



FLORIDA
ASSOCIATION OF
COUNTIES

All About Florida

67 Counties. 67 Communities.

ONE FLORIDA

2026 ANNUAL CONFERENCE & EXHIBITION

Presented by 

JUNE 23-26, 2026

HILTON ORLANDO

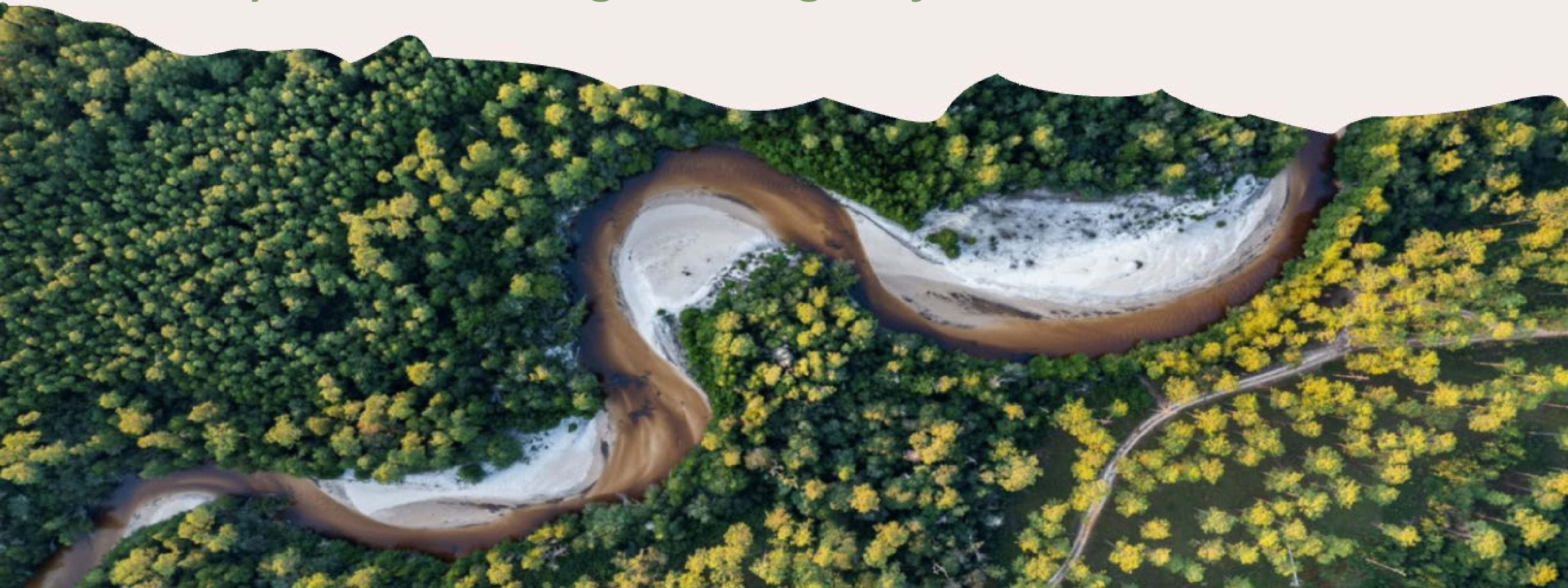
ORLANDO FLORIDA

Orange County



Where Do We *Grow* from Here?

Policy and Funding Strategies for Florida's Future



OUR PANEL



Oscar Anderson
Government Relations Professional



Robert Walters
Attorney & Lobbyist



Stan McClain
Senator



Kaylee Tuck
Florida House Representative

Session(s) Overview

Regular Session:

