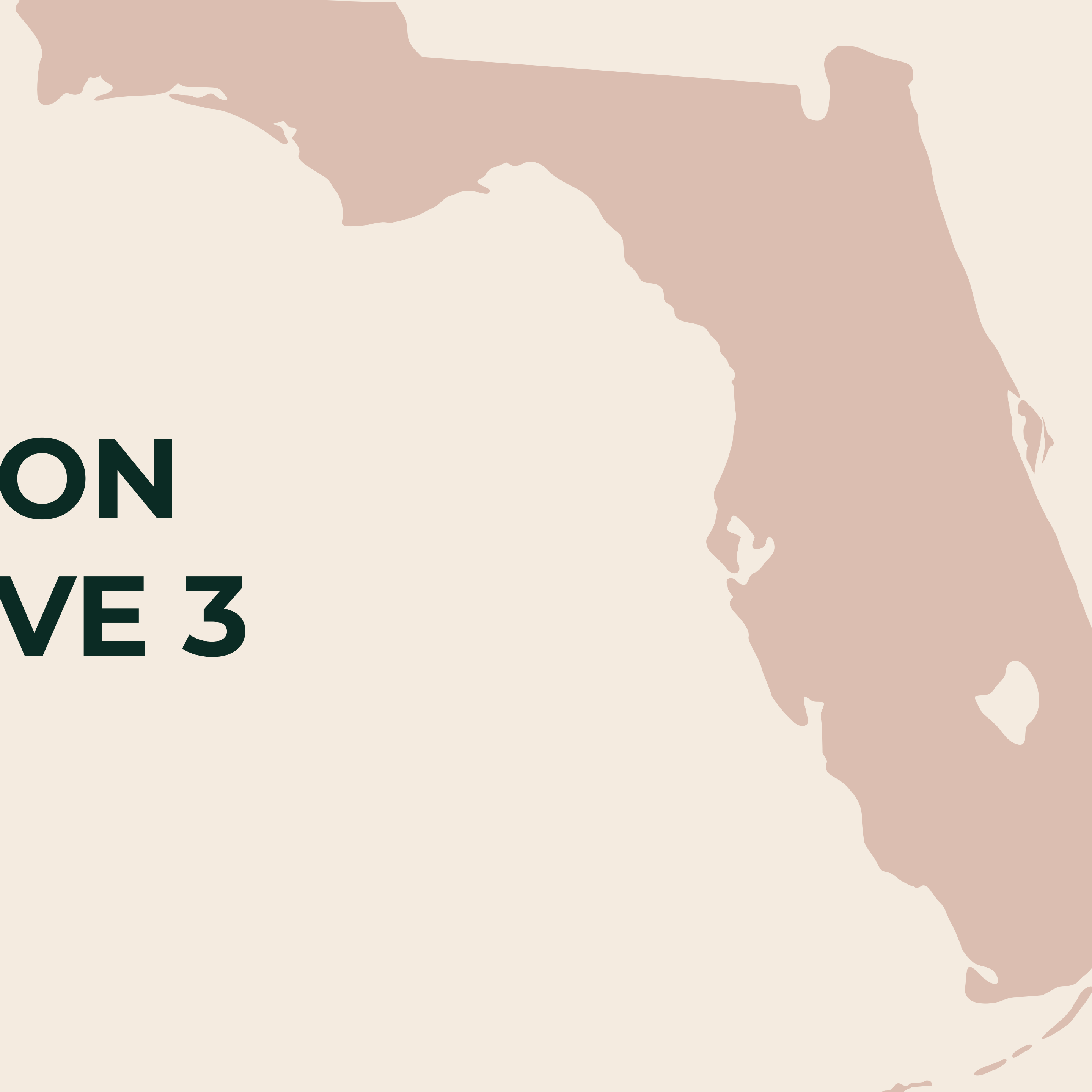


# DETAILS OF POLICY 2.4

Requires applicant to hold public pre-application meeting.

Requires applicant to take notes at the meeting and provide them to government.

# **FOCUS ON OBJECTIVE 3**





# DETAILS OF OBJ. 3

Sets predictability and reliability standards to ensure government gives thorough consideration to and has broad support for the most significant decisions.





