

1000 Friends of Florida | 2001 Annual Report



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Dear Friends:

From a landmark legal victory to the launching of a major new initiative to promote more responsible growth and development in Florida's Panhandle, 2001 was a banner year for 1000 Friends. We thank you for your support, which made these and many other accomplishments possible.

The year also was a turning point in our nation's history. As we continue to struggle to deal with the many ramifications of the September 11 tragedy, many of us have renewed our commitment to family, friends and community. We want to work with you to improve the quality of life in communities across Florida.

1000 Friends remains committed to helping the people of Florida build better communities. Our belief in the importance of an informed and active citizenry is steadfast. Our desire to provide the kinds of planning tools needed for Florida's future remains strong. Our "toolbox" of technical assistance, legal advocacy, educational materials and state policy watchdog efforts is always open and ready. Please use these tools in your community, and work with us to improve them.

Our thanks to you for all you do to make Florida a better place to live for all of us.



Charles Pattison, AICP
Executive Director



2001 Highlights!

- Won landmark legal victory upholding the right of citizens to enforce their local comprehensive plans
- Began major initiative promoting better planning in Florida's Panhandle
- Helped secure \$185 million in dedicated revenue for affordable housing for 2001-2002
- Drafted successful state legislation and local ordinances promoting inclusionary housing
- Conducted 15 conferences and forums (rural resource protection, nature-based tourism, disaster planning for historic resources, transportation planning, inclusionary housing, linkages between affordable housing and smart growth, and interrelationships between the environment, economy and smart growth)
- Took up legal challenges to address annexation, environmental permitting, vesting, cement plant construction, and the extension of water and sewer lines
- Provided technical assistance to Waterfronts Florida communities of Vilano Beach, Oak Hill, Cortez, Mayport, San Carlos, and St. Andrews and to the Department of Community Affairs as it begins to administer this program
- Prepared and distributed 400,000 copies of *Smart Growth: Building Better Communities and Protecting the Environment in Palm Beach County*
- Published and distributed *A Citizen's Guide to Smarter Growth in Palm Beach County*
- Conducted Martin County poll that found overwhelming local support for quality planning and protecting the environment.



To help build better communities across the state,

1000 Friends undertook a major overhaul of its web site in 2001, adding significant content. By the end of the year, the site was receiving more than 1000 hits a day. To find out more about 1000 Friends of Florida and its activities, we invite you to visit us at www.1000friendsofflorida.org.



The Florida Panhandle Initiative is part of a much larger project,

spearheaded by the Doris Duke Charitable Foundation, to acquire land and develop planning strategies to protect sensitive resources in North Florida, South Georgia and Alabama. Our partners include The Nature Conservancy, The Conservation Fund, The Georgia Conservancy, The Trust for Public Land, Tall Timbers Research Station, and the Georgia Land Trust Service Center.

Successful Communities

A recurring theme of 1000 Friends of Florida's work was the importance of community. Whether a project was focused on affordable housing, transportation, or historic preservation, its aim was making a community more livable.

Through Successful Communities, we offered technical assistance to citizens and communities where growth threatens distinctive natural and cultural assets, worked to improve local abilities to enhance community character, and helped build constituencies for quality development. 2001 was a particularly productive year for 1000 Friends in this arena.

Florida Panhandle Initiative

In 2001, 1000 Friends of Florida launched the four-year Florida Panhandle Initiative. Focusing on the Red Hills/St. Marks River, Apalachicola, and Blackwater regions of the Florida Panhandle, our goals include:

- Strengthening local land use planning to limit inappropriate growth and development;
- Increasing the capacity of citizen organizations to influence land use decisions; and
- Promoting the creation of business and environmental coalitions to coordinate economic development activities with natural resource protection.

During this first year of the Florida Panhandle Initiative, 1000 Friends analyzed the region's planning strengths and weaknesses, identified strategies to protect the area's distinctive natural resources, and began establishing partnerships with local players.

Comprehensive plan review. 1000 Friends reviewed and evaluated comprehensive plans for 25 of the larger local jurisdictions in the Panhandle, identifying the strengths and weaknesses of local planning efforts.

