YOUR COUNTY, YOUR COMMUNITY

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
- Connecting people with planning

Blowing Rocks Preserve
Our co-founder, Nathaniel Pryor Reed
1933-2018

His vision: Protecting Florida’s environment and quality of life by responsibly managing growth

Courtesy of the Reed family
1000 Friends in Martin County: a legacy of productive engagement

- Establishing Palm Beach/Martin County Green Initiative
- Helping Martin County draft 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 1000 Friends Martin County highlights

• Supporting successful effort to stop proposed Harmony Ranch development in 2018

• Leading successful campaign against Harmony Ranch CDD in 2019

• Representing Martin County interests in state Capitol
  • Growth management
  • Conservation policies and funding
  • Water quality policies and funding
  • Resilience policies and funding
November 2021: A New Martin County Highlight

- County Commission poised to adopt changes to county’s comprehensive plan, triggered by state law mandating new property rights element
  - Eliminating “redundant” provisions for conservation, quality of life, prudent fiscal management
  - Provisions at risk drafted in 2013 following citizen workshops
  - Not all provisions duplicated elsewhere in plan
  - Could changes lower barriers to incompatible development?
  - Process leading to changes lacking in public input, scrutiny
- Citizens heeded call from us, allies to challenge changes
Outcome: victory for public planning process

- Commissioner Ciampi acknowledged that public was not satisfied with process behind proposed changes
- 4-1 vote for changes became 5-0 vote to postpone for consideration in public workshops
- 1000 Friends will work with allies to monitor process
Takeaway #1

• It ain’t over till it’s over
• Show up, speak up, don’t give up
Takeaway #2

- Treat comp plans like constitutions: amend with care
How Martin County’s leaders can protect quality of life, environment amid growth pressures

• Maintain protections in comprehensive plan
• Stick with Urban Services Boundary
• Oppose sprawling development; encourage 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
• Subscribe to our legislative alerts and contact your state representatives
• Talk with your neighbors
• Speak up – your leaders will listen!
Hobe Sound Listening Session
January 2022
SB 280/HB 403 LOCAL ORDINANCES

This bill would require local governments to prepare a business impact statement before adopting a local ordinance that includes the direct and indirect economic effects of the proposed ordinances. Includes one-way attorney fee provision.

- 1000 Friends OPPOSES

Senator Hutson (R) Representative Giallombardo (R)
What does the local government’s “business impact statement” have to include?

• A statement of the public purpose to be served by the ordinance;
• Reasonable connection between the public purpose of the ordinance’s impacts;
• Estimated economic effect of the ordinance on other businesses both inside and outside the county or city; must consider both adverse and beneficial impacts as well as direct and indirect effects of the ordinance;
• Estimate the number of businesses that the ordinance is likely to impact;
• Provide an analysis of whether the ordinance is likely to deter or encourage the formation of new businesses;
Business Impact Statement Requirements continued...

• Provide an analysis of the extent the ordinance will impede the ability of businesses to compete statewide and with other other domestic markets;

• Provide a scientific basis for the ordinance;

• Consider alternatives.

This is an unfunded mandate.
If an ordinance is challenged in court, what happens?

• The local government must suspend enforcement if the ordinance is challenged under certain criteria;
• Action must be filed within 20 days after effectiveness;
• The court must prioritize the case over all other pending cases;
• The court must consider the extent that the ordinance impacts the health, safety, welfare and quality of life of residents; impacts on personal rights and privileges, total economic impacts, the business impact statement;
• One way attorney fee provision – local governments cannot recover fees
Exceptions:

- Free pass to all development orders codified by ordinances under Fla. Stat. 163, Part II
- Florida Building Code
- Florida Fire Prevention Code
- Emergency ordinances

- The bill is prospective in nature and applies only to cases commenced on or after October 1, 2022.
SB 620/HB 569 LOCAL GOVERNMENT

• This bill allows businesses to sue local governments for damages if an ordinances reduces revenue or profits by at least 15%

• 1000 Friends OPPOSES

Senator Hutson (R) Representative McClure (R)
Business damage claims against local government contain vague requirements.

- The business must have been engaged in a lawful business in Florida for at least three years, not necessarily last three years or consecutive three years.
- The business can challenge any local government ordinance or charter amendment.
- The business must claim a reduction of at least 15% of the business’ revenue or profit.

Photo credit: NY Times
SB 512/HB 325 VACATION RENTALS

• This bill seeks to preempt to the state most regulation of vacation rentals.
• 1000 Friends OPPOSES

Senator Burgess (R)  Representative Fischer (R)
HB 6033 PREEMPTION OF THE REGULATION OF VACATION RENTALS

• This bill would repeal the preemption to the state of the regulation of vacation rentals.

• 1000 Friends SUPPORTS
HB 495 TAX EXEMPTION FOR AFFORDABLE HOUSING

• This bill authorizes local governments to adopt ordinances to grant ad valorem tax exemptions to property owners that are using their property to provide affordable housing in a multifamily project that comprises of at least 50 dwelling units.

• “Affordable Housing” means a unit restricted to the occupancy of extremely-low income persons, very-low income persons, low-income persons, or moderate-income persons, as defined in Fla. Stat. 420.0004.

• The exemption is up to 75% of the assessed value of each unit if at least 10% of the project’s total units are provided for affordable housing.

• The exemption is up to 100% of the assessed value if 100% of the units are used for affordable housing.
For those local governments that elect to adopt school concurrency standards, this bill mandates that the concurrency determination be made on availability of school capacity districtwide.

1000 Friends OPPOSES
SB 1030/HB 681 IMPACT FEE CREDITS

• This bill would expand the area in which impact fees for a new development could be transferred.

• Instead of being limited to transfers to an adjoining impact fee zone, the credits could be transferred anywhere in the county.

Senator Taddeo (D) Representative Rodriguez (R)
HB 739 LOCAL GOVERNMENT LAND DEVELOPMENT ACTIONS

• This bill mandates local governments to amend their comprehensive plans and land development regulations to adopt residential infill development standards.

• The bill also prohibits local governments from denying infill development applications if the applicant has generally complied with regulations.
SB 442/HB 571 LAND AUTHORITIES

• This bill would authorize local land authorities to assist in administering grants for residential flood and sea-level rise mitigation projects, including grants for the elevation of structures above minimum flood elevations; the demolition and reconstruction of structures above minimum flood elevations; and the acquisition of land with structures at risk of flooding.

• 1000 Friends SUPPORTS

Senator Rodriguez (R) Representative Mooney (R)

1000 Friends of FLORIDA
Local Funding Initiative Requests

- Sen. Gayle Harrell
  LFIR #1392
- Rep. John Snyder
  LFIR #3847

Photo Credit: G. Smith
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

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