



City of Atlantic Beach

Agenda

Environmental Stewardship Committee Meeting

Wednesday, July 10, 2019 - 6:00 p.m.

Commission Chamber

City Hall, 800 Seminole Road

Page(s)

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- 2.A. Approve minutes of the May 8, 2019 regular Environmental Stewardship Committee meeting. 3 - 6
[20190508 ESC Draft Minutes](#)
- 2.B. Approve minutes of the June 12, 2019 regular Environmental Stewardship Committee meeting. 7 - 10
[20190612 ESC Draft Minutes](#)

3. COURTESY OF THE FLOOR (5 MINS.)

4. REPORTS

- 4.A. Tree Code Revision Update (CS/HB 1159: Private Property Rights). 11 - 16
<http://flsenate.gov/Session/Bill/2019/01159/?Tab=BillHistory>
[HB 1159 - Private Property Rights](#)
- 4.B. LEED Subcommittee Report.
- 4.C. Outreach Subcommittee Report - Quarterly Events.
- 4.D. Outreach Subcommittee Report - Tree Planting Program.

5. OLD BUSINESS

6. NEW BUSINESS

7. ADJOURNMENT

Any person wishing to speak to the Environmental Stewardship Committee on any matter at this meeting should submit a Comment Card located at the entrance to Commission Chamber prior to the start of the meeting. Please Note: This meeting will be videotaped. To view the meeting video, contact the City Clerk's Office at (904) 247-5810 or send a request by email to Lori Diaz at ldiaz@coab.us.

In accordance with the American with Disabilities Act and Section 286.26 of the Florida Statutes,

persons with disabilities needing special accommodations to participate in this meeting should contact City Clerk Donna Bartle at 247-5809 or at City Hall, 800 Seminole Road, Atlantic Beach, Florida not less than three (3) days prior to the date of this meeting.

MINUTES OF
CITY OF ATLANTIC BEACH
ENVIRONMENTAL STEWARDSHIP COMMITTEE MEETING
MAY 8, 2019

ENVIRONMENTAL STEWARDSHIP COMMITTEE MEMBERS PRESENT:

Bruce Andrews, Chair
Linda Chipperfield
Sarah Dark
Bonnie Hanson
Judith Leroux
Amy Palmer
Dawn Scott

STAFF:

Shane Corbin, Director of Planning and Community Development
Angela Irizarry, Code Enforcement
Jennifer Johnston, Building Department

1. Call to order.

The meeting was called to order at 6:02 p.m. in the Commission Chambers by B. Andrews.

2. Approval of the minutes.

D. Scott moved to defer approval of the minutes to the next meeting, and the motion passed with no opposition.

3. Courtesy of the floor.

Mike Whalen, a business owner on Mayport Road, addressed the Committee. He said the first line of defense to protect trees is to speak to the tree cutting companies. He said that the tree code allows applicants to remove trees without verification. B. Andrews said an item in the work plan is education via a seminar for tree cutters.

4. 2019 ESC work plan.

S. Corbin discussed the work plan. He said he will be making a presentation to Commission to secure funding for a mailer from the tree mitigation fund, which addressed the tree canopy education item in the work plan. B. Andrews asked about the status of the presentation of the ordinance changes to Commission, and S. Corbin said he had discussed it with the City Manager regarding a date, which had not been determined. L. Chipperfield said that the ordinance changes should be in place prior to inviting the tree trimmers into an education seminar.

A. Palmer asked if heritage trees would be addressed in the ordinance changes. S. Dark asked if the entire Committee should discuss the proposed changes, or should that issue be handled in a Subcommittee. B. Andrews said it should be discussed in a Subcommittee, and volunteered to take on the issue. A. Palmer said that stronger protections could be added to the ordinance to protect larger trees and presented an example from the City of Gainesville, Florida and said the Committee is the guardian of those trees. S. Dark said that currently there is no incentive to designate trees as heritage trees, and there could be opportunity to incentivize heritage tree designation on private property. B. Hanson said she would not like to add heritage tree protection to the current ordinance and slow down the ordinance revision process.

B. Andrews discussed the proposed changes to the ordinance, and that the Committee did not feel there was a political appetite to have a tree removal ordinance as restrictive as Austin, Texas. He said he did not feel the time was right to present these types of changes to the Commission now, but would like to continue the discussion. He discussed the dead heritage tree removal issue that came before Commission previously. He said for people who feel like the ordinance needs to be beefed up, he recommended they speak to their elected officials. A. Palmer said there is an interest in the community to protect larger trees.