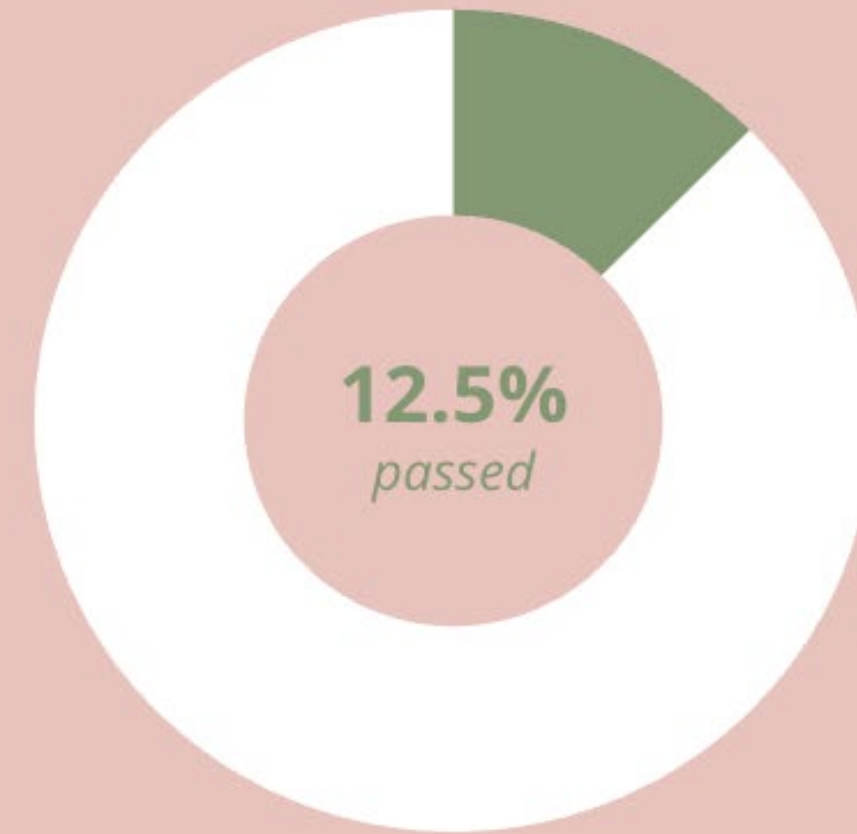
January 13 – March 13, 2026

Special Session E –

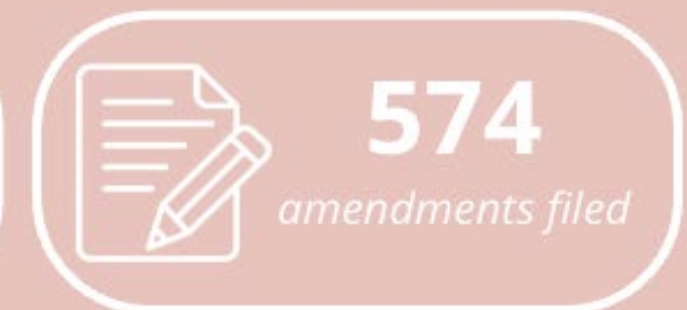
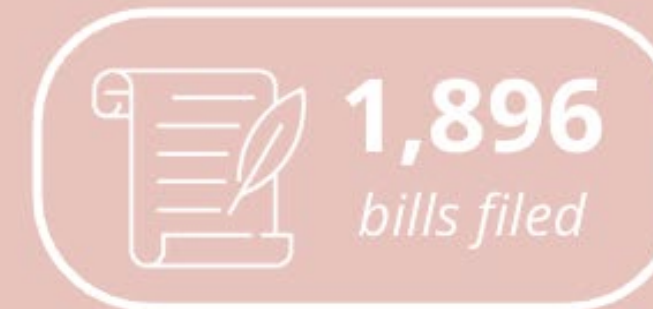
Congressional Redistricting

Special Session F –

Budget



● passed ● failed



Despite nearly 1,900 bills filed, fewer than 13% reached passage—underscoring the importance of strategic advocacy and early positioning.

HB 399: Land Use & Development Regulations

HB 686: Agricultural Enclaves

HB 803: Building Permits & Inspections

HB 927: Local Land Planning and Development

HB 1389: Affordable Housing

SB 1434: Infill Redevelopment

Is the Current Growth Management System Working?

- Pre 1985** → *Locally controlled zoning laws*
- 1985-2006** → *State level regulatory review and compliance determination for local Comprehensive Plans*
- 2006-Now** → *Very limited state review with no authority to enforce compliance*

Current situation: *Everything is back to local control, but without a mechanism or entity to resolve conflicts with developers or other jurisdictions*
The result: *Pre-emptions*

SOME PRE-EMPTIONS OVER THE LAST 5 YEARS

- Live Local Act
- Blue Ribbon Projects
- Impact fees
- Permitting review

FUTURE OF GROWTH MANAGEMENT

- What should be the state's role in growth management?
- What should the state really care about?
- Is it time to update our growth management laws?

POLICY CONCERNS

- State wants to continue to grow
- Role of the State versus Local
- Rural areas versus Urban areas
- Local government control over growth...what does that mean?

PROCESS

- Public Hearings Process
- Different processes (e.g. variance) and definitions (e.g. R-1) everywhere
- Intergovernmental coordination
- Dispute Resolution

FUNDING

- Are we keeping up with paying for growth?
- Who should pay for growth?
- Should we consider new methods for paying for growth?

Final Thoughts



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Questions

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