

FORESIGHT



Four hurricanes in a single season is a lot by anyone's standards, especially if they were four of the ten most costly in U.S. history, happened within a six-week period, and all impacted one state. With Florida losses still coming in, initial estimates show that 2004's Charley, Frances, Ivan, and Jeanne combined will exceed the \$35 billion in losses caused by Hurricane Andrew here in 1992. This year, one in five Florida homes suffered some kind of hurricane-related damage.

1000 Friends Recommending Coastal High Hazard Area Improvements

BY CHARLES PATTISON, AICP
EXECUTIVE DIRECTOR



Unfortunately, some are predicting that four major hurricanes in one season may become the norm, not the exception. Many scientists agree that hurricane patterns are cyclical, and that Florida may be emerging from a 40-year lull. The 15,000 insurance claims adjusters temporarily in Florida in 2004 could be a common sight in future years.

And yet we continue to build in vulnerable areas. About 80 percent of our population lives within 20 miles of the coast. These development patterns are projected to continue as Florida moves closer to becoming the nation's third largest state. Clearly, it's time to ask what can be done differently.

1000 Friends is advocating for a series of changes to how Florida plans for disaster in order to save lives, protect property, and safeguard the natural environment.

Currently, every coastal county in Florida is required

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Foresight is published quarterly by 1000 Friends of Florida, a nonprofit membership organization founded in 1986. 1000 Friends of Florida works to save special places, fight sprawl, and build better communities.



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HINDSIGHT

In my Mother's family, the hurricane story was about the Hurricane of '48 – 1848. That storm was a monster. It flooded most of the Tampa and Pinellas peninsulas. It created John's Pass on the Gulf Beaches (naming it for John was the consolation prize for what used to be his farm). Our family, the first permanent European settlers in Pinellas County, was settled at what is now Philippe Park in Safety Harbor. Odet Philippe and his clan watched in horror as a wall of water advanced up Tampa Bay towards his homestead of St. Helena. Scurrying up to the top of an Indian mound that still exists on the site, they saved themselves. Not so

their house, groves and personal property (alleged to include a chest of gold).

Now with eight generations in Florida, our family has endured dozens of hurricanes. So far, this has been without loss of life. God help us, there is even a part of us that enjoys a good hurricane—the energy, the housecleaning effect. Thus a few observations from an old Cracker as Florida confronts the future after, as of this writing, three storms, with another in the wings.

As Florida looks forward, the best place to first look is back. Multi-storm seasons were not uncommon in Florida's past. Key West has had two in a month more than once. The unusual lull in hurricane activity from the 60's to the 90's was an aberration. We need to assume that hurricanes are a part of our life, as Gov. Bush says "the price of living in paradise." The past suggests certain ways of coping with this reality, or at least mitigating it.

Until fairly recently, functioning shutters were the norm in Florida, particularly in coastal areas. Whether they were the charming Bahama style, or the hideous (but, very functional) aluminum "Miami" style, they were normal. They shared a common utility, in that they could be deployed relatively quickly and easily, without a lot of labor being involved.

Also, historically, public buildings were built to category 4, or even 5 standards. The walls of the state and federal courthouses in Key West are up to 10 feet thick. Public buildings were meant to be shelters of last resort. It does cost more to build to such standards, but only once. But, ultimately, mass horizontal evacuations are not the solution.

A Little Cracker Wisdom for Surviving Hurricane Season

BY J. ALLISON DEFOOR, II



J. Allison DeFoor, II, a seventh-generation Floridian, lives at Wakulla Springs. He is the current State Coordinator for EarthBalance, a statewide environmental restoration firm, and serves on the Board of 1000 Friends of Florida.

Next, there are styles of architecture that do not lend themselves well to Florida. Doors that open outward may seem unfriendly to newcomers, but not to anyone who ever battled an inward opening door in a storm. Those California style overhangs that some love are wind scoops in a storm. Whether or not trailers are suitable to Florida is perhaps best answered by asking a Bahamian friend if they are allowed in the Bahamas—you will hear laughter as the response.

