

LEGISLATIVE UPDATE – CHPOA – 4/15/23

MATTERS THAT CH RESIDENTS MIGHT FIND IMPORTANT

1. Constitutional Carry and Open carry of firearms:
Senate Bill SB150 and companion bill HB 543 has passed and is awaiting DeSantis signature. These bills will allow anyone not already disqualified to carry a concealed weapon without any training, background check or restrictions. The Governor has also indicated he will sign a bill allowing Open Carry of firearms although the legislature is not likely to advance such a bill as it is opposed by the Florida Sheriffs Association.
2. “Live Local Act” (Affordable Housing):
SB 102 (and companion house bill) has passed. In addition to encouraging and funding state agencies to support affordable housing it preempts local government from making regulations regarding density, zoning and height for affordable housing. The result for us is that high density, high rise “affordable housing” could spring up in West County. The county commissioners would have no ability to affect this. Hence, we could see low income, high rise/density housing nearby. It is unclear how Coastal High Hazard Area (CHHA) restrictions would be observed, if at all.
3. Limitations on citizen rights to speak out against destructive development (SB 540 and HB 359)
These bills, now under consideration, and expected to pass, would make any citizen or group of citizens liable for the legal and other fees of developers if the citizens challenging a proposed development or small scale comp plan amendment were unsuccessful. The bills provide that if the challenger loses their challenge they may be obligated to pay the fees incurred by the developer in defending the action. It does not appear it will work in the other direction. FoCH counsel is reviewing this bill.
If this passes it is likely that there will be few, if any, challenges given the potential costs to the challenger.
Our state legislators are Senator Joe Gruters and Rep. Michael Grant. If you don't like this legislation please contact them via their web sites and express your opposition. There is still time.

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