Rural resource protection white paper. 1000 Friends commissioned the Florida Chapter of the American Planning Association (FAPA) to produce this white paper, which includes tools for landowners and local governments to conserve farmland and rural sensitive environmental resources. It can be viewed at www.1000friendsofflorida.org under "Florida Panhandle Initiative."

Rural resource workshops. We partnered with FAPA to conduct workshops in Niceville and Marianna to present a variety of planning and conservation tools available to rural areas in Florida.

Nature-based tourism workshop. In cooperation with the Gulf Coastal Plains Ecosystem Partnership, we conducted a workshop to promote increased nature-based visitation in the Blackwater region of North Florida.

Panhandle partners. We laid the foundation for a technical assistance program to assist citizen and business groups and local governments interested in strengthening their local planning process. (In 2002 we are selecting three groups with which to partner over the next three years to provide training, technical assistance, and pass-through grants from the Doris Duke Charitable Foundation.)

Other activities. We worked with the Apalachee Land Conservancy, Georgia Land Trust Service Center, and The Nature Conservancy to explore establishing a region-wide land trust. We met with representatives of the major player in the Panhandle, the St. Joe Company, to establish a working relationship and learn about the company's development plans in the region. We reviewed and provided input for Bay County's proposed Transfer of Development Rights (TDR) ordinance.



Palm Beach/Martin County Green Initiative

Launched in 1999, 1000 Friends' Palm Beach County Green Initiative has focused on promoting smarter growth in this rapidly developing part of the state. Recognizing the importance of regional linkages, in 2001 we increased our activities in neighboring Martin County. Our work centered on:

- **Planning**—helping to guide the location and timing of new development and coordinate existing, fragmented planning efforts;
- **Education**—providing the public with the tools needed to play an active role in shaping the future of their community; and
- **Advocacy**—ensuring that proposed development follows the principles of smart growth.

We have a number of important accomplishments to report for Palm Beach County.

Agricultural Reserve. 1000 Friends provided significant input to the development of the county's Comprehensive Plan Amendment for a master plan for this 20,000-acre area. Changes included allowing a limited amount of commercial "Traditional Marketplace Development" to enhance and promote agriculture and neighborhood services, and ensuring that development be rural in design, with required roadway connectivity and pedestrian, bicycle and equestrian pathways.

Sector Plan. We continued to monitor the Sector Plan being developed for about 55,000 acres in central western Palm Beach County, including actively studying the proposed scenarios to ensure they curb sprawl and promote smarter growth.

Unified Land Development Codes. 1000 Friends occupied a position on the Citizens Task Force, which oversees and makes recommendations to the Board of County Commissioners regarding the overhaul of the county's rules under the new Managed Growth Tier System. (Sweeping changes are expected to address the sprawling growth patterns in the county.)

Development without Displacement. 1000 Friends helped citizens refine the Limestone Creek neighborhood plan and worked with residents to strengthen local capacity to bring about desired improvements to this historic neighborhood.

Transportation. Several proposed road projects threatened publicly held land purchased with funds from the 1991 and 1999 bond referenda. Both environmentally sensitive and agricultural lands remained under threat from road alignments intended to reduce traffic congestion. 1000 Friends worked to prevent such impacts while looking for ways to address the transportation problems.

In partnership with The Conservation Fund, 1000

Friends prepared a series of educational materials to promote smarter growth in Palm Beach County. They are available at www.1000friendsofflorida.org under "Palm Beach/Martin County Initiative."



Comprehensive Everglades Restoration Plan (CERP). 1000 Friends continued to monitor this monumental \$8 billion, 38-year restoration effort, and serve on the South Florida Water Management District's Water Resources Advisory Committee. We continued paying close attention to the implementation process, public involvement, and permits or plans that may have significant impacts.

Smart Growth: Building Better Communities and Protecting the Environment in Palm Beach County. On a Sunday in February, 400,000 subscribers to the *Palm Beach Post* and the *Fort Lauderdale Sun-Sentinel* opened their morning papers to find this eight-page insert prepared by 1000 Friends and The Conservation Fund. Articles highlighted local smart growth success stories, from establishing greenways in Limestone Creek to the redevelopment of Mizner Park in Boca Raton.