S. Corbin discussed the status of the Parks Master Plan, which is posted on the Community Development page of the City's website. He said there is also a conference call scheduled on May 9, 2019 with the National Park Service regarding the plan, and the Florida chapter of the American Landscape Society will hold a charrette in the future. He said he would like the Committee to familiarize themselves with the plan, since he will be asking the Committee for a recommendation. He discussed the information gathered currently. S. Dark discussed the data gathered and the upcoming design charrettes. B. Andrews said that groups like the "Friends of Howell Park" could be organized to support the parks. A member from the audience discussed a grassroots movement organized about 25 years ago to speak to the City Commission to reverse their decision to use Howell Park as stormwater drainage. She said there is interest currently to work towards maintaining the City's parks and help look after the parks.

B. Hanson asked about the objective to discuss the priority items, and B. Andrews said that the discussion will ensure someone has taken the lead on each item. S. Dark asked if the Friends of the Parks groups would be affiliated with the City, and J. Leroux said that had been previously discussed with the City's Human Resources department, and certain duties can only be handled by staff or sanctioned volunteers. J. Leroux said she would like to see physical surveys attached to the Parks Master Plan.

B. Andrews discussed the beautification of public spaces priority item, and the Mayport corridor façade improvement grant, including landscaping. He said the Committee could implement an improvement plan one block at a time. Mike Whalen said the difficult issue with bids is that contractors are very busy. S. Corbin said the only time limit on the program is when the money runs out. S. Dark asked if there were landscape requirements with the grant program, and S. Corbin said no. B. Andrews said the Committee could help facilitate landscaping companies and businesses with applying for the grant program. S. Corbin said that if the Committee changes the ordinance, the Committee could incentivize planting trees along Mayport Road. S. Dark said the online presence regarding the façade improvement program could help raise awareness of the program.

B. Andrews said the plants that were installed at the 5-way intersection were not appropriate for the area. S. Corbin said the Committee could make a planting recommendation to Commission. S. Dark said she would like to create a plant palate, including native and appropriate plants, to use as a guide for Public Works. The Committee discussed creating a plant palate or a set of standards. The Committee discussed ways to present the idea to the Commission. K. Hogencamp said the Committee could present a recommendation to Commission via a report. B. Andrews asked if the Committee should prepare a report to Commission quarterly, and K. Hogencamp said it is more realistic to present a report twice a year. A. Palmer made a motion to present a report to Commission to include recommendations for public plantings, B. Hanson seconded and the motion passed with no opposition.

J. Leroux said the LEED for Cities roadmap could be used to set priorities for the Committee. L. Chipperfield said that any item on the roadmap could also serve as a future work plan item for the Committee. B. Andrews said that some items on the roadmap are outside the Committee's purview. S. Dark said not all items in the LEED for Cities application fall under the Committee's scope, but the overall goal of applying for the program falls under the Committee's goals. A. Palmer said that the equitability item could be reached by the Committee by creating a tree bank available to all residents. The Committee discussed using the LEED for Cities roadmap as a work plan, where environmental aspects are concerned.

6. Tree Subcommittee report.

The previous Subcommittee meeting was cancelled, so there was no report to present to the Committee. S. Dark said the Subcommittee needs an alternate member, and B. Hanson volunteered.

5. LEED Subcommittee report.

S. Corbin presented the current score in the different categories, and what strategies could be used to improve future scores. A. Palmer asked if the waste data addresses single-use plastics, and S. Corbin discussed how the tonnage of garbage and recycling is tracked. B. Andrews asked if outreach would count towards the waste score, and S. Corbin said no. L. Chipperfield said once the City is LEED for Cities certified, a ceremony will be planned with a plaque presentation. She said they are hoping for certification in June. B. Andrews said that real world language helps better describe the program, and A. Palmer said the graphic with the City's scores is also very helpful.

