



**Florida Hometown Democracy**

# WHAT IS AMENDMENT ?

- Amendment 4 on November 2 ballot will let **voters decide** changes to **land-use** plans
- Plans determine communities' **destiny**
- Now, local governments make those decisions





Variances, subdivision plats, building permits, or projects that comply with land-use plan are **NOT** included.

**Amendment 4 (Florida Hometown Democracy)  
will look like this on the ballot:**

**BALLOT TITLE:**

**REFERENDA REQUIRED FOR ADOPTION AND  
AMENDMENT OF LOCAL GOVERNMENT  
COMPREHENSIVE LAND USE PLANS**

**BALLOT SUMMARY:**

**Establishes that before a local government may adopt a new comprehensive land use plan, or amend a comprehensive land use plan, the proposed plan or amendment shall be subject to vote of the electors of the local government by referendum, following preparation by the local planning agency, consideration by the governing body and notice. Provides definitions.**

# Why is A4 necessary?

- Governments spent millions to create comp plans to ...
  - ✓ Protect Floridians' quality of life
  - ✓ Ensure infrastructure, services are not overwhelmed.
- Governments change these plans whenever asked by a developer.
- The result is unplanned growth.



Developers' requests for comp plan changes are rarely denied, even after strong public objections



# Floridians live with consequences of unplanned growth:

Overcrowded roads



# Overwhelmed municipal services fire, police, garbage, sewage, hospitals



# Loss of green space



# Declining, polluted water supply



# Eroded quality of life



# Florida has worst economy due to overdevelopment

- #1 in home foreclosures;
- Unemployment among worst;
- Eleven Florida banks failed;
- Rational development will help economy.



Need stronger, more diversified  
economy based on tourism,  
agriculture & industry.



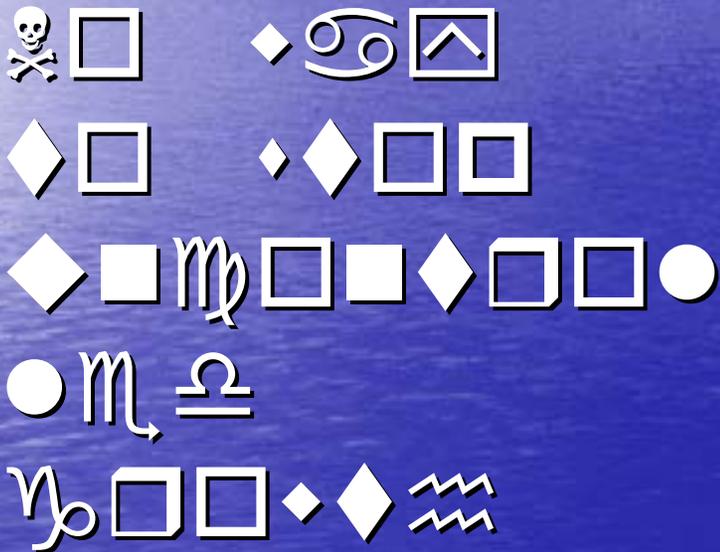
# Representative government not representative

- Developers pressure elected representatives
- Many officials are developers or financially linked
- Campaign finance reform not possible

Florida #1 in U.S. for official  
malfeasance

-- *New York Times*

# As a result, public is cornered



Except with  
Amendment 4

# Impact on Florida's economy

- Opponents say A4 will stagnate economy, cost jobs.
- All development stopped.

# Construction jobs will be plentiful

Land-use plans allow housing for more than **100 million people**

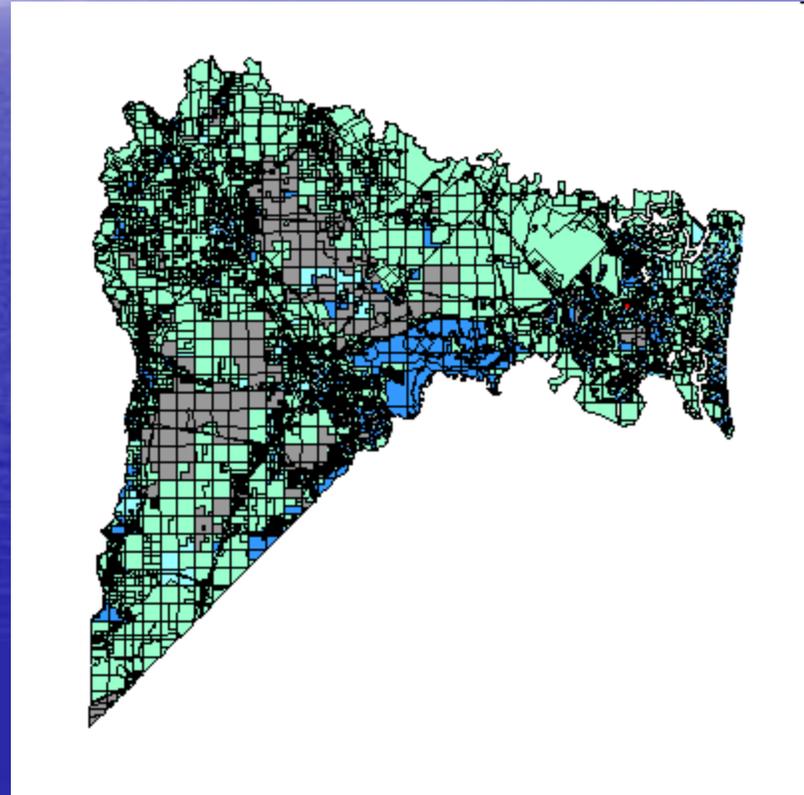
-- even if not one land-use plan change is approved.