# DETAILS OF POLICY 3.1

Objective 3 applies only to these decisions—

- Comprehensive plan amendment
- Rezoning



# DETAILS OF POLICY 3.2

Government will only make these most significant decisions with majority-plus-one support of governing body (i.e., commission or council).

# Governments that make land use decisions by majority-plus-one vote

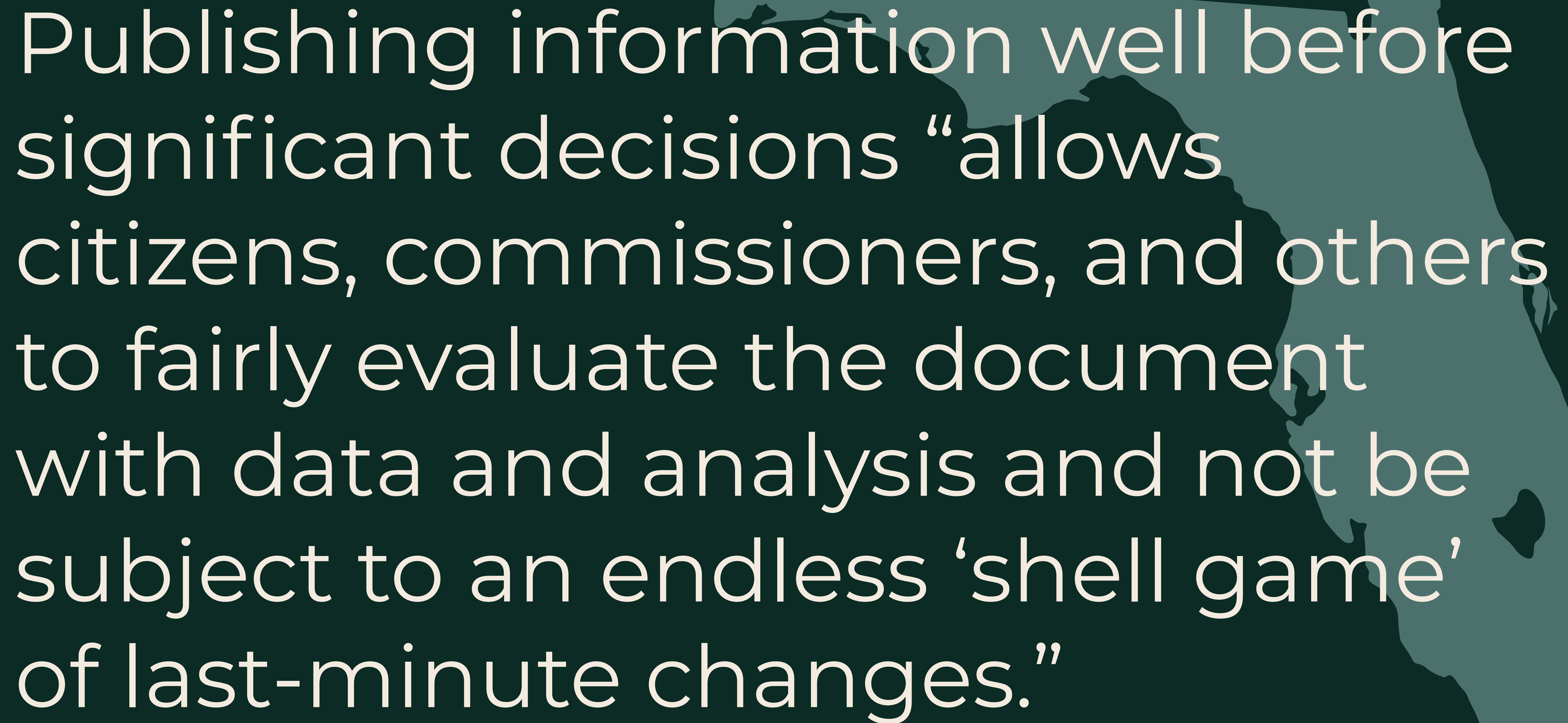
- Collier County
- Sarasota County
- Village of Wellington
- City of Lauderhill
- Town of Loxahatchee Groves
- Town of Ponce Inlet
- City of Sarasota





# DETAILS OF POLICY 3.3

Specific decision governing body will consider and written record supporting decision must be available to public at least ten days before hearing.