7. Outreach Subcommittee report.

A. Palmer presented the Subcommittee report. S. Dark created a graphic to advertise Committee meetings, and J. Leroux is the Facebook administrator for the Subcommittee. A. Palmer said the Subcommittee can be considered the marketing department of the Committee. She said one more meeting is needed to further discuss action items, processes, and deadlines. She said the first Wednesday of the month is designated for their meetings. She said LEED for Cities will be the short term goal, and the tree canopy education campaign item is the long term goal of the Subcommittee. She said should would like the blessing of the full Committee on the scope of work they have defined. L. Chipperfield said the Subcommittee would align their messages with the City's policies. J. Leroux said the Committee should police themselves to avoid Sunshine law issues while posting on social media. A. Palmer said that the Committee can forward social media posting ideas to J. Leroux. B. Andrews introduced the City's Code Enforcement officer, Angela Irizarry, who has been helping to

water the newly planted trees. J. Leroux asked B. Andrews to film the tree watering for social media posting. S. Corbin said she will be assisting with the Subcommittee. A motion to support the Outreach Subcommittee to post items and report back to the Committee was brought by B. Andrews and was seconded by S. Dark, and passed with no opposition.

8. New business.

S. Corbin presented a Board training video that covers Sunshine law issues to the Committee. A. Palmer asked how the rule applies over email or electronic means, and S. Corbin said the same rules apply, that Committee members cannot discuss items that will be up for a vote. L. Chipperfield said she had reached out to K. Hogencamp regarding a tree removal hotline, and he is working on the issue. D. Scott said the graphic created by S. Dark worked, and there were more audience members at this meeting than any previous meeting.

9. Adjournment.

The motion to adjourn was brought by B. Hanson and passed with no opposition. The meeting adjourned at 8:18 pm.

(Minutes respectfully submitted by Jennifer Johnston on June 4, 2019.)

Sarah Boren, Secretary

ATTEST:

Shane Corbin, Director of Planning and Community Development

MINUTES OF
CITY OF ATLANTIC BEACH
ENVIRONMENTAL STEWARDSHIP COMMITTEE MEETING
JUNE 12, 2019

ENVIRONMENTAL STEWARDSHIP COMMITTEE MEMBERS PRESENT:

Bruce Andrews, Chair
Linda Chipperfield
Bonnie Hanson
Judith Leroux
Amy Palmer
Tony Pooley

STAFF:

Brian Broedell, City Planner
Steve Swann, City Engineer
Jennifer Johnston, Building Department

OTHERS:

Mayor Ellen Glasser

1. Call to order.

The meeting was called to order at 6:02 p.m. in the Commission Chambers by B. Andrews.

2. Approval of the minutes.

The minutes for the April 10, 2019 meeting were approved unanimously, the minutes for the May 8, 2019 meeting were not available for approval at this meeting.

3. Courtesy of the floor.

There were no visitors for courtesy of the floor.

4. City of Atlantic Beach Sea Level Rise.

Steve Swann, City Engineer, presented the Future Flood Risk Modeling and Vulnerability Assessment report prepared by City staff. B. Andrews asked why the City would be charged with assessing its own vulnerability, S. Swann said that during previous administrations, the State of Florida had not prioritized studies for individual cities. S. Swann showed maps for "sunny day flooding", also called nuisance flooding and he said the City can expect at least one nuisance flooding event per year.

B. Andrews asked why the beach area was not as impacted for the 100-year sea-level rise projection, and S. Swann said that was due to the federal government's commitment to the Duval County beach restoration project. T. Pooley said the FIRMs may change more dramatically in the future and may decrease property values, and asked S. Swann if he had heard the maps may change. S. Swann said he has not heard of any upcoming changes, since the maps were just recently updated in 2018. S. Swann said the maps could help determine future locations of sanitary sewer lift stations and other City projects. He said adaptation planning could take 6 to 8 months.

B. Broedell presented the projected vulnerability assessment modeling with maps showing the affected City parcels. B. Andrews asked if the projections were based on proximity or elevation of the parcels, and S. Swann said it was based on proximity. B. Andrews asked if the newer version of the assessment could be emailed to the Committee. B. Andrews asked if building codes would be affected, S. Swann said that policies may change, like the minimum finished floor elevation ordinance and minimum height requirement ordinance to accommodate buildings in flood-prone areas. T. Pooley asked if incentives could be offered to those who may be affected. S. Swann said that education of the projections is needed, letting residents know that conditions may change in the next 25 years. T. Pooley asked if the resiliency plan would tie into the LEED for Cities plan, and S. Swann said that it could be included, like planning to install a pump near nuisance flood-prone areas to address future flooding.

