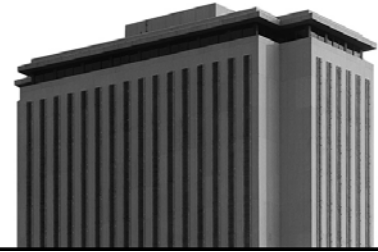




# LEGISLATIVE ISSUE BRIEFS



## Growth Management

The Florida League of Cities will support legislation that:

- fully funds state growth management mandates;
- increases technical assistance to municipalities for implementing state growth management requirements;
- provides municipalities with state and local option revenue sources to meet financial feasibility requirements and infrastructure demands;
- revises concurrency requirements in urban areas to address the unintended impact on sprawl, urban infill and redevelopment, and affordable housing;
- ensures equitable municipal representation in regional planning or visioning activities; and
- ensures municipalities maintain exclusive control over land use planning within their jurisdictions.

### Background:

SB 474 passed the Senate Community Affairs Committee on April 9. HB 7129 was passed by the Economic Expansion and Infrastructure Council the week of April 7. Some of the more notable changes being proposed are summarized below.

#### Unfunded Mandates

The Growth Management Act grows lengthier with each passing legislative session. New state mandates are continually layered on top of existing mandates, none of which are funded. While some of these mandates might actually work if they were properly funded, even technical assistance money has been meager to nonexistent. Time spent complying with state mandates leaves little time available for focusing on local planning priorities. The result? Taxpayer money is lost to state requirements that neither achieve the intended result nor afford time for true local innovation. The League opposes any new mandates.

#### Concurrency

Both the House and Senate bills establish Transportation Concurrency Exception Areas for designated urban areas. This is seen as a tool for combating urban sprawl and encouraging urban infill.

### Impact Fees

The House bill has a provision that would shift the burden of proof to the local government in a challenge to an impact fee. The local government would have to prove the legitimacy of their fee by a preponderance of the evidence. The league opposes this measure that is a violation of home rule.

### Citizens' Bill of Rights

The Senate bill contains requires for more front end participation for citizens in the comprehensive plan amendment process. All addition public meeting will be paid for by the applicant for the comprehensive plan amendment. The provision would also require a super-majority vote for text amendments to comprehensive plans and prohibit local governments with over 5000 citizens from designating their governing body as the local land planning agency.

### Affordable Housing Preemption

The lack of affordable housing is an economic issue, not a zoning issue. For years, the League and its members have led efforts to ensure the availability of affordable housing (even before it was a popular subject with the legislature. The Senate proposal includes expedited review for development projects that include at least 15 percent affordable housing and "green" projects. As well as, required density bonuses to be granted to developers who donate land to be used for the construction of affordable housing.

**Status:** SB 474 is on the Senate Transportation Agenda for April 22.

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