Publishing information well before significant decisions “allows citizens, commissioners, and others to fairly evaluate the document with data and analysis and not be subject to an endless ‘shell game’ of last-minute changes.”

1000 Friends of Florida Citizen Planning Bill of Rights.

**HALEY BUSCH**





WE HAVE LONG ADVOCATED FOR

# THE RIGHTS OF ALL PEOPLE

TO CONTRIBUTE TO LOCAL GOVERNMENT PLANNING.

---

ENGAGED CITIZENS IMPROVE THEIR NEIGHBORHOODS.

---

OUR QUALITY OF LIFE IS ENHANCED, OUR  
ENVIRONMENT IS PROTECTED AND OUR COMMUNITIES  
ARE STRENGTHENED WHEN LOCAL GOVERNMENT  
PLANNING RESPECTS THE RIGHTS OF EVERYONE.

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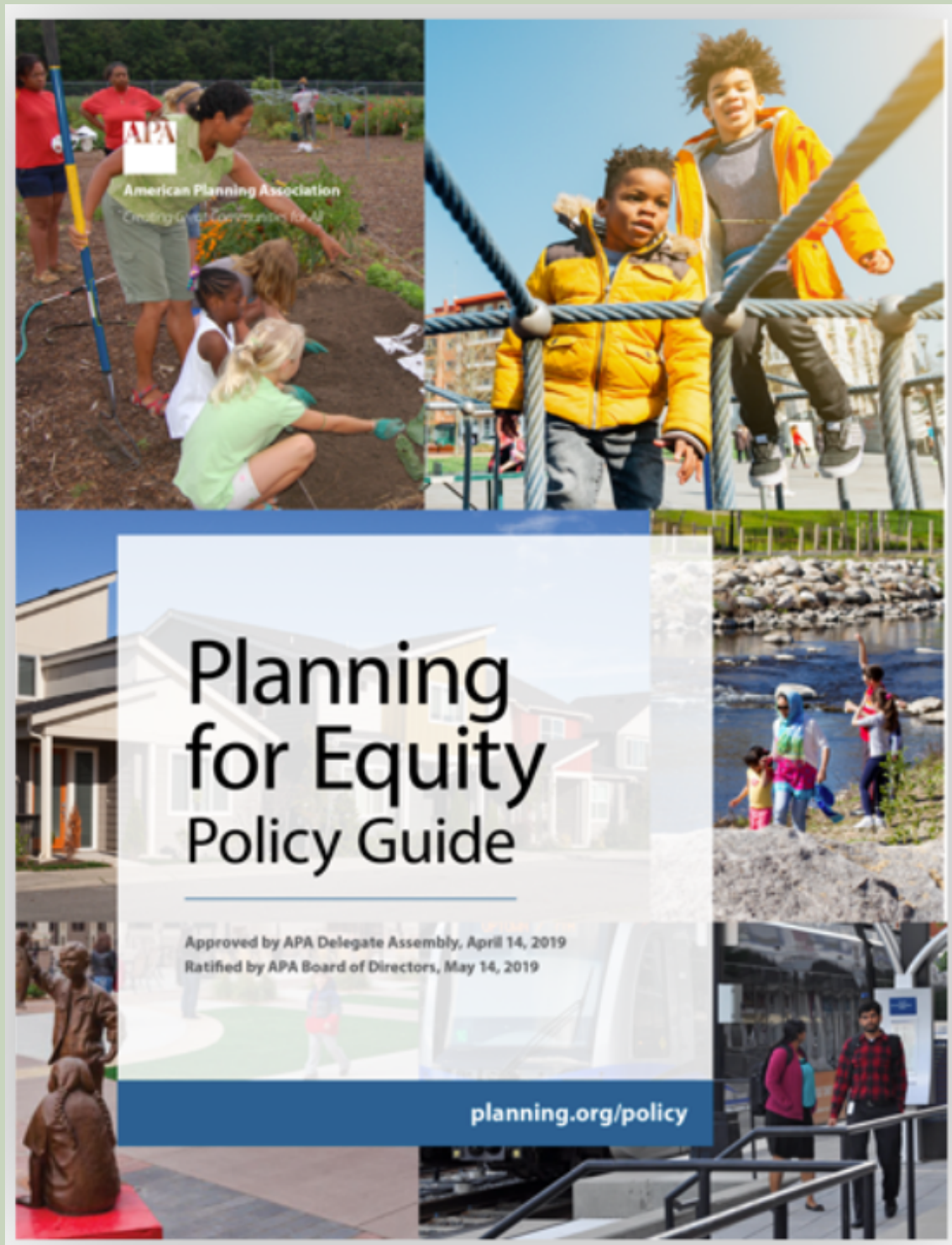


