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**GROWTH MANAGEMENT**

Enrolled SB 174 Sponsor: **Bennett** BOMA Florida Position: **Support**  
Sponsor: **Sponsor:** **Final Results:**  
Similar bills: (HB 7001) Sponsor(s) ( \_\_\_\_\_ ) **Effected Date:**  
**Support**

**Background:**

Expansion of the U.S. Economy through the 1990's and the creation of millions of new jobs fueled a growth spurt in many cities and suburbs. Florida was the fastest growing state in the nation at times averaging 1,000 new residents a day. Federal, state, and local policies on transportation, environment and taxes were enacted to control the patterns of growth. However, the same issues that led to legislative controls continue to burden us today. Overcrowded roads, inadequate water supplies, troubled downtowns and a reduction in the amount and quality of natural spaces continue to challenge our economy and quality of life.

Current growth regulations lack clarity, attract litigation, fail to acknowledge development challenges of densely populated areas, and are excessively "state-directed". In several cases local governments have loosely interpreted State approved plans, ignoring the obligation to effectively utilize and conserve resources, with negative impact on bordering communities.

**ISSUES:**

- (1) Current growth legislation fails to provide a framework for regulatory consistency and predictability across local jurisdictions
- (2) Growth is essential to economic vitality
- (3) Growth, conducted in an unplanned or excessive fashion undermines the economies and quality of life in existing urban and suburban centers
- (4) Land use, transportation, and development regulations must recognize major differences in dense urban versus suburban areas.

**Building Owners and Managers Association  
of Florida**

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## **GROWTH MANAGEMENT**

### **BOMA POSITION:**

Growth Management is a dynamic, on-going process that anticipates and accommodates development needs in response to market demand. BOMA Florida supports growth management efforts that:

- \* balance growth and development with natural resource preservation
- \* promote higher densities around transportation hubs
- \* support the revitalization of inner cities and older suburbs
- \* encourage in-fill development and redevelopment of Brownfield sites
- \* allow for concentrations of density outside the urban core
- \* provide job centers with residential, commercial, industrial and mixed uses
- \* provide for the funding of future infrastructure through policies that fairly assess the cost of new infrastructure between the public sector and private sector
- \* ensure property rights as well as protecting and enhancing property values

BOMA Florida supports Senate Bill 174 (the former 2009 SB 360) which creates a definition of Dense Urban Land Area (DULAs), addresses concurrency and DRI requirements within these areas, and replaces traditional impact fees with mobility fees.

The recent overwhelming defeat of Amendment 4 clearly reflects public confidence in the ability of locally elected officials to govern local issues.

### **SUMMARY:**

Future development must occur in a more structured fashion and must not harm the tax base, overburden infrastructure, overwhelm the environment, or imperil current municipal areas. Senate Bill 174 represents a significant start toward growth management reform. Limiting the state's role to those issues involving a reasonable need for state oversight will provide local governments flexibility to address local needs and demands directly and effectively.

Leave to the communities and local governments authority over those matters which are of purely local concern. A community can best develop its own vision and those closest to the people govern best.

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