Finally, there are simply places that should not be the site of palatial houses, and thus the site of palatial losses. Old Crackers, no matter how wealthy, built largely shacks on the beach. When, not if, they blew down, they were easy to replace. The current flood insurance scheme subsidizes the high-risk taker, at the expense of those who have better sense—not good economics. It may well be that it is in everyone's best interest to simply acquire that beachfront motel that has received insurance paid remodelings every few years of late.

Government need not achieve all of the above outbreak of common sense. The insurance industry, and just plain folks, will eventually tire of subsidizing long-term bad decision-making. But some old Cracker and Conch wisdom is called for right now. ■

By the time you read this article, 1000 Friends of Florida and other concerned citizens and nonprofits are expected to have filed several appeals to halt the development of the Mecca Farms site as the home of the new Scripps Biomedical Research Institute in Palm Beach County (see page 6). It is a shame that what should be a welcomed, positive economic opportunity is facing these challenges, and that it comes to groups like ours to have to resort to this final option to site this facility properly.

We'd like to explain how this situation has come to pass, and what you can do to help us successfully conclude it. Our last issue of *Foresight* described the benefits and challenges presented to Florida, Palm Beach County, and citizens by the Scripps Project. What has transpired since has

unfortunately shown that proponents for the Mecca Farms site are willing to turn their backs on 25 years of sound growth management planning. The changes, amendments,

alterations, and special exceptions to current plans and ordinances are astounding. They clearly demonstrate why this site is so inappropriate, both now and for the future.

This veiled effort to open the urban service boundary so that more than 100,000 acres of rural and agricultural lands can be developed is without precedent in Florida. More than one billion public dollars are needed to make this possible, and now at least three more projects with even larger impacts are being proposed in the same area.

Palm Beach County chose to proceed on this path in the face of numerous hearings, comments, letters and reports which pointed to viable alternatives that required significantly fewer exceptions and less infrastructure, and with much more limited environmental impacts. Mecca Farms must be challenged because if this site can be found consistent with our growth management laws, then Florida's hard work to properly control and direct its growth for these last 25 years will have been for naught.

This challenge will be difficult, expensive, and time consuming. While this was not the path we hoped for, it is one we now must vigorously pursue. To do so means raising the funds necessary to prevail. Your help is critical in matching the dollars already secured to this end so that the best possible case can be presented. Donations for legal fees, expert witnesses, transcripts, and staff time beyond our normal budget are now needed.

When you receive your annual appeal, please give something extra above last year's donation for this critically important work. Together, we can make sure that plans and laws are implemented as they were intended to protect the natural areas and quality of life that are the foundation for our economy, not only in Palm Beach County, but throughout Florida. ■

Upholding Growth Management in Florida

FROM THE DIRECTOR



Charles G. Pattison

SUCCESSFUL COMMUNITIES



PHOTO: SWFWMD



PHOTOS: JOANNE DAVIS

far left: The Loxahatchee River is Florida's first federally designated Wild and Scenic River. right: Students at Jupiter High School's environmental academy are preparing a series of short films on the Loxahatchee River.

Last year, with funding from the Community Foundation for Palm Beach and Martin Counties, WCI, G.L. Homes, and others, 1000 Friends launched a program with the students and teachers at Jupiter High School's environmental academy to produce a film about the Loxahatchee River, Florida's first wild and scenic river. The grant money provided a high quality digital video camera, an Apple computer to use for editing, several canoe trips on the river and swamp buggy rides to the surrounding watershed.

Students learned about what makes the river so special, how to monitor water quality and vegetation, and what it needs in terms of increased freshwater flows. This was quite a challenge in itself, and the students also had to learn how to use the camera, create story boards, and edit their film. After much time and tutoring from the school's media center and the South Florida Water Management District, they produced the first of a series of short documentaries.