*"My desire to be well-informed is currently  
at odds with my desire to remain sane."*

Sipress, D. (February 3, 2017) *The New Yorker*.

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# ASSESS & REVAMP YOUR PARTICIPATION STRATEGY



- Pay community organizers to do outreach in underrepresented communities. Focus on places with immediate social welfare needs first
- Provide resources for employees or contracted liaisons who speak multiple languages and are aware of neighborhood needs
- Provide resources and training for new technologies of engagement (virtual town-halls, online surveys, other innovative services)



"Planning for equity ***does not stifle growth or serve as an impediment to development.***

Instead, planning for equity works to

- 1) create and extend opportunities to each member of the community;
- 2) recognize and help to build the capacity of each member of the community;
- 3) acknowledge and take action when the attributes of inequity are present; and
- 4) adopt new approaches to planning that fully embrace equity."

# 40+ WAYS TO CONNECT WITH CHARLOTEANS

## TRADITIONAL + IN-PERSON METHODS

-  WORKSHOPS + COMMUNITY MEETINGS
-  POP-UP MEETINGS
-  SURVEYS
-  BUS RIDER ALERTS
-  AMBASSADORS & STRATEGIC ADVISORS
-  GROWING BETTER PLACES BOARD GAME
-  COUNCIL WORKSHOPS
-  POSTCARDS
-  FOCUS GROUPS
-  CHURCH GROUPS
-  OPEN HOUSES
-  FOCUS GROUPS
-  KEY INFORMANT INTERVIEWS
-  FLYERS
-  GUEST SPEAKERS
-  TRANSLATED MATERIALS

## MEDIA

-  MEDIA COVERAGE
-  RADIO INTERVIEWS
-  PODCASTS

## SOCIAL MEDIA



## DIGITAL/VIRTUAL METHODS

-  EMAILS
-  WEBSITE
-  WEBINARS
-  VIRTUAL OPEN HOUSE
-  DIGITAL ADS
-  LIVESTREAMED MEETINGS
-  FOCUS GROUPS
-  WORKSHOPS + COMMUNITY MEETINGS
-  CHARLOTTE FUTURE CITY-BUILDING GAME
-  VIRTUAL LISTENING SESSIONS
-  DRIVE-IN WORKSHOP
-  AMBASSADORS & STRATEGIC ADVISOR ACTIVITIES
-  AMBASSADOR TOOLKIT
-  COLORING SHEETS
-  GUEST SPEAKERS

