

1000 FRIENDS OF FLORIDA

Florida's leading nonprofit, nonpartisan advocate for responsible planning for growth since 1986

Working with citizens, community and state leaders, conservation and business groups to promote our goals





1000 FRIENDS' MISSION: PROMOTE SUSTAINABLE GROWTH

Prioritize infill, and redevelopment to accommodate growth in urban areas with public services in place

Steer development away from Florida's natural lands to protect and preserve our state's environmental assets

OUR LEGISLATIVE FOCUS

Land-use planning

Land conservation

Water protection

Community resilience

Affordable housing

Transportation alternatives





1,952 bills introduced, 255 (13%) approved

PASSED

Good News:

SB 80/HB 209 State Park Preservation Act

- Requires parks to be managed for “conservation-based recreational uses”
- Bars Division of Recreation and Parks (DRP) from constructing sporting facilities within state parks, including golf courses, tennis courts, pickleball courts and ball fields
- Bars DRP from installing or allowing lodging establishments within state parks, but authorizes campsites and cabins sited to avoid impacts to critical habitat, natural and historical resources
- Requires public hearing noticed 30 days in advance for updates to park management plans
- Requires report on status, operation, needs of state parks
- Unanimously passed in both chambers



Senator Gayle Harrell, Martin,
Palm Beach, St. Lucie



Representative John Snyder,
Martin, Palm Beach

FAILED

More Good News

- SB 1118/HB 1209, authorizing administrative approval of developments in “agricultural enclaves”
- SB 1242/HB 991, eliminating community redevelopment agencies
- SB 1264/HB 1125, eliminating regional planning agencies



Senator Stan McClain, Marion,
Levy, Alachua



Representative Mike
Giallombardo, Lee

More Good News

- \$250 million for Rural and Family Lands Protection Program
- Preservation of \$200 million for Florida Wildlife Corridor protection
- \$1.5 billion for water quality improvements, including \$800 million for Everglades restoration
- \$170 million for community resilience
- Full funding for affordable housing



Wakulla Springs Protection Zone/Florida Wildlife Corridor Foundation

Bad News

- Only \$18 million for Florida Forever
- No funding for Florida Communities Trust or Florida Recreational Development Assistance Program
- Veto of \$6.25 million to begin Ocklawaha restoration
- Repeal of Seminole Gaming Compact funding for conservation, resilience
- No funding for special category grants for historic preservation



Ocklawaha River/Florida Defenders of the Environment

The Worst News



Senate Bill 180



With this legislation, which legal experts believe is unconstitutional, the state has stripped away local government home-rule authority to plan for the future and stolen the rights of citizens to help shape their communities through planning.

These rights have been foundational to Florida's planning process since 1985.