A Citizen's Guide to Smarter Growth in Palm Beach County. 1000 Friends produced this user-friendly handbook for distribution in Palm Beach County. It describes the significance of the local environment, discusses the concept of smart growth, explains tools for promoting smarter growth in Palm Beach County, and outlines how citizens can play a more active role in shaping the future of their communities.

Community Forums. With The Conservation Fund, we sponsored a series of forums on the interrelationships among the environment, the economy, and smarter growth. Speakers included Dr. Allen Counter of the Harvard Medical School faculty, Ann S. McLaughlin Korologos, former U.S. Secretary of Labor and current Chairman of the Aspen Institute, and Edward McMahon, Director of Land Use Planning at The Conservation Fund. Mr. McMahon also conducted a well-received workshop on innovative planning for the Palm Beach County Commission.

Advocacy. 1000 Friends continued monitoring the flood of development requests resulting from the sale of close to 15,000 acres of former MacArthur lands. We participated in a forum to bring north county public officials together to find ways of dealing with the traffic impacts. We continued tracking the controversial Renaissance Village proposal for northern Palm Beach County.

Martin County Green Initiative

1000 Friends has long been an active player in Martin County. In 2001 we increased our efforts to help residents maintain a strong and effective local planning process. One of our most important victories—helping Karen and Paul Shidel in their suit to protect the right of citizens to enforce their local comprehensive plan—is described in the section on Legal Advocacy.

Martin County Poll. To measure support for environmental and growth management policies, 1000 Friends conducted a countywide voter poll in April. Voters expressed overwhelming support for saving the environment for future generations, having builders pay their fair share for public facilities, protecting the St. Lucie River, building schools in urban areas, securing public review and comment on development proposals, supporting high quality development, and maintaining a strong economy through a healthy environment.

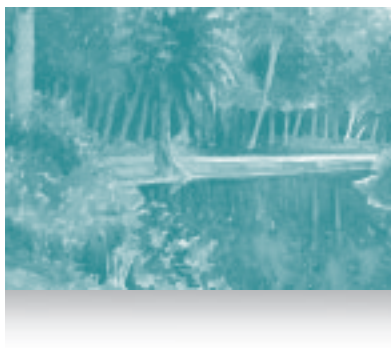
Comprehensive Plan Amendment and Land Development Regulations. We reviewed proposed changes to the county's comprehensive plan and land development regulations that would loosen protections for the environment. With strong public support, we opposed proposals to waive wetlands restrictions for "public" uses, resulting in relatively minor changes, and opposed allowing Planned Unit Developments (PUDs) in agriculturally designated lands. We provided expert testimony concerning changes to the economic element of the plan, as well as amendments intended to waive requirements controlling school siting and public facilities.

Transportation Issues. 1000 Friends provided technical support and comments at the Northern Palm Beach/Southern Martin County Traffic Summit. We also tracked the proposed Willoughby Road extension with the goal of getting it removed from the transportation plan, as it would cut through the recently acquired Atlantic Ridge (Seawinds) project, a sensitive natural area.

Loxahatchee River. In a project that impacted both Martin and Palm Beach Counties, 1000 Friends took a leadership role in advocating for restoring flows to the first Wild and Scenic River in the state. Salt water intrusion is damaging the river's freshwater floodplain and killing ancient cypress trees. Development in the region is routing the river's water to homes and golf courses. 1000 Friends actively pressed the South Florida Water Management District to better address the river's needs.

Community Seminar. We participated in an educational forum for citizens. More than 150 attended this event, which included presentations addressing legal, land use, and practical issues related to growth management implementation.

Advocacy. We tracked the proposed "land swap" at Jonathan Dickinson State Park, and were reactivated as a voting member of the Rivers Coalition to bring another conservation voice to this group.



1000 Friends hosted its annual growth management awards ceremony in March to recognize leaders across the state. We honored the "father of growth management" and 1000 Friends' founder Dr. John M. DeGrove with the Bill Sadowski Award for his decades of outstanding leadership in promoting smarter growth in Florida and across the nation. *Florida Trend* received the Al Burt Journalism Award for its long tradition of quality, insightful coverage of growth, development and environmental issues that will shape the face of Florida for generations to come.

