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For a Better District 71

**Out of Control Development,
Over-reach by Tallahassee, and
Disregard for the Environment**

Every person living and driving in Manatee and surrounding counties unanimously agrees that Real Estate Development is seriously out of synch with Infrastructure Development.

Since 1996, the majority party in the Florida State House has been the Republican Party. We urgently need a new and fresh approach to the process of ensuring development is planned and executed to allow growth without frustrating the enjoyment of our communities.

Recent legislation is threatening to nullify fundamental rights of “Home Rule”, to walk rough-shod over the local communities. Loss of “Home Rule” means that Tallahassee will dictate over local governing bodies and their communities, what developments are allowed. Visualize for example, Ana Maria Island transformed into a high-density, high-rise condominium resort.

Additional recent legislation fundamentally takes away First Amendment rights to protest such dictated developments, by making the legal costs incurred by the government in countering such protests, to be paid by the protesting community. This circle of legislation basically says that Tallahassee will decide everything, and the communities had better keep quiet and bear it.

As if not enough, recent decisions by Manatee County essentially gave developers the right to build right up to sensitive wetlands, without any buffer zone. One such development was temporarily and denied by a 3 to 3 vote, from which a decision to proceed was not possible. This is important because the wetlands are the best defense against releasing runoff into our bays which contribute to major annual algae blooms.

Finally, the topic of out-of-control development is directly related to our high insurance costs. By an inadequate and laissez-fair approach to climate change, every year our real estate insurance has gone up to be unaffordable. Infrastructure is needed to allow for a future where sea levels are rising, and storm intensities increase. Insurance is not a climate change strategy.