"Pirates" of the Loxahatchee

The first film looks at water monitoring, and features the kids out on the river with all kinds of equipment used in checking depth, oxygen, shoreline vegetation, and other important tests to determine the health of the system.

This year, short films will cover wildlife, vegetation, economics, and solutions to the problems facing the river in a rapidly developing region. The students are ready. Last year's learning curve on the use of the equipment is over. On to creating their masterpiece! ■

Encompassing 300,000 acres nestled between Tallahassee, Florida, and Thomasville, Georgia, the Red Hills region contains some of the last remnants of the great longleaf pine forests of the southeastern United States, and is home to more than 60 protected species of plants and animals. But as Tallahassee and Thomasville continue to grow, sprawl is encroaching on these pristine rural lands.

Tall Timbers Research Station, 1000 Friends of Florida, the Georgia Conservancy, and The Conservation Fund partnered to produce a cost of services study identifying the financial impact of different

The Value of Agricultural Lands and Open Space—the Red Hills Region of Southwest Georgia and North Florida

NOMINATIONS FOR BETTER COMMUNITY AWARDS

DUE JANUARY 31!

Once again, 1000 Friends of Florida will honor successful efforts to save special places, fight sprawl, and build better communities in our rapidly growing state.

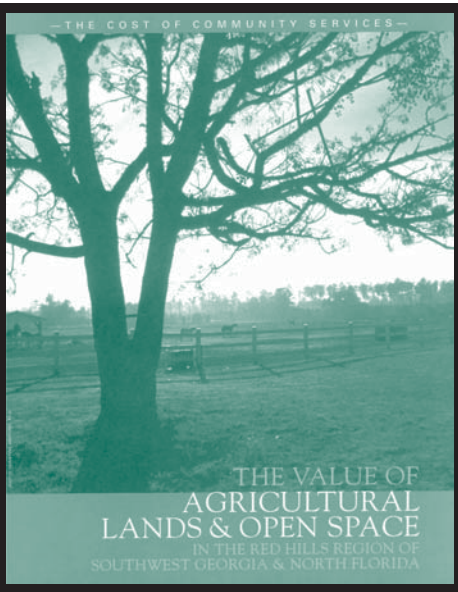
1000 Friends recognizes individuals, organizations, public-private partnerships, local governments, and agencies that, through visionary leadership and planning, have brought about positive and lasting change in their community, their region, or the state. Projects are honored that have successfully used the principles of smart growth to create or maintain vital, livable environments.

The entry form and selection criteria are available at www.1000fof.org under "Awards." The deadline for submissions is January 31, 2005, with awards presented in the summer of 2005.

For more information, contact Vivian Young at vyoung@1000fof.org or 850.222.6277, ext. 109.



PHOTOS: WWW.PEBBIKIMAGES.ORG/DAN BURDEN



Expenditure Ratios in the Red Hills

County Government (Includes Schools)	Farm/ Forestland	Commercial/ Industrial	Residential	Manufactured Homes
Leon County, FL	\$1.00:\$0.42	\$1.00:\$0.36	\$1.00:\$1.38	N/A
Grady County, GA	\$1.00:\$0.38	\$1.00:\$0.10	\$1.00:\$1.72	\$1.00:\$3.85
Thomas County, GA	\$1.00:\$0.67	\$1.00:\$0.38	\$1.00:\$1.64	\$1.00:\$3.70

These ratios show expenditures made relative to revenues collected by land use category. Expenditures less than \$1.00 indicate that revenues are paying for expenditures. Expenditures greater than \$1.00 indicate that revenues are not paying for expenditures. For example, in Leon County, for every \$1.00 generated in property taxes on residential properties, \$1.38 is required in community services.

land uses on the tax bases of Leon County, Florida, and Grady and Thomas counties in Georgia. The analysis was conducted by Jeffrey H. Dorfman, Ph.D., of the Department of Agricultural and Applied Economics at the University of Georgia, and the study was funded by the Doris Duke Charitable Foundation.