The Community Steward/Public Servant Award was presented to Mayor Glenda Hood for her visionary leadership in revitalizing neighborhoods and commercial areas to improve the quality of life in Orlando. Alicia Putney of No Name Key received the Community Steward/Hometown Hero Award for her on-going grassroots activism to promote more effective planning to protect the rich natural environment of the Florida Keys.

We also recognized departing board members Robert L. Parks and Jerry Sokolow for their many years of service to 1000 Friends and Affordable Housing Director Jaimie Ross for her decade of outstanding leadership on affordable housing issues facing Florida.



Other Successful Communities Projects

1000 Friends also partnered with federal and state agencies and private organizations to promote better planning in Florida.

Efficient Transportation Decision Making Forums. In 2001, the Florida Department of Transportation unveiled its Efficient Transportation Decision Making (ETDM) process. The goal of this new approach to transportation decisions is to promote interagency interaction earlier in the transportation planning process. Through a contract from the Environmental Protection Agency, 1000 Friends convened a series of six meetings across the state to explain the proposed revisions and seek feedback from the very groups that are frequently directly affected by these decisions. Additionally, we created a database of nonprofits, nongovernmental organizations and citizen groups likely to be interested in transportation issues.

Pre- and Post-Disaster Planning for Historic Resources. Though Florida has been at the forefront of working with communities to identify and develop local hazard mitigation strategies, little work had been done to address the unique needs of historic areas. Under a grant from the Florida Department of State, 1000 Friends helped identify actions to better link emergency management and historical/cultural resource preservation networks. At a one-day roundtable in Tampa, 45 participants representing federal, state and local interests discussed alternative approaches to emergency management and the protection of historic resources, developed recommendations to improve Florida's process, and identified strategies for better cooperation among the State Historic Preservation Office, Federal Emergency Management Agency, Florida's Division of Emergency Management, and local emergency management and historic/cultural resource staff. 1000 Friends presented the findings at the 2001 Governor's Hurricane Conference.

Waterfronts Florida. This program, created in 1997, is an initiative of the Florida Coastal Management Program that provides in-depth technical assistance and training to designated coastal communities over a two-year cycle. Through a contract with the Florida Department of Community Affairs (DCA), 1000 Friends provided assistance to Vilano Beach, Oak Hill, and Cortez, and the three "graduate" communities of San Carlos, Mayport, and St. Andrews. 1000 Friends assisted with creating strategic action plans, successfully obtaining grants, and completing waterfront projects. 1000 Friends also solicited applications for the third cycle of this program, resulting in the designation of three new Waterfronts Florida communities—Port Salerno, Old Homosassa Springs, and Panacea. After June 30, 1000 Friends of Florida assisted with transitioning administration of the program to DCA.

AAA Metro Mass Transit Project. Under contract with the American Automobile Association (AAA), 1000 Friends completed a project to assist with researching and incorporating mass transportation information into AAA's tourism database to make it easier for travelers to take advantage of mass transit opportunities in their destination city.

Growth Management Leadership Alliance (GMLA) Summit. To help forge a common agenda between smart growth, affordable housing and social equity, 1000 Friends co-hosted a national GMLA summit, held in the new urbanist community of Abacoa. This three-day event brought together housing advocates from across the state and smart growth leaders from as far away as Hawaii to forge an agenda addressing the shared needs of their constituencies. GMLA is a national coalition of 33 state and regional smart growth advocacy organizations.

Affordable Housing

Since the inception of its affordable housing program in 1991, 1000 Friends has worked closely with the Legislature, development community, and affordable housing advocates to increase the access of each and every Floridian to safe and affordable housing. Today, with the largest dedicated source of revenue for affordable housing and progressive planning tools, Florida is a national leader.

Inclusionary housing—the concept of requiring all developments of a certain size to include a certain percentage of affordable housing within that development—was one of the hallmarks of 1000 Friends' affordable housing efforts in 2001.

