

**Draft Legislative Priorities 2024  
For Board of County Commission Discussion**

**Affordable Housing – SB 102:**

Affordable housing permitted by right in industrial zoning.

Concerned with compatibility issues with potentially noxious industrial uses and in proximity of residential uses. Moreover, residential development permitted (allowed by right) abutting or in close proximity may affect the viability of industrial recruitment and attraction; thus, impeding Indian River County's ability to protect and expand its industrial base to diversify its local economy.

**Septic Tank Upgrades – HB 1379:**

Bill requires beginning on January 1, 2024, unless previously permitted, the installation of a new onsite sewage treatment and disposal system (OSTDS), where central sewer is not available, that is an enhanced nutrient-reducing OSTDS. By July 1, 2030, on residential lots must be replaced (less than an acre) must be replaced with an enhanced nutrient reducing OSTDS.

Cost for conventional OSTDS - \$6,000 - \$7,000

Cost for nutrient-reducing OSTDS - \$14,000 - \$15,000

Sebastian (approximately 11,000 – 12,000 OSTDS) – replacement cost ~\$190 million  
\$150 annual operating permit  
~\$1,200 2-year Maint. Agreement

Concerned with timeframe to upgrade OSTDS for those that have installed a fully functioning conventional OSTDS in the past 5 to 10 years, and especially in the past 2-3 years. No prior warning prior to HB 1379 passing. A properly maintained OSTDS system can be functional for in excess of 20 years.

**Homeowners Insurance:**

Rising premium costs, carriers dropping or not renewing policies – increasing cost make homeownership unaffordable.

**Ability for a Commissioner to participate in the actions taken by the governing body if a physical quorum is present, and provided the Commissioner is on official business outside of the County.**

Several AGO's provide that a member of a public body must be present (in attendance) to participate in the official business of the governing body. See AGOs 1983-100, 2006-20, 2009-56, 2020-03.

Each of the AGO's note until judicially or legislative determined (in the absence of a statute) a member must be present (physically in attendance) to participate and vote on a matter. However, AGO 2006-20 provides that if a physical quorum is present a member of a board or commission who is physically unable to attend, where a member is suffering a serious medical condition, they may participate in the official business of the governing body.

Request the Legislature permit a member or board or commission be permitted to participate in the official business of the governing through interactive electronic media provided the member is out of the County on official County business and a quorum of the board members is physically present with a limit of how many instances a member may do so in a fiscal or calendar year.

**Appropriation Requests:**

Funding opportunities to expedite certain roadway projects.

Funding opportunities to advance and or enhance stormwater projects.