It was found that in the Red Hills region:

- Farms and forestland generate between 49 and 163 percent more in revenue than they require in public services.
- Commercial and industrial lands contribute significantly more revenue than they demand in services.
- Revenue generated by residential land uses falls short of the actual cost of providing services by between 28 and 42 percent.

This report is available at www.1000fof.org under "Publications." ■

LEGAL ADVOCACY

1000

Friends' opposition to the siting of the Scripps facility at the Mecca Farms location in Palm Beach County is shifting from the political to the legal arena. On October 13, the Palm Beach County Commission approved six amendments to its comprehensive plan, approved a development order for a Development of Regional Impact for the project, rezoned the Mecca Farms property and a portion of the Corbett Wildlife Refuge, and approved changes to its Unified Land Development Code to authorize the project.

1000 Friends Filing Legal Challenges Over Mecca Farms Site for Scripps

1000 Friends of Florida filed several circuit court complaints challenging the development orders as inconsistent with the current Palm Beach County Comprehensive Plan and not supported by competent substantial evidence. It is anticipated that in December 1000 Friends of Florida, Inc. will file a petition for an administrative hearing challenging the six comprehensive plan amendments on the grounds that they violate Chapter 163, Florida Statutes, and Rule 9J-5, Florida Administrative Code.

During its presentation before the Palm Beach County Commission, 1000 Friends of Florida argued that these amendments violate the urban sprawl rule and traffic concurrency requirements, and will destroy the rural character of the surrounding area. For more information on 1000 Friends' concerns, visit www.1000fof.org and click on "Scripps Update." ■

Governor Bush has promised to make growth management a key issue in 2005, but has not yet publicly identified his priorities. In addition, the Legislature is gearing up for the 2005 session. As noted in the Fall 2004 issue of *Foresight*, it is likely that a number of growth management issues will be considered, including bills that did not pass during the 2004 session.

It is anticipated that the Department of Community Affairs will propose changes to the Development of Regional Impact program and Chapter 163, Florida Statutes, which governs growth management, as will the Senate Committee on Comprehensive Planning, which conducted an interim project on growth management reform.

Changes to annexation laws will likely be proposed again by the Florida League of Cities and Florida

Legislative Update for 2005 Session

BY JANET BOWMAN, LEGAL DIRECTOR

Association of Counties.

In addition, it is likely that legislation will be introduced similar to the agricultural enclave bill (opposed by 1000 Friends, passed by the 2004 Legislature, but vetoed by the Governor) which required local governments to approve plan amendments converting agricultural lands to allow development if those lands were surrounded on three sides by developed lands, and making local governments subject to lawsuits if they reduced the density of development allowed on lands currently zoned agricultural.

In the wake of Hurricanes Charley, Francis, Ivan, and Jeanne, the issue of development in the coastal high hazard area and the definition

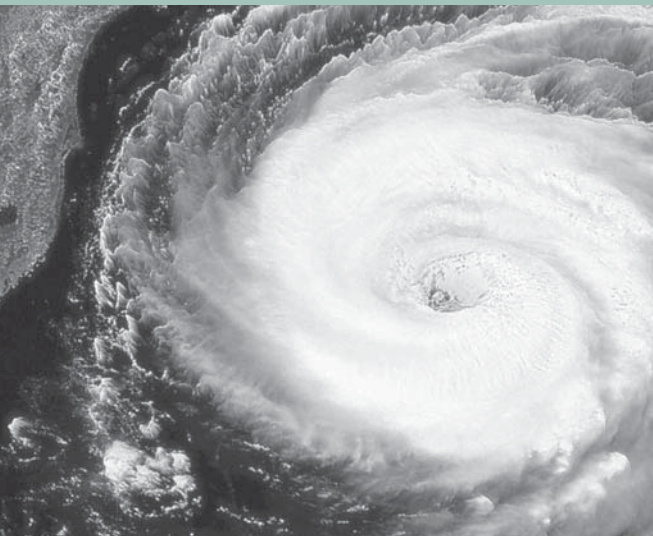


PHOTO: FEMA



PHOTO: SWFWMD

On October 15, the Florida Department of Community Affairs released its Objections, Recommendations and Comments (ORC) report on Franklin County’s proposed updates to its local comprehensive plan. Earlier (see the Fall 2004 issue of *Foresight*), 1000 Friends had submitted to the county and

Franklin County Update

DCA a series of concerns on the proposed amendments; DCA largely agreed, noting 49 substantive objections with the proposed changes.