B. Andrews asked what is needed from the Committee, and S. Swann said the Committee could pass a resolution recognizing the need for a vulnerability assessment resiliency plan. S. Swann said garnering public input is required for the grant. T. Pooley presented a motion to recognize the need for the vulnerability assessment and to support staff in continuing the vulnerability plan. The motion was seconded by J. Leroux. T. Pooley asked if the loss of shoreline data is available or will it be needed, and S. Swann said he wasn't sure. The motion passed. L. Chipperfield said she has concerns as to what the responsibilities will be for the Committee. The Mayor said the Committee's support is needed for the grant, but the Committee would not be expected to make recommendations. The Mayor said all three Beaches will be hosting a sea-level rise workshop with presentations from Jones, Edmunds, and Associates and from Satellite Beach as to how they have addressed the issue. S. Swann said that using a statistical approach with the 100 year flood event has regulatory implications, and makes sense.

5. LEED Subcommittee report.

B. Broedell said the Subcommittee is still waiting to hear back from the LEED for Cities program regarding certification.

6. Outreach Subcommittee report.

A. Palmer said the Subcommittee had decided on meeting dates for the rest of the year and the meetings had been publicly noticed. The Subcommittee members are A. Palmer, J. Leroux, L. Chipperfield, T. Pooley, D. Scott, and S. Dark. The Subcommittee held a small meeting last week and discussed suggested recommendations to the website and tree infographic, and ways to make the ordinance information more accessible. J. Leroux said Public Utilities billing has worked to allow residents to discontinue paper billing to save trees. A. Palmer said J. Leroux has been working to set up the ESC Facebook page.

A. Palmer said the Subcommittee can help promote the Resiliency assessment and make the public aware, and also recommend residents purchase flood insurance. She said that education for tree trimmers is needed, and training was discussed at the meeting. She said that staff's guidance would be needed, but that participants would need insurance and local business tax receipts, and after the training was completed, a list would be made available to residents. A. Palmer asked the Committee for approval to move forward with developing a training program. B. Andrews said the desire had been there for quite some time, and J. Leroux said that the Subcommittee wanted support to move forward. B. Andrews said that bad actors will not benefit from a symposium. T. Pooley said that a list of certified or preferred tree trimmers could be maintained and made available for residents after attending training. B. Hanson said the item that came before the Tree Subcommittee was an instance where the resident trusted the tree company to apply for the permit, and unless the tree companies are held liable, the problem will continue.

B. Andrews asked about the status of the postcard, B. Broedell said that quotes were obtained by staff and the postcard was re-formatted. The Mayor said the Commission approved the item with recommendations for sizing, and the state passed a law that said a dead tree could be removed with no penalty from the City with a letter from a certified arborist, and she wanted to be sure that language would be included on the postcard, but the item may not have been signed by the governor. B. Andrews said the ordinance now says that no permit is needed when a tree is dead and the owner would need to contact the City. The mayor said the new bill has language that says owners will not be required to contact the City, only to have a letter from a certified arborist.

A. Palmer said there are several audiences that the Subcommittee would like to reach with education, and the tree trimmers have expressed an interest in education. J. Leroux said that there will be a hyperlink in the e-bill for residents to sign up for the newsletter. A. Palmer said the Subcommittee discussed practicalities and limitations of a tree removal hotline. She said the hotline would go to the main number and by the time the message was received, the tree would already be cut down and would not address after hours issues. She asked the Committee for recommendations. B. Hanson said she doesn't like the idea of a hotline, it feels like tattle-telling. A. Palmer said the only recourse now is to call the City. B. Andrews said that telling the City about after-the fact cutting would incur higher mitigation penalties, and the goal could be to get a complaint to the correct person vs. having to be transferred several times. T. Pooley said the purpose of the Subcommittee is outreach and to give residents a voice. L. Chipperfield said that internal staff may need to be trained to route tree removal calls properly. A. Palmer said that the word hotline has a certain expectation. B. Broedell said that if a call is received about tree removal, the call is transferred to him or Code Enforcement, and the process has worked well. A. Palmer said there are times when staff are away from their desks, and T. Pooley said it is just an instance of not having enough staff. B. Andrews said that there are few trees taken out without permits, or that trees may not be able to be saved even with a quick response from staff.

A. Palmer said the Subcommittee discussed requesting a budget versus asking for money on a piecemeal basis. Mayor Glasser said the Committee could prepare a budget and vote on it and present it to Commission.

