



March 5, 2013

Senator Jeff Brandes
318 Senate Office Building
404 S. Monroe Street
Tallahassee, FL 32399

RE: SB 772

Dear Senator Brandes:

I am writing with regard to your bill dealing with local government exactions. We would like to better understand the intent and purpose of the bill as we believe there may be some unintended consequences associated with it due to undefined terms it would place into statute. In particular, we are concerned that the bill as written could greatly limit local government home rule authority to reasonably require exactions from new development to offset the fiscal impacts to existing infrastructure.

1000 Friends of Florida promotes healthy urban and natural places by wise management of growth and change. We educate, advocate, negotiate and, when necessary, litigate to protect our high quality of life. We help citizens have the technical knowledge and access needed to ensure that public and private decisions lead to livable communities. On behalf of our more than 3,000 members, our planners, attorneys and community activists work to protect natural areas, fight urban sprawl, promote sensible development patterns, and provide affordable housing. Above all, we strive to give citizens the tools to keep Florida's communities livable. Founded in 1986, 1000 Friends of Florida is a 501(c)(3) nonprofit membership organization.

At your convenience, I would like to meet with you to discuss the following questions:

What is "development exaction" meant to include?

Does it mean no special assessments, property taxes or other taxes?

What does it mean when an exaction is allowed that is "reasonably necessary"?

What is included with an allowable exaction that is "reasonably necessary as a direct result of a development?"

Thanking you for your time and considerations, I am

Sincerely,

A handwritten signature in cursive script that reads "Charles G. Pattison".

Charles G. Pattison, FAICP
President