DCA identified eight key issue areas, including protection of natural resources, protection of cultural heritage, promotion of economic development, promotion of emergency management, provision of adequate public facilities and services, provision of affordable housing, establishment of intensity standards for land uses, and identification of allowable land uses in the County.

Franklin County must now identify how it will address these concerns. 1000 Friends hopes to work with DCA and the County to successfully resolve these important issues. ■

of which areas should be subject to the strictest building code standards will likely receive consideration. 1000 Friends is recommending additional planning reforms (see page 1).

The reservation of water for natural systems and the financing of water supply development will be a significant issue as well. As a result of recent stakeholder workgroups convened by Senator Paula Dockery it is apparent that the development and agricultural communities view financing and the development of alternative water supplies as a key issue.

As in previous years, there is the potential for monies generated by the documentary stamp tax and used to fund the Florida Forever land acquisition programs and affordable housing programs to be raided for other uses, or capped at a level below the amount of total revenue generated by the tax.

Visit www.1000fof.org for updates on the upcoming session and to sign up for email alerts. ■

The First District Court of Appeal issued a very favorable interpretation of the relationship between Developments of Regional Impact (DRI) and local comprehensive plans in the case *Bay Point Club, Inc. v. Bay County*. 1000 Friends

Favorable Court Ruling on Developments of Regional Impact

filed an amicus brief on the side of the prevailing Bay Point Club.

The court held that all proposed changes to a Development of Regional Impact must be consistent with the current version of the local government’s comprehensive plan. This decision receded from a previous ruling that

implied that DRI changes that are not classified as “substantial deviations” are vested and are not required to be consistent with the current comprehensive plan. ■

FRIENDS UPDATE

PHOTOS: KARST PRODUCTIONS, INC./WES SKILES



Florida's springs have been called "an ecological treasure that exists nowhere else on earth." 1000 Friends Legal Director Janet Bowman was a panelist at the Florida State University College of Law's Environmental Forum: "Florida Springs: Legal and Policy Issues," held on November 8. The Forum addressed significant

Bowman a Panelist at Springs Forum

changes facing Florida's springs, including degradation to water quality and quantity, and the effect of land uses within springsheds on water quality.

Bowman discussed the work of the Wekiva River Basin Coordinating Committee as a potential model for addressing springs protection where springsheds are located in multiple local government jurisdictions. She also addressed some of the political challenges in implementing land use and water quality regulations that are protective of springsheds. ■



According to leaders of the Southeast Watershed Forum, "...in the last ten years the [southeast] region has lost more forest, farms and open space to sprawl and development than any other region of the country." Drawing on 1000 Friends' work in the Florida Panhandle, on October 29, Executive Director Charles Pattison spoke on transportation and natural context design solutions at the Forum's 7th Annual Southeast Watershed Roundtable in Nashville, Tennessee. More than 250 persons from nine states and the District of Columbia attended this roundtable, which focused on the topics of

Pattison Speaks at State and Regional Conferences

growth, development, and the future of southeast water supplies. Charles Pattison also shared 1000 Friends' recommendations for growth management reform during a panel discussion at the Florida Chapter of the American Planning Association Conference held in Gainesville in September. Lester Abberger of 1000 Friends served as the moderator, and Tom Pelham outlined Florida APA's recommendations for reform. ■



"Home Ownership: Is it for Everyone," was the theme of the Florida Housing Coalition's 17th Annual Statewide Affordable Housing Conference, held in Tampa on September 20-22. The conference drew more than 500 attendees. 1000 Friends Affordable Housing Director Jaimie Ross, who also serves as President of the Florida Housing Coalition, was a conference coordinator and served as a facilitator for two sessions.