7. New business.

B. Hanson said she thought the priority setting exercise would be discussed, and B. Andrews said that J. Leroux presented a summary and it had been beaten to death. L. Chipperfield asked about the status of the ordinance changes, B. Andrews said there was discussion regarding heritage trees. Mayor Glasser said she anticipated the Commission would be available to discuss the ordinance changes in July. The Committee discussed outreach and educational items. A. Palmer said that a great point of contact is when residents come to apply for utility service, and they could be educated on the tree removal ordinance at that time. B. Andrews discussed the City's RFP for branding. A. Palmer said there is a model program in COJ for tree planting using mitigation funds called Re-Leaf, and would like to discuss how the City could implement similar ideas. Mayor Glasser said that trees could be planted in the right of way, ensuring it did not interfere with sidewalks and infrastructure by checking with Public Works.

8. Adjournment.

The motion to adjourn passed with no opposition. The meeting adjourned at 7:56 pm.

(Minutes respectfully submitted by Jennifer Johnston on June 19, 2019.)

Bruce Andrews, Committee Chair

ATTEST:

Shane Corbin, Director of Planning and Community Development

F L O R I D A H O U S E O F R E P R E S E N T A T I V E S

ENROLLED

CS/HB 1159

2019 Legislature

1
2 An act relating to private property rights; creating
3 s. 163.045, F.S.; prohibiting local governments from
4 requiring notices, applications, approvals, permits,
5 fees, or mitigation for the pruning, trimming, or
6 removal of trees on residential property if a property
7 owner obtains specified documentation; prohibiting
8 local governments from requiring property owners to
9 replant such trees; providing an exception for
10 mangrove protection actions; amending s. 163.3209,
11 F.S.; deleting a provision that authorizes electric
12 utilities to perform certain right-of-way tree
13 maintenance only if a property owner has received
14 local government approval; creating s. 70.002, F.S.;
15 creating a Property Owner Bill of Rights; requiring
16 county property appraisers to provide specified
17 information on their websites; providing an effective
18 date.

19
20 Be It Enacted by the Legislature of the State of Florida:

21
22 Section 1. Section 163.045, Florida Statutes, is created
23 to read:
24 163.045 Tree pruning, trimming, or removal on residential
25 property.-

Page 1 of 6

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

hb1159-02-er

F L O R I D A H O U S E O F R E P R E S E N T A T I V E S

ENROLLED

CS/HB 1159

2019 Legislature

26 (1) A local government may not require a notice,
27 application, approval, permit, fee, or mitigation for the
28 pruning, trimming, or removal of a tree on residential property
29 if the property owner obtains documentation from an arborist
30 certified by the International Society of Arboriculture or a
31 Florida licensed landscape architect that the tree presents a
32 danger to persons or property.

33 (2) A local government may not require a property owner to
34 replant a tree that was pruned, trimmed, or removed in
35 accordance with this section.

36 (3) This section does not apply to the exercise of
37 specifically delegated authority for mangrove protection
38 pursuant to ss. 403.9321-403.9333.

39 Section 2. Section 163.3209, Florida Statutes, is amended
40 to read:

41 163.3209 Electric transmission and distribution line
42 right-of-way maintenance.—After a right-of-way for any electric
43 transmission or distribution line has been established and
44 constructed, no local government shall require or apply any
45 permits or other approvals or code provisions for or related to
46 vegetation maintenance and tree pruning or trimming within the
47 established right-of-way. The term "vegetation maintenance and
48 tree pruning or trimming" means the mowing of vegetation within
49 the right-of-way, removal of trees or brush within the right-of-
50 way, and selective removal of tree branches that extend within

Page 2 of 6

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

hb1159-02-er

F L O R I D A H O U S E O F R E P R E S E N T A T I V E S

ENROLLED

CS/HB 1159

2019 Legislature

51 | the right-of-way. The provisions of this section do not include
52 | the removal of trees outside the right-of-way, which may be
53 | allowed in compliance with applicable local ordinances. Prior to
54 | conducting scheduled routine vegetation maintenance and tree
55 | pruning or trimming activities within an established right-of-
56 | way, the utility shall provide the official designated by the
57 | local government with a minimum of 5 business days' advance
58 | notice. Such advance notice is not required for vegetation
59 | maintenance and tree pruning or trimming required to restore
60 | electric service or to avoid an imminent vegetation-caused
61 | outage or when performed at the request of the property owner
62 | adjacent to the right-of-way, ~~provided that the owner has~~
63 | ~~approval of the local government, if needed.~~ Upon the request of
64 | the local government, the electric utility shall meet with the
65 | local government to discuss and submit the utility's vegetation
66 | maintenance plan, including the utility's trimming
67 | specifications and maintenance practices. Vegetation maintenance
68 | and tree pruning or trimming conducted by utilities shall
69 | conform to ANSI A300 (Part I)-2001 pruning standards and ANSI
70 | Z133.1-2000 Pruning, Repairing, Maintaining, and Removing Trees,
71 | and Cutting Brush-Safety Requirements. Vegetation maintenance
72 | and tree pruning or trimming conducted by utilities must be
73 | supervised by qualified electric utility personnel or licensed
74 | contractors trained to conduct vegetation maintenance and tree
75 | trimming or pruning consistent with this section or by Certified