2024

JANUARY
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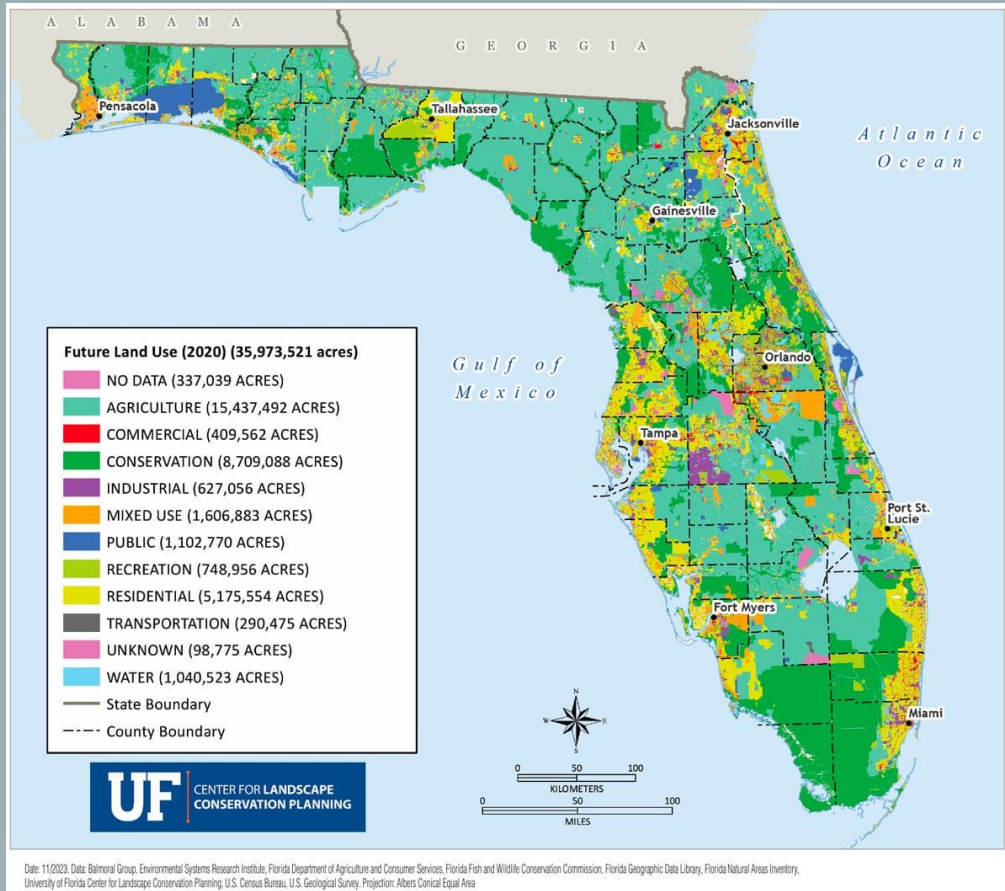
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SB 180, which just went into effect on July 1, 2025, decimates the ability of every county and municipal government in Florida and their citizens to adopt new policies, if they can be deemed more restrictive or burdensome, to address myriad critical community issues.

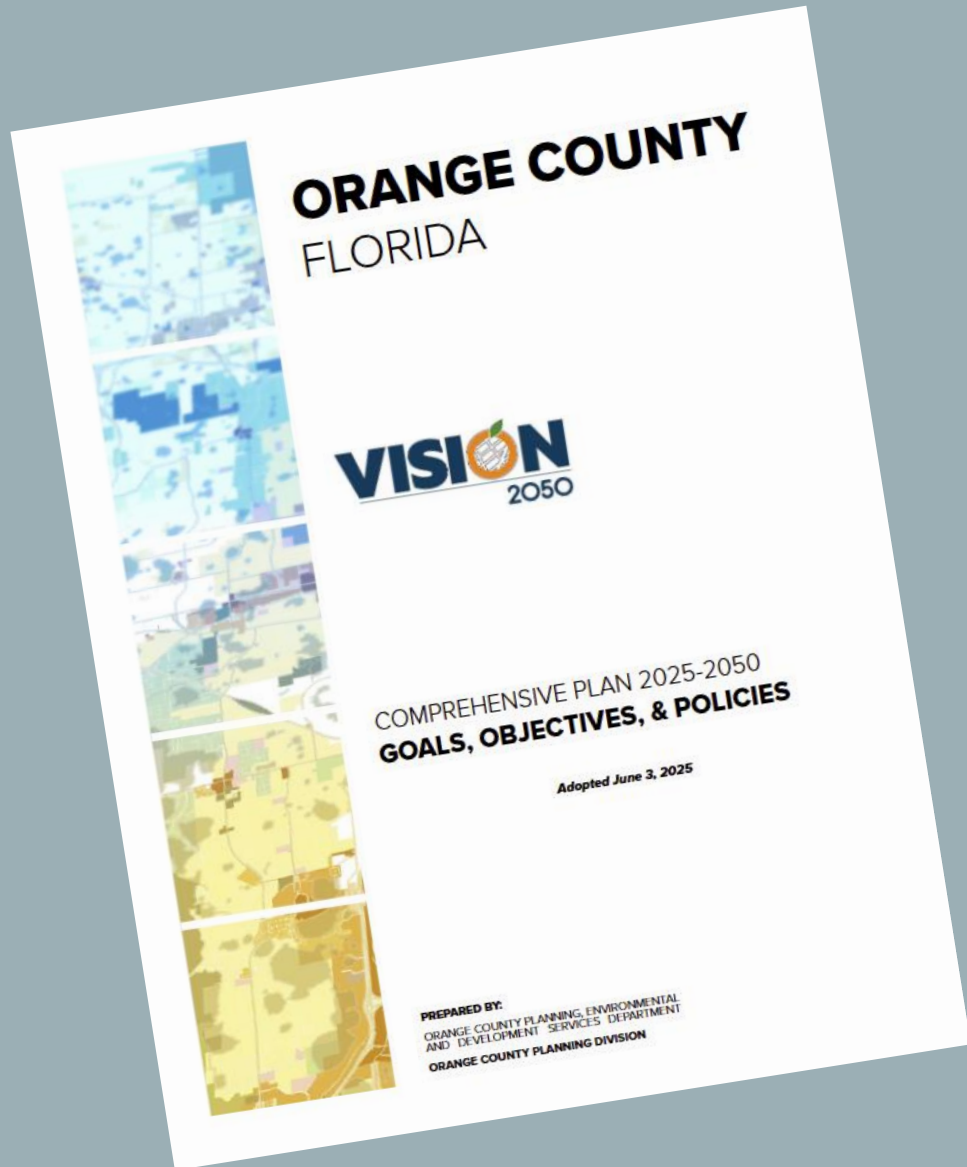
To add insult to injury, it even reaches back a year to invalidate prior plans and laws that were properly adopted in accordance with the law before SB 180.