A one hour roundtable for members of the Florida Bar focused on how attorneys

could assist nonprofits with affordable housing issues, either through their legal services programs or on a pro bono basis. Ross also facilitated a roundtable on the role of churches and faith-based organizations in affordable housing. It addressed ways in which local governments and faith-based groups could better partner to produce affordable housing, and showcased the San Juan Mission, an impressive success story from Dover, Florida. ■

Ross Facilitates Roundtables at Florida Housing Coalition

Ross introduces
Keynote
Speaker Darren
Walker from
the Rockefeller
Foundation.



PHOTO: FLORIDA HOUSING COALITION



Palm Beach County Convention & Visitor's Bureau

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Community Steward Handbooks Available in January!

Two more 1000 Friends of Florida "citizen guides" will be available in late January 2005. Once again, these reader-friendly handbooks are illustrated with humorous editorial cartoons provided by artists from across the state. The handbooks were funded by the Doris Duke Charitable Foundation, Firman Family Fund, Henry Foundation, John D. and Catherine T. MacArthur Foundation, and Curtis and Edith Munson Foundation.



Use the form below to order one or both of these handbooks!

Community Stewardship 1: A Citizen's Guide to Participating in Florida's Growth Management Process

This handbook is geared toward those who want to learn how to be effective advocates for good planning. It includes a general overview of Florida's growth management process, and focuses on how to make a persuasive case before planning, city, and county commissions, how to work effectively with the media, and other useful tools for community stewards.

Community Stewardship 2: A Citizen's Guide to the Nuts and Bolts of Florida's Growth Management Process

This companion handbook describes in detail how citizens may participate in their local planning process. In addition to a thorough description of Florida's growth management process, it includes chapters outlining the steps to adopt and challenge local comprehensive plans, land development regulations, and development orders. It is intended for those who truly want to understand the nuts and bolts of growth management in Florida.



CARTOONS REPRINTED WITH PERMISSION OF THE ARTISTS

Yes! I would like to receive a copy of:

Community Stewardship 1: A Citizen's Guide to Participating in Florida's Growth Management Process (\$2 shipping and handling)

Community Stewardship 2: A Citizen's Guide to the Nuts and Bolts of Florida's Growth Management Process (\$2 shipping and handling)

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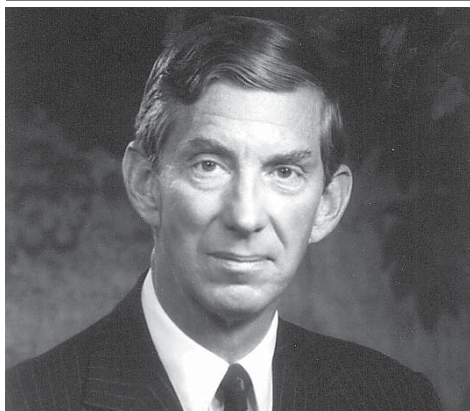
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Please send this form and your check for shipping and handling (\$2 per handbook) to:

1000 Friends of Florida
P.O. Box 5948
Tallahassee, FL 32314-5948

The handbooks will be available in late January.

FROM THE CHAIRMAN EMERITUS



Florida is precariously balanced between change and preserving what we have and love. Government, organizations and individuals must ensure that we grow sensibly and equitably. 1000 FRIENDS OF FLORIDA wants to be a part of the solution. We are determined to see Florida's quality of life protected and preserved.

Please use the form below to mail in your contribution. I hope you will support 1000 FRIENDS OF FLORIDA and be a key to Florida's future.

Nathaniel Reed
Chairman Emeritus, 1000 Friends of Florida



This could be your greatest contribution to Florida's future. JOIN NOW.

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