



AMENDMENT 4 POSITION PAPER

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Sponsor(s)

BOMA Florida's Position:

Sponsor(s)

Final Results:

Similar bills: (____) Sponsor(s)

Effected Date:

BACKGROUND:

Amendment 4 (formerly the Hometown Democracy amendment) would require voter approval on all changes to local growth management plans, rather than having those plans approved or rejected by the city or county commission. This amendment will result in the voting process becoming unmanageable, costly and it will subvert a well established open, accessible, and democratic process. It would not be unusual for Florida voters to face 200 to 300 comprehensive plan changes for votes every year.

Business and community leaders established Floridians for Smarter Growth to combat this dangerous and costly amendment, almost guaranteed to solidify the loss of nearly 500,000 Florida jobs.

ISSUES:

This amendment would essentially turn every Florida land-use decision into a political popularity contest. Popular land uses, such as large homes on multi-acre lots, might be readily approved by a majority of voters, but practical but unpopular uses, such as gas stations, apartments, grocery stores, and any number of other essential services might have little hope of winning a majority of the popular vote. This amendment would result in short-term thinking, invite lawsuits and retard economic development .

This proposed referendum seeks to replace our American system of representative government with a form of direct democracy over property rights. The framers of our Constitution designed our representative form of democracy to check government's power and to protect the rights of individuals and minorities from domination by self interested majorities. Additionally, comprehensive plans are thick, technical documents usually written by professional planners, not easily deciphered by the layperson.

BOMA'S POSITION: Disguised as a measure aimed to "return power to the people", the anti-growth "vote on everything" amendment would have disastrous effects including boosting the influence of special interest groups. Building owners and managers will lose their current ability to seek a fair hearing on their land use classifications and instead will bear the onerous burden of waging a political campaign simply to assert their property rights. The general public will bear the brunt of the extra cost of elections.

ACTION REQUESTED: BOMA is committed to the preservation of our Florida-style quality of life. We are prepared to volunteer time and talent to work with other concerned citizens in evaluating needs, identifying resources, and developing courses of action that will assure that voters are educated about the disastrous

effects that this amendment could have on everyone and work to see that it is defeated.

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