Impacts can include:



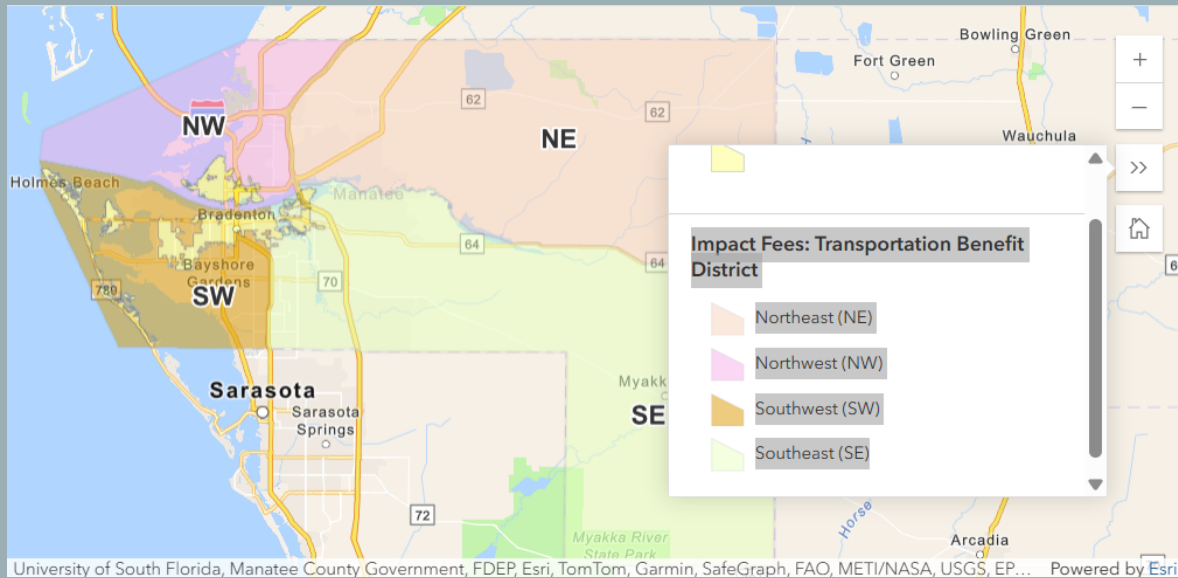
Impacts can include:

- Identifying appropriate locations, standards, and densities for new development,
- Protecting sensitive natural and agricultural lands,
- Managing water quality and supply (including stormwater),
- Enhancing community resilience to lessen impacts from and costs of natural disasters,
- Raising impact fees to keep up with the rising costs of infrastructure to accommodate new development.



Orange County undertook an eight-year, multimillion-dollar community visioning process to update its comprehensive plan to discourage sprawl, protect rural lands and promote transit oriented development.

- In November 2024, 73% of county voters approved a referendum to create a rural boundary and require a “majority-plus-one” vote of county commissioners to increase development in that area.
- This rural boundary was integrated into the Vision 2050 comprehensive plan update and its implementing Orange Code, both adopted on June 3, 2025.
- Attorneys for a denied rural development have challenged the rural boundary, and state planners have declared it invalid.



