

According to many real estate developers, local government leaders, citizens and environmentalists, Florida's Growth Management scheme is due for revision. The Florida Department of Community Affairs ("DCA") circulated a survey during the latter half of 1999 to solicit ideas for improvement. Over 3,500 surveys were returned to the agency. Subsequently, many have urged the Florida Legislature to take action during the 2000 Legislative Session that begins March 6. Others, including the leadership of the Florida Senate have promoted a "go slow" approach that will shift the major legislative rewrite to 2001. With so much at stake for our clients and the State of Florida, Broad and Cassel has dedicated itself to monitoring and reporting the prospective changes and lobbying on behalf of our clients to effect positive change. Our clients will be in the best position to influence policy-making through informed and active involvement.


This newsletter is the first in a series of reports on the substance and timing of Florida Growth Management Reform. Over the next two years, we anticipate fundamental changes to laws governing local government comprehensive planning, developments of regional impact and concurrency. Our Land Use and Environmental, Real Estate Development and Governmental Relations Practice Groups will inform our clients of the latest growth management trends and concepts. During this time we encourage you to contact us with questions, concerns and examples of how the law could serve you better.

2000 Legislative Outlook

Senator Tom Lee R-Tampa signaled the Florida Senate's desire to slow the growth management revision process with the filing of Senate Bill ("SB") 758 which proposes to create a 20-member Growth Management Advisory Committee. Members, representing the public and private sectors including business, agriculture, development, environmental, real estate and planning communities, will be appointed by the Governor, President of the Senate, and Speaker of the House by July 15, 2000. The Commission will meet during 2000 and issue a report before the end of the year. Representative Sharon Merchant R-North Palm Beach has filed the companion bill in the House of Representatives (House Bill ("HB") 693).

HB 139 by Representative George Albright R-Ocala proposes a systematic review of the DRI process in order to greatly simplify and streamline the process and address current threshold issues.

On the private property rights front, HB 659 by Representative J.D. Alexander R-Winter Haven proposes to modify the Bert J. Harris Act to provide relief for "[a]ny action by a governmental entity which decreases or modifies the density, intensity, or use of areas of development below the equivalent of one residence for every five acres".


HB 135 by Representative Mike Fasano R-New Port Richey and Chris Hart R-Tampa proposes to create the Citizen Participation in Government Act that would provide a judicial review process for "Strategic Lawsuits Against Public Participation" or "SLAPP" suits. HB 135 is an attempt to discourage the use of litigation against citizens. 


2000 Florida Legislative Session: March 7 - May 5


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DCA's Regional Growth Management Forums


DCA is traveling the state to gather ideas for the upcoming growth management rewrite. Broad and Cassel will be covering these forums and all future meetings of the prospective Growth Management Advisory Committee. We can work with you to turn your ideas for a better-working growth management system into positive changes in the law. Times are 2 to 5pm and 6 to 9pm unless otherwise noted.

 **February 7, 2000**
Central Florida Region
Polk Agriculture Center
W.H. Stuart Conf. Ctr.
1710 US Hwy. 17-98 S
Bartow

 **February 16, 2000**
NE Florida Region
Prime F. Osborn III
Convention Center
1000 Water Street
Jacksonville

 **February 29, 2000**
SW Florida Region
Harborside Convention Complex
1375 Monroe Street
Ft. Myers

 **February 15, 2000**
East Central Fl. Region
Seminole Cty Svs. Bldg
Commission Chamber
1101 East 1st Street
Sanford

 **February 28, 2000**
Tampa Bay Region
Harbor View Center
300 Cleveland Street
Clearwater



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Florida Growth Management Report



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