State inclusionary housing legislation. A Supreme Court case from Colorado (Telluride, June 2000) held that a local government was unable to adopt a type of housing ordinance because of a state statute barring price and rent controls. To avoid potential litigation under an analogous argument, 1000 Friends drafted language to carve out an exception from Florida's price and rent control statute for land use mechanisms, including inclusionary housing ordinances, that increase the supply of affordable housing. We worked successfully with Senator Pruitt and others to see that this amendment was made in the 2001 session.

Model inclusionary housing ordinance. As a member of the state's Affordable Housing Study Commission, 1000 Friends drafted a model inclusionary housing ordinance and linkage fee ordinance, which was included in the commission's 2001 Report.

Inclusionary housing conference. 1000 Friends' Affordable Housing Director served as the Interim Executive Director for the Florida Housing Coalition from July until November of 2001, coordinating that group's 14th annual statewide conference, held in Jacksonville. The theme was "Embracing Affordable Housing as a Community Asset." David Rusk, nationally recognized author and urban planner, delivered the keynote address on inclusionary housing, and 1000 Friends conducted an inclusionary housing workshop.

Local inclusionary housing ordinances. 1000 Friends assisted local governments in Alachua, Leon, Miami-Dade and St. Johns Counties with the development of inclusionary housing ordinances, and spoke at the Bay County Annual Home Ownership Expo in Panama City on the need for this type of ordinance to address the large developments facing that region of the state.

The NIMBY Report. As a board member of the National Low Income Housing Coalition, 1000 Friends' Affordable Housing Director took on the role of editor of the biannual NIMBY Report—one on design issues and the other on smart growth.

Affordable housing and the Growth Management Leadership Alliance (GMLA). The smart growth report prepared for the National Low Income Housing Coalition served as a foundation for the GMLA summit, described more fully earlier. The first day of the summit focused on better integrating growth management and affordable housing efforts in Florida. Leading state and national housing advocates and growth management experts outlined strategies to fully incorporate affordable housing within local, state, and regional growth management programs.

Technical assistance. In the first major technical assistance effort by the Department of Community Affairs under its "Department of Community Assistance," we participated in a Keys Roundtable on Affordable Housing. We helped the Okeechobee Nonprofit Housing Corporation address legal, land use and financing issues to develop a small farmworker housing development of 11 single family homes. We also assisted Central Florida Legal Services with a case involving the misuse of affordable housing subsidies in a project known as the "Ritz Condominium" in Cocoa.



2001 saw the unprecedented appropriation of over \$185 million for affordable housing in Florida. 1000 Friends of Florida, the original convener of the Sadowski Act Coalition, reactivated the Coalition to educate new legislators about the importance of funding for affordable housing. We spearheaded the development of an impressive packet of information including a color spread of success stories around the state and a letter of support executed by all the members of the Sadowski Coalition, including the Florida Home Builders Association, the Florida Association of Realtors, the Florida Association of Counties, the Florida League of Cities, Florida Department of Community Affairs, Florida Housing Finance Corporation, Florida Housing Coalition, 1000 Friends of Florida, Florida Legal Services, Florida Catholic Conference, and Florida Impact.

Legal Advocacy

Upholding the legal superiority of local comprehensive plan policies and ensuring strict compliance with environmental permitting requirements were significant successes in 2001. This work upheld the legal foundation for public involvement in protecting Florida's quality of life.

Landmark victory for citizens' rights. Clearly, the biggest victory of the year for growth management came from Martin County. On September 26, the Fourth District Court of Appeals in West Palm Beach issued what is being called a landmark decision in growth management law. The Court upheld the citizen's right to enforce local planning measures by ordering a developer to remove five multistory apartment buildings that were found to violate Martin County's land use plan.

"Plan before you annex." 1000 Friends filed another important brief in Martin County regarding the City of Stuart's annexation policies. Our goal: to get the courts to require local governments to "plan before they annex," and then to follow their comprehensive plans.

Strict compliance with environmental permitting requirements. In Palm Beach County, 1000 Friends and its member Singer Island Civic Association challenged a permit issued by the Department of Environmental Protection to build a 4,230 square foot dock and 10,000 square foot house on Munyon Island, a one-and-a-half acre undeveloped coastal island in the Lake Worth Lagoon. Issues involved the protection of sea grasses, including the endangered Johnson Seagrass, and pollution from onsite wastewater treatment.