Manatee County is seeking a series of planning changes intended to slow development of agricultural lands outside the adopted urban services boundary, raise impact fees, reinstate wetland protection policies that had been in place until 2023, and make other updates to its growth plan.

- In July, the Suncoast Builders' Association filed a complaint against the county with representatives claiming the impact fee increase was more burdensome and restrictive on local development.
- The County has received notice from the state that restoring its wetland protections conflicts with SB 180 and SB 250, passed in 2023, with similar limits on “more burdensome or restrictive” planning rules.



WHAT IS BEING DONE?

- **Legislative**
 - Meeting with key legislators to nurture supporters for repeal of Sections 18 and 28 of SB 180
 - Urging citizens to call their legislators and also speak at their fall legislative delegation meetings
- **Legal**
 - Retained expert Florida land use attorney Richard Grosso, PA to give us guidance
 - Developing legal analyses and investigating legal options
 - **Not 1000 Friends:** Joint suit by local governments on constitutionality
- **Grassroots Advocacy**
 - Developing and sharing information to keep concerned citizens, local government officials, and legislators aware of the damaging implications
 - Encouraging a statewide coalition of conservation groups to work together to oppose SB 180
 - Working to keep the issue in the forefront of the media and citizens of Florida



RESOLUTION OF THE REPUBLICAN LIBERTY CAUCUS OF FLORIDA
CALLING FOR A SPECIAL SESSION TO REPEAL SB 180

WHEREAS, SB 180 was recently signed into law and contains dangerous, vague language that prohibits local governments from passing any growth management policy considered “more restrictive or burdensome”; and

WHEREAS, these vague terms are not defined in the bill, making the law open to broad interpretation and potential abuse by developers seeking to overturn local land use decisions; and

WHEREAS, this law applies retroactively to decisions made as far back as August 1, 2024, threatening to invalidate policies already passed by local governments and even voter-approved measures such as Orange County’s rural boundary charter amendment, which passed with 73% support; and

WHEREAS, developers are already weaponizing SB 180 by filing legal threats against local governments—including Orange County, Manatee County, and the City of Deltona—seeking to bulldoze rural protections and public input; and

WHEREAS, SB 180’s vague wording does not follow traditional planning definitions like “density” or “intensity of use” and is therefore legally questionable and likely unconstitutional; and

WHEREAS, this law is a direct attack on Home Rule and local democracy, silencing the voices of residents and their elected representatives in favor of special interests and unchecked development;

NOW, THEREFORE, BE IT RESOLVED, that we, the undersigned, call on Governor Ron DeSantis, Senate President Ben Albritton, and House Speaker Daniel Perez to immediately convene a Special Session of the Florida Legislature to REPEAL SB 180;

BE IT FURTHER RESOLVED, that Florida’s growth management laws must be based on clear definitions, respect for local control, and protection of natural and rural lands, not laws written by and for developers.

This resolution is adopted this 20th day of July by unanimous vote of the Board of the Republican Liberty Caucus of Florida.

Robert W. White
Chairman, Republican Liberty Caucus of Florida



HOW YOU CAN HELP

1000 Friends of Florida urges that:

- The 2026 Florida Legislature repeal the draconian provisions in Senate Bill 180.
- All Floridians contact their state legislators and demand that SB 180 be fixed to restore community planning rights.
- All Floridians contact their local city and county commissioners and request that they formally oppose the damaging provisions of SB 180.



RESOURCES

- Senate Bill 180:
flsenate.gov/Session/Bill/2025/180
- 1000 Friends of Florida Webpage:
1000fof.org/restorecommunityplanning
- Summary of SB 180: 1000fof.org/wp-content/uploads/2025/08/250812-sb-180-impacts-summary-copy.pdf
- Communities on the Hot Seat:
1000fof.org/priorities/restorecommunityplanning/restore-community-planning-impacts
- *Legal Analysis of 2025's Senate Bill 180* by Richard Grosso, Esq.:
1000fof.org/wp-content/uploads/2025/08/SB-180-detailed-grosso-analysis-.pdf