Page 3 of 6

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

hb1159-02-er

F L O R I D A H O U S E O F R E P R E S E N T A T I V E S

ENROLLED

CS/HB 1159

2019 Legislature

76 | Arborists certified by the Certification Program of the
77 | International Society of Arboriculture. A local government shall
78 | not adopt an ordinance or land development regulation that
79 | requires the planting of a tree or other vegetation that will
80 | achieve a height greater than 14 feet in an established electric
81 | utility right-of-way or intrude from the side closer than the
82 | clearance distance specified in Table 2 of ANSI Z133.1-2000 for
83 | lines affected by the North American Electric Reliability
84 | Council Standard, FAC 003.1 requirement R1.2. This section does
85 | not supersede or nullify the terms of specific franchise
86 | agreements between an electric utility and a local government
87 | and shall not be construed to limit a local government's
88 | franchising authority. This section does not supersede local
89 | government ordinances or regulations governing planting,
90 | pruning, trimming, or removal of specimen trees or historical
91 | trees, as defined in a local government's ordinances or
92 | regulations, or trees within designated canopied protection
93 | areas. This section shall not apply if a local government
94 | develops, with input from the utility, and the local government
95 | adopts, a written plan specifically for vegetation maintenance,
96 | tree pruning, tree removal, and tree trimming by the utility
97 | within the local government's established rights-of-way and the
98 | plan is not inconsistent with the minimum requirements of the
99 | National Electrical Safety Code as adopted by the Public Service
100 | Commission; provided, however, such a plan shall not require the

Page 4 of 6

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

hb1159-02-er

F L O R I D A H O U S E O F R E P R E S E N T A T I V E S

ENROLLED

CS/HB 1159

2019 Legislature

101 | planting of a tree or other vegetation that will achieve a
102 | height greater than 14 feet in an established electric right-of-
103 | way. Vegetation maintenance costs shall be considered
104 | recoverable costs.

105 | Section 3. Section 70.002, Florida Statutes, is created to
106 | read:

107 | 70.002 Property Owner Bill of Rights.-Each county property
108 | appraiser office shall provide on its website a Property Owner
109 | Bill of Rights. The purpose of the bill of rights is to identify
110 | certain existing rights afforded to property owners but is not a
111 | comprehensive guide. The Property Owner Bill of Rights does not
112 | create a civil cause of action. The Property Owner Bill of
113 | Rights must state:

114 |

115 | PROPERTY OWNER

116 | BILL OF RIGHTS

117 | This Bill of Rights does not represent all of your rights under
118 | Florida law regarding your property and should not be viewed as
119 | a comprehensive guide to property rights. This document does not
120 | create a civil cause of action and neither expands nor limits
121 | any rights or remedies provided under any other law. This
122 | document does not replace the need to seek legal advice in
123 | matters relating to property law. Laws relating to your rights
124 | are found in the State Constitution, Florida Statutes, local
125 | ordinances, and court decisions. Your rights and protections

Page 5 of 6

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

hb1159-02-er

F L O R I D A H O U S E O F R E P R E S E N T A T I V E S

ENROLLED

CS/HB 1159

2019 Legislature

- 126 | include:
- 127 | 1. The right to acquire, possess, and protect your
- 128 | property.
- 129 | 2. The right to use and enjoy your property.
- 130 | 3. The right to exclude others from your property.
- 131 | 4. The right to dispose of your property.
- 132 | 5. The right to due process.
- 133 | 6. The right to just compensation for property taken for a
- 134 | public purpose.
- 135 | 7. The right to relief, or payment of compensation, when a
- 136 | new law, rule, regulation, or ordinance of the state or a
- 137 | political entity unfairly affects your property.
- 138 | Section 4. This act shall take effect July 1, 2019.

Page 6 of 6

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

hb1159-02-er