**Current State population  
18 million!**



# Nassau has much developable land without comp plan change

- 7,000 homes approved, not built
- 100,000 homes can be built under current comp plan



# Issue: Vote on Everything?

➤ **Claim:** Too many costly referenda



# A4 referenda

- A4 does **not** require special elections.
- Referenda cost little.
- Only way to stop
  - increase in density,
  - agricultural land to residential,
  - Crane Island: conservation to residential.

Commissioners will approve  
**fewer plan changes** knowing  
public has veto

# Issue: Voters Not Smart

Opponents say:

- Voters incapable of voting on land-use matters

Proponents say:

- Voters already decide complex tax and other issues
- Land use issues not complex!

## **President Thomas Jefferson:**

**“I know of no safe depository of the ultimate powers of society, but the people themselves; and if we think them not enlightened enough to exercise their control with a**

# Has A4 already been tried?

Opponents say:

St. Pete Beach is example of A4 failure.

Proponents say:

- Developers, public in conflict;
- No resolution process;
- A4 would have solved issues;
- What happened in SPB cannot happen under A4.

**Opponents claim:  
Growth provides tax benefits**

Housing developments add to the  
tax base

# Services cost 2x taxes generated

- Existing residents pay for infrastructure
- High taxes despite "growth"

New residential development costs  
taxpayers

**\$2.45 for every \$1.00**

it generates in new taxes.

Cedar Swamp study conducted by Arthur Anderson  
on behalf of Jacksonville

# Issue: Property Rights

Opponents say:

A4 infringes on property rights

Proponents say:

- **A4 will protect rights** of existing homeowners!
- Landowners will be able to develop according to plan.

# Who supports A4?

- Amendment 4 made ballot by petition signed by more than 1 million Floridians



# Supporters:

- ✓ Sierra Club of Florida
- ✓ Friends Of The Everglades
- ✓ Audubon of Martin County
- ✓ Broadway to Silver Beach Neighborhood Association
- ✓ Council of Neighborhood Associations of Sarasota
- ✓ Eagle Crest Civic Association
- ✓ Indian River Neighborhood Association
- ✓ Environmental & Land Use Law Center
- ✓ Martin County Conservation Alliance
- ✓ Alliance To Protect Water Resources
- ✓ Public Trust Environmental Legal Institute of Florida
- ✓ Taxpayer Action Group
- ✓ Nassau Sierra Group
- ✓ Mayport Village Civic Association
- ✓ Native Plant Society - PawPaw Chapter
- ✓ Park Royale Home Owners Association
- ✓ Putnam Citizens' Alliance
- ✓ Wetlands Alert
- ✓ Save the Manatee Club
- ✓ Student Environmental Association
- ✓ Volusia/Flagler Environmental Council

Resistance to A4 comes from those who benefit from **housing developments, strip malls, shopping centers**



# Opponents:

- ✓ American Institute of Architects - Florida
- ✓ Associated General Contractors of Greater Florida
- ✓ Bay County Chamber of Commerce
- ✓ Broward League of Cities
- ✓ Central Florida Commercial Association of Realtors
- ✓ Chamber of Commerce of the Palm Beaches
- ✓ Chamber of Commerce of Cape Coral
- ✓ City of Fort Myers
- ✓ East Polk County Realtors
- ✓ Florida Assn. of Electrical Contractors
- ✓ Florida Bankers Association
- ✓ Florida Chamber of Commerce
- ✓ Florida Land Title Association
- ✓ Florida League of Cities
- ✓ Florida Surveying Society
- ✓ Florida Swimming Pool Assn.
- ✓ Florida Transportation Builders Association
- ✓ Mortgage Bankers Association of Tallahassee
- ✓ Naples Area Board of Realtors
- ✓ United Pool & Spa Association

# The reasons to support Florida Hometown Democracy are all around us

- Congested roads
- Strained services
- Lost greenspace
- Declining property values
- Tourism down 10%
- Highest foreclosure rate in history
- More people leaving Florida than moving in
- Housing inventories will take years to absorb
- Declining quality of life

Vote Yes  FLORIDA HOMETOWN DEMOCRACY  
“Give Yourself a Vote on Growth”



**Florida Hometown Democracy**

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