 CITY of CHARLOTTE



[Charlotte Future 2040 Comprehensive Plan](#), Story map, Accessed 9/2/21

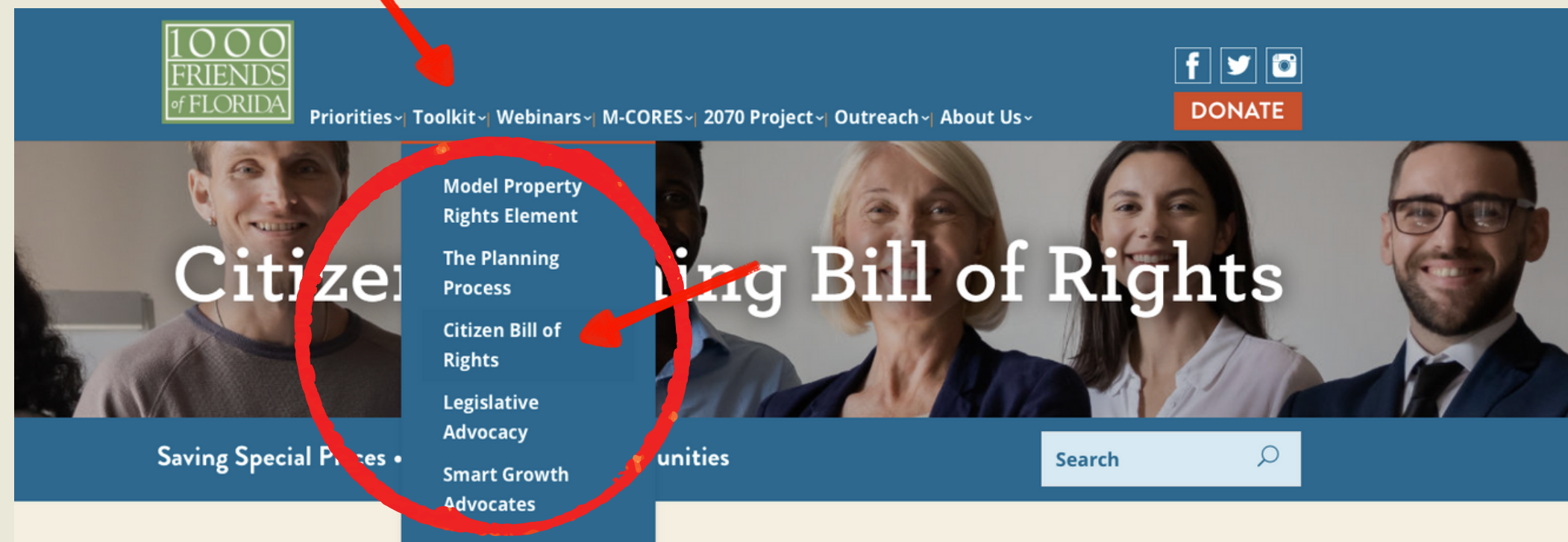


**500+**  
CHARLOTTENS ATTENDED





# 1000 FRIENDS OF FLORIDA'S CITIZEN PLANNING BILL OF RIGHTS



## Empowering Floridians

July 2021: Check out 1000 Friends' new [Model Property Rights Element](#)

Rampant growth and uncontrolled development are forever changing the face of Florida. Elected officials, business leaders and others need to take action before our state's quality of life and rich natural resources are damaged beyond repair. 1000 Friends of Florida is calling on elected officials to empower Floridians to play a greater role in planning for the future of their communities. 1000 Friends recommends that Florida communities adopt the Citizen Planning Bill of Rights, which would give citizens in Florida's communities:

<https://1000fof.org/citizens/bill/>



WE HAVE LONG ADVOCATED FOR

# THE RIGHTS OF ALL PEOPLE

TO CONTRIBUTE TO LOCAL GOVERNMENT PLANNING.

---

ENGAGED CITIZENS IMPROVE THEIR NEIGHBORHOODS.

---

OUR QUALITY OF LIFE IS ENHANCED, OUR  
ENVIRONMENT IS PROTECTED AND OUR COMMUNITIES  
ARE STRENGTHENED WHEN LOCAL GOVERNMENT  
PLANNING RESPECTS THE RIGHTS OF EVERYONE.

