



## GROWTH MANAGEMENT & IMPACT FEES

### 2015 Officers

#### President

**Lacey Willard**  
*BOMA Greater Tampa Bay*  
 (813) 271-8412

#### Vice-President

**Chris Rotolo, RPA,**  
**LEED AP**  
*BOMA Ft. Lauderdale + The Palm Beaches*  
 (954) 627-9392

#### Treasurer

**Rick Beaver**  
*BOMA Jacksonville*  
 (904) 504-9405

#### Secretary

**Mary Lantz**  
*BOMA Orlando*  
 (407) 585-2200

#### Past President

**Richard King**  
*BOMA Miami-Dade*  
 (954) 927-6119

#### Executive Director

**Melanie Schrul**  
*BOMA Florida*  
 (561) 395-6664

#### Lobbyist

**Hon. Lee Moffitt**  
 (813) 831-1500

#### Growth Management Chair

**Lynn Vilmar, RPA**  
*BOMA Greater Tampa Bay*  
 (813) 221-7463

### **BOMA'S POSITION**

Growth Management and associated impact fees are dynamic and on-going, and are processes that anticipate and accommodate 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, allowing for concentrations of density outside the urban core
- Support the revitalization of inner cities and older suburbs, encouraging in-fill development and redevelopment of Brownfield sites
- 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

### **BACKGROUND**

Federal, state, and local policies on transportation, environment and taxes have been enacted to control growth, sprawl, and development. 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.

Growth regulations implemented during the 2011 session sought to impose clarity, limit litigation, acknowledge development challenges of densely populated areas, and are reduce excessive state-direction. The roll-out of these changes are being implemented currently, and this roll-out will require focused monitoring to ensure the goals of the legislation are met.

### **ISSUE SUMMARY**

- (1) Ensuring the new growth legislation provides the framework for regulatory consistency and predictability across local jurisdictions
- (2) Growth is inevitable, and planned 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
- (5) Impact fees are essential and must be proportional to the direct impact of the project, with funds being spent on associated improvements

### **ACTION REQUESTED**

Future development must occur in a more structured fashion and must not harm the tax base, overburden infrastructure, overwhelm the environment, devastate property values, or imperil current municipal areas. BOMA encourages members to put forth grass root efforts to support, oppose, or monitor the bills as are developed during the 2014 session.

Stances on 2014 Session Bills				
Prefix	Number	Topic	Filed By	BOMA Position
HB	189	Growth Management	Boyd	Monitor
HB	241	Developments of Regional Impact	Gaetz	Monitor
HB	315	Local Land Development Regulations	Stark	Monitor
SB	338	Community Redevelopment	Bullard	Monitor
HB	351	Neighborhood Improvement Districts	Nelson	Monitor
SB	372	Developments of Regional Impact	Galvano	Monitor
SB	374	Growth Management	Detert	Monitor
SB	376	Local Land Development Regulations	Soto	Monitor
SB	378	County and Municipal Parks	Abruzzo	Monitor
HB	395	Growth Management	Perry	Monitor
SB	510	Local Government Neighborhood Improvement Districts	Ring	Monitor
SB	632	Enterprise Zones	Lee	Monitor
HB	691	Urban Infill and Redevelopment Assistance Grant Program	Rep. Pafford	Monitor