Citizen input. 1000 Friends was party to an out-of-court settlement requiring the City of West Palm Beach to separate zoning hearings and comprehensive plan amendments to improve opportunities for citizen input.

Development on conservation lands. Representing the Audubon Society of the Everglades, 1000 Friends challenged a plan amendment in the Village of Wellington regarding Peacock Pond, a permitted 80-acre stormwater treatment facility designated to treat stormwater before it reaches the Art J. Marshall National Wildlife Refuge. The Village of Wellington changed the land use on the area from conservation to residential for 80 homes. The Administrative Law Judge held that the plan amendment was legal and, at the end of the year, the Florida Department of Community Affairs affirmed this ruling. 1000 Friends decided not to appeal this issue further.

Secondary impacts of road construction. 1000 Friends continued its active role in the Florida Keys, remaining concerned

about the growth implications of the proposed widening of "the Eighteen-Mile Stretch" of road that leads into the Keys, and its secondary impacts on Key Deer, sea grasses and water quality. The Florida Department of Transportation agreed to reduce the width of the road from three lanes on a four-lane footprint to two lanes on a three-lane footprint. While other allied groups focused on the footprint, 1000 Friends pushed to mitigate for offsite, secondary impacts. Our goal: to ensure that any road improvement does not increase the number of building permits. We advocated a toll on the road with proceeds offsetting the impacts of new users in the Keys.

Vesting. In the Keys, the ongoing Ambrose Case, brought by property owners whose land was platted before 1972, sought a judicial determination that they were "vested" from the County's comprehensive plan and land development regulations. 1000 Friends intervened on the side of Monroe County and DCA to oppose this case. The trial judge has said he intends to rule for the property owners. We await a Final Judgment that can be appealed.

Cement plant construction. A plan amendment adopted by the Town of Newberry in central Florida would have eased the construction of cement plants. 1000 Friends challenged the amendment, representing a local Sierra Club. We are currently in settlement negotiations with the City of Newberry to resolve the case. Newberry has agreed to repeal the plan amendment and

We salute Karen and Paul Shidel.

These Martin County residents launched a six-year legal battle to ensure that the county's transition development zone policy was applied as it was intended. This important case, in which 1000 Friends filed an amicus brief and provided legal support, confirmed not only the legal primacy of local comprehensive plans, but the critically important role citizens play in effective growth management.

adopt language that would require new cement plants to undergo a comprehensive plan amendment. Progressive policies governing future annexation are also in the works.

The extension of water and sewer lines. Due to a proposal by St. Johns County, 1000 Friends sought to establish the ruling that the extension of water and sewer lines needed to be addressed in a local government's comprehensive plans. In October, the Department of Community Affairs issued a declaratory statement agreeing with our position. This has been appealed by St. Johns County.

New town plan policies. St. Johns County adopted New Town plan policies without including many of our recommendations. The New Town amendment was challenged by Sierra Club and Florida Wildlife Federation. While 1000 Friends was not a party, we have closely followed the case, expecting it to generate important issues.

The 2001 Legislative Session

The Governor's Growth Management Study Commission began meeting in 2000 to identify ways to improve Florida's planning process. 1000 Friends presented its recommendations, which may be viewed on our web site. The commission issued its report in early 2001. Its 89 recommendations were general in nature, generating little consensus on how to translate them into specific statutory language. As a result, little of substance passed during the 2001 session, except for a relaxation of Development of Regional Impact (DRI) thresholds in rural areas and funding for a study committee to review and evaluate models designed to assess the costs of new development.

School planning. Although this was supposed to be the year that school planning was tied to growth and development, nothing passed. Both houses had similar planning language but differed on a controversial provision allowing school boards, by a super majority vote without a public referendum, to impose a half-penny sales tax increase to pay for needed educational facilities. This proved too much to overcome.

Raid on Preservation 2000. Very disappointing was the Legislature's move to take \$75 million from the Preservation 2000 program to pay for the state's share of Everglades restoration for this year—a raid opposed by every environmental group in the state. We were successful, however, in defeating a serious attempt to limit citizen rights.