---

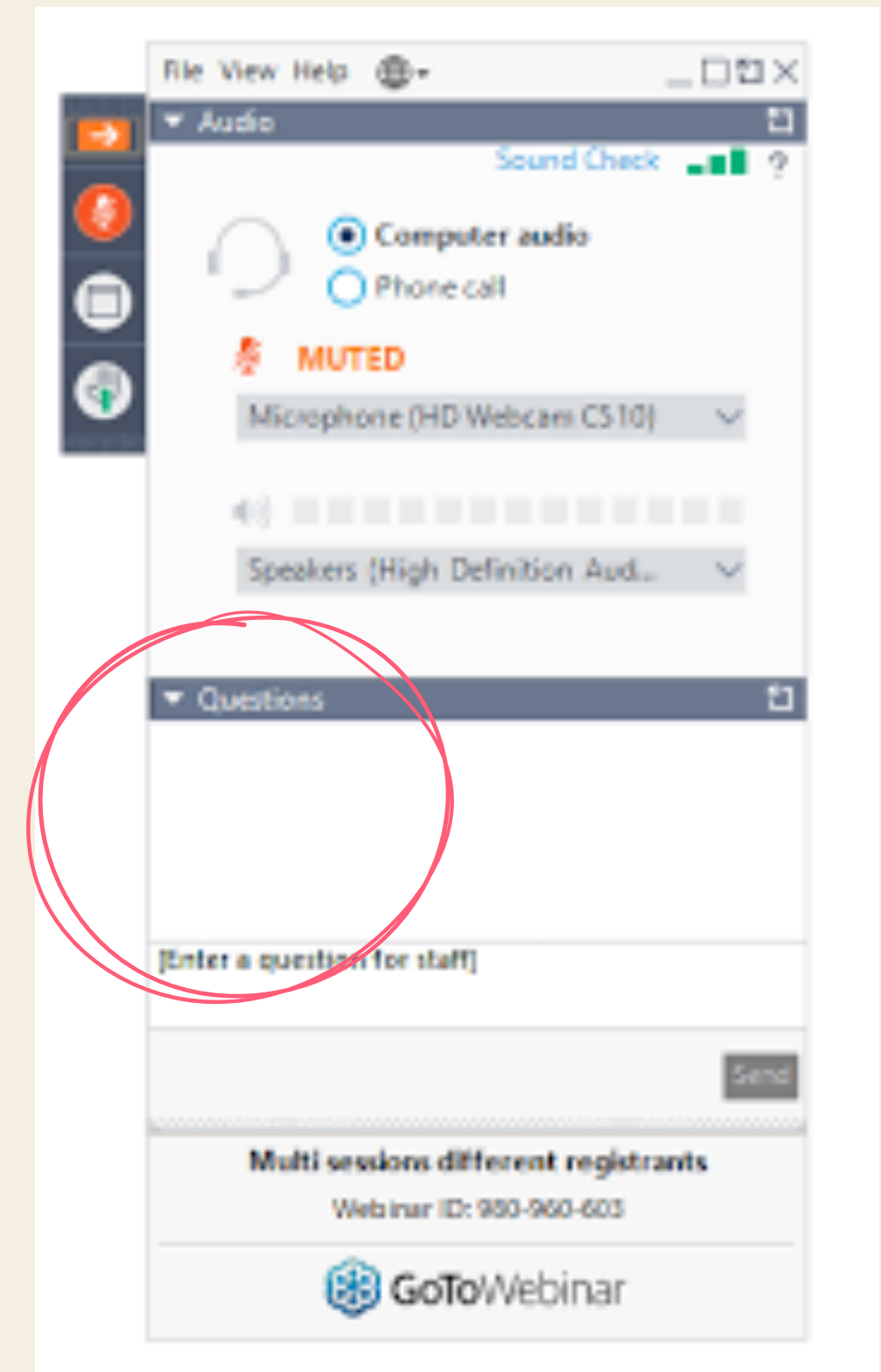


# QUESTIONS & ANSWERS



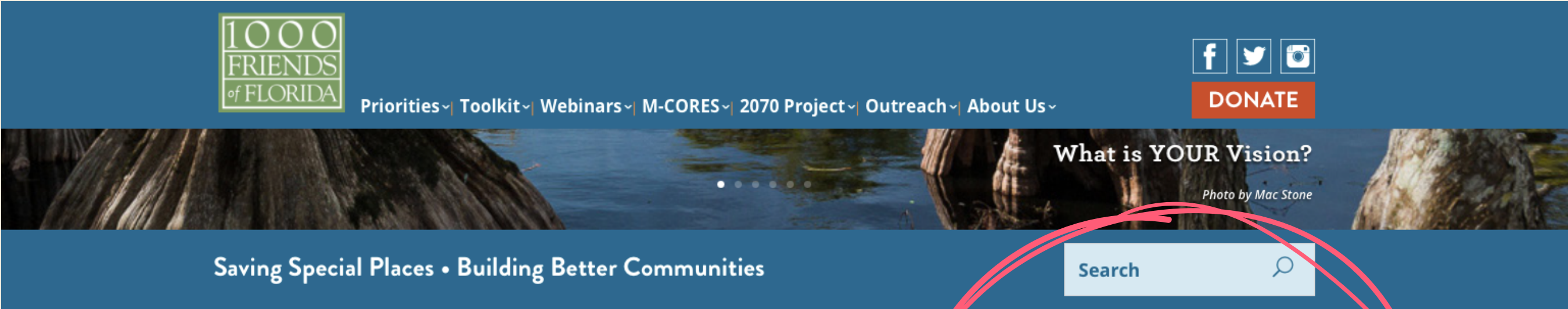
# PLEASE ASK QUESTIONS!

