



The Honorable Gayle Harrell  
Florida State Senator  
Senate District 31  
404 Senate Building  
404 South Monroe Street  
Tallahassee, FL 32399-1100

March 26, 2025

Re: Florida State House Bill 247 (HB 247);

Sent Via Email Transmission Only

Dear Senator Harell:

The Tequesta Civic Association (TCA) <https://www.tequestacivicassoc.org/> is writing to you regarding the proposed HB 247. We understand the importance of providing affordable housing options and the potential benefits that ADUs can bring to a community. However, we have significant concerns about the implications of this bill on the Village of Tequesta (VOT) infrastructure, resources, and overall quality of life.

We understand this Bill was filed by Florida House Representative Bill Conerly who appears to be based in the rural eastern area of Manatee County. In summary, the bill does the following:

1. Revises definition of term "accessory dwelling unit" to include certain manufactured homes
2. Requires, rather than authorizes, local government to adopt an ordinance to allow accessory dwelling units in certain areas
3. Prohibits such ordinance from increasing parking requirements in any area zoned for single-family residential use
4. Authorizes local government to provide density bonus incentive to landowners who make certain real property donations to assist in provision of affordable housing for military families.

Our specific concerns relating to each of the above proposed initiatives are as follows:

The Tequesta Civic Association is a 501(c)(3), IRS-recognized, non-profit organization. All of your donations are tax-deductible. (EIN 93-1710664).

A copy of the official registration and financial information may be obtained from the Division of Consumer Services by calling toll-free within the state. Registration does not imply endorsement, approval, or recommendation by the state. The department's toll-free number is 1-800-help-fla if calling from within the state of Florida or 850-410-3800 if calling from outside of Florida. The department's website is [www.800helpfla.com](http://www.800helpfla.com).



1. ADU definition: Manufactured homes are not ADU's. They are a specific type of housing that addresses a need for affordable housing in certain defined locations as specified by each community.
2. HB 247 requires every municipality to allow manufactured housing negating their ability to properly plan the type and location of housing pursuant to and commensurate with their individual city comprehensive masterplan
3. Parking: In many single-family neighborhoods, the existing parking infrastructure is already limited. Introducing ADUs without requiring additional parking spaces will exacerbate the existing parking shortages, leading to increased congestion and potential safety issues for residents and visitors alike.
4. Density Bonus: The introduction of ADUs to existing single family neighborhoods would result in increased density significantly altering the unique suburban atmosphere that has organically been created in the VOT over many years. This change could undermine property values and affect the overall desirability of residing in the VOT.

In communicating with the VOT on the potential impact of this proposed Bill, we agree with the Village on additional concerns they have articulated to the State including:

1. "The strain on our local infrastructure and public services. The increased population density from ADUs will put additional pressure on our water, sewer, and waste management systems. The schools, parks, and emergency services would also face heightened demand, potentially compromising the quality of service provided to residents."
2. "While we appreciate the intent behind HB 247, we believe that a more nuanced approach is necessary. We urge legislators to consider allowing local governments flexibility to determine the best way to integrate ADUs into their communities while addressing the unique needs and concerns of each area. This could include requiring additional parking provisions, conducting impact assessments, and involving community stakeholders in the decision-making process."

In conclusion, the TCA position is that the proper planning and zoning of any community resides solely with the local elected representatives and their respective staff. This clearly is a fundamental right under the jurisdiction of "Home Rule".

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The TCA respectfully requests that HB 247 be reconsidered or amended to provide local governments with the discretion needed to manage the introduction of ADUs effectively.

Thank you.

*Thomas G. Bradford*

Thomas G. Bradford  
President, Tequesta Civic Association

cc: Molly Young, Mayor, Village of Tequesta  
Rick Sartory, Vice Mayor, Village of Tequesta  
Jayson E. French, Council Member, Village of Tequesta  
Laurie Brandon, Council Member, Village of Tequesta  
Patrick Painter, Council Member, Village of Tequesta  
Jeremy Allen, Village Manager, Village of Tequesta  
Palm Beach County Legislative Delegation Members  
TCA Board of Directors

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