Inclusionary housing and conservation easements. Several important pieces of legislation passed. One clarified a local government's authority to adopt inclusionary housing ordinances,

and another provided additional assistance for housing for the homeless. A third established programs to purchase conservation easements on rural and agricultural lands (but did not provide funding) and authorized up to five rural planning projects to undertake sector planning.

Other environmental issues. Several pieces of damaging environmental legislation failed or were withdrawn, including bills to protect the Rodman Dam, promote the dredging of lake shorelines, and establish a poorly-conceived Aquifer Storage and Recovery (ASR) program.

We were pleased once again

to work with

members of the Growth Management

Coalition during the Session, and

would especially like to acknowledge

the many efforts of the Florida Chapter

of the American Planning Association,

League of Women Voters, Sierra Club,

Florida Consumers Action Network,

Florida Public Interest Research Group,

Defenders of Wildlife, and the Environ-

mental and Land Use Law Center.



2001 Funding Sources

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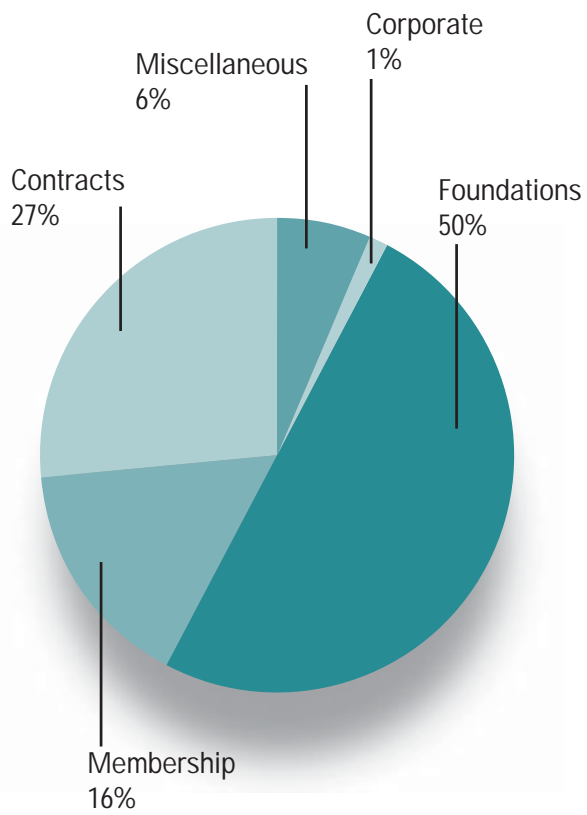
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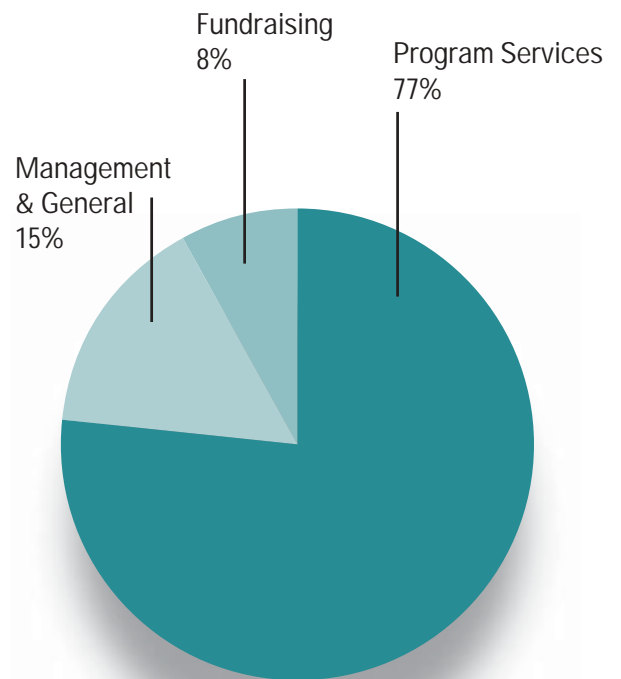
Revenue

TOTAL: \$1,019,364



Expenses

TOTAL: \$946,141



Founding Friends | 1986–1989

Once again, we thank those who supported 1000 Friends in its early years.

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