- CLICK ON ARROW AT TOP RIGHT OF YOUR SCREEN TO MAXIMIZE CONTROL PANEL
- CLICK ARROW NEXT TO "QUESTIONS" TO MAXIMIZE THE QUESTIONS BOX AND TYPE YOUR QUESTION
- PLEASE REFER TO SLIDE NUMBER AND/OR SPEAKER WHEN YOU POST YOUR QUESTION
- PLEASE KEEP YOUR QUESTIONS SUCCINCT.
- STAFF WILL ASK THE PRESENTERS QUESTIONS, AS TIME PERMITS.





# POWERPOINT WILL BE POSTED UNDER "WHAT'S NEW" AT WWW.1000FOF.ORG



## Find Out More . . .

**1000 Friends  
of Florida**

---

**Model Property  
Rights Element**

### See Our Model Property Rights Element

With the passage of HB 59 during the 2021 session, each community in Florida is required to adopt a property rights element into its comp plan.

[Find out more](#)

 **CHARITY  
NAVIGATOR**  
★★★★★  
Four Star Charity

---

 **GUIDESTAR  
PLATINUM**

### Did you know?

1000 Friends has a 4-star rating from Charity Navigator and is ranked Platinum by GuideStar. These are the highest rankings possible and attest to 1000 Friends' commitment to sound financial management.

## What's New?

[1000 Friends' Model Property  
Rights Element](#)

[Seminole County 2070](#)

[2022 Legislative Hearings  
Happening Now!](#)

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[New Special Report: Golf  
Course Redevelopment](#)

[Welcome Intern Sam  
Braverman](#)



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THIS WEBINAR HAS BEEN APPROVED FOR:

1.5 AICP CM LEGAL CREDITS FOR PLANNERS (#9218167)

2 CLE FOR FLORIDA ATTORNEYS (#2106102N)

1 CEC FOR CERTIFIED FLOODPLAIN MANAGERS

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(DBPR #0012419)



# PROFESSIONAL CERTIFICATION CREDITS (FOR LANDSCAPE ARCHITECTS)

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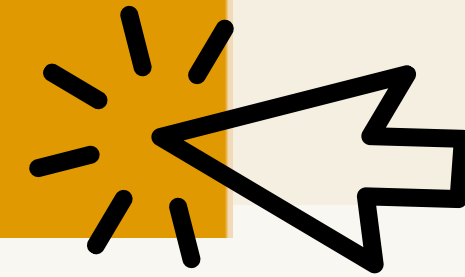




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[WWW.1000FOF.ORG/UPCOMING-WEBINARS](http://WWW.1000FOF.ORG/UPCOMING-WEBINARS)



- **STATE INITIATIVES FOR COMMUNITY  
RESILIENCE IN FLORIDA**

WEDNESDAY, OCTOBER 20, 2021, 12:00 P.M. – 1:30 P.M., EST

- **PREEMPTING LOCAL GOVERNMENT  
AUTHORITY IN FLORIDA**

WEDNESDAY, NOVEMBER 10, 2021, 12:00 P.M. – 1:30 P.M., EST

- **2022 FLORIDA LEGISLATIVE PREVIEW**

WEDNESDAY, DECEMBER 8, 2021, 12:00 P.M. – 1:30 P.M., EST

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