

FORESIGHT

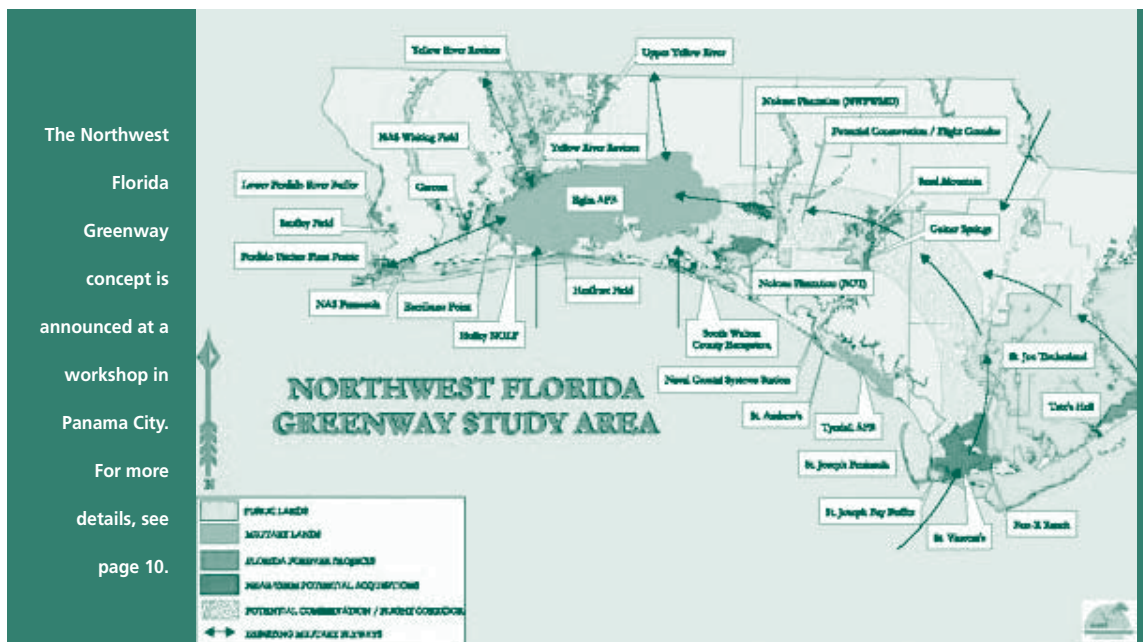
Change is in the air, and next year promises to be an eventful one for growth management in the state. Florida Hometown Democracy, Inc. has proposed a constitutional amendment that would require that voters approve any amendment to their local comprehensive plans. If enough signatures are obtained and the proposed language is approved, this issue will be on the November 2004 ballot. This sweeping proposal would bring about fundamental change to growth management as we know it.

Regarding Florida water law, the Florida Council of 100 has proposed another series of revolutionary changes. These will surely be addressed during the 2004 Legislative Session. Among the more controversial provisions are a call for the transfer of water from “water-rich” to “water-poor” areas of the state, and the establishment of a seven-member water supply board that could override water management districts. 1000 Friends of Florida and others are concerned that these and other shifts to a “Western water law” approach could stimulate inappropriate, unsustainable development in sensitive areas of the state.

The proposed Fiscal Impact Analysis Model is another issue likely to receive attention during 2004. This computer model was designed to assist local governments in determining whether the revenues generated by a proposed development would cover the costs it generates for infrastructure and services. Unfortunately, the model does not properly consider affordable housing. 1000 Friends and others want to prevent this from becoming a tool to exclude much-needed affordable housing from communities.

Continued on page 3

FOCUS ON CHANGE



The Northwest
Florida
Greenway
concept is
announced at a
workshop in
Panama City.
For more
details, see
page 10.

FORESIGHT

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Foresight is published quarterly by 1000 Friends of Florida, a nonprofit membership organization founded in 1986. 1000 Friends of Florida's mission is to protect and improve Florida's quality of life by advocating responsible planning for the state's population growth.



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FROM THE DIRECTOR



Charles G. Pattison



Water issues generally get the public's attention when we have either a drought or a flood. In between, which is most

of the time, interest is low. This topic, however, especially regarding shortages that affect individuals, the environment and industry, deserves our undivided attention. So we really

Easier Said Than Done

can thank the Council of 100 for bringing the subject of water back to the table, even if some of its ideas are meant to fuel the kind of growth we all question. We hope that an open discussion will confirm our thinking, that the real issue is neither water shortages nor making fundamental changes to water laws, but promoting sustainable growth.

As Florida continues to grow, so does its need for water. The Department of Environmental Protection has forecasted that by 2020, the demand will have grown by 26 percent. Where will this water come from? One suggestion is that we "engineer" our way through this by allowing "excess" water from the north to be piped south. Because this kind of engineering solution helped get us into the current mess in the Everglades, we must reject this

approach and look toward better, less harmful solutions. Suggestions include water conservation, reuse of wastewater, and appropriate construction of desalinization plants. The water management districts' enforcement of the recently completed minimum flows and levels standards to protect ground and surface waters should help. That alone, however, will not provide the result hoped for in 1972 when it was originally required. The real solution lies with credible efforts to control the growth that is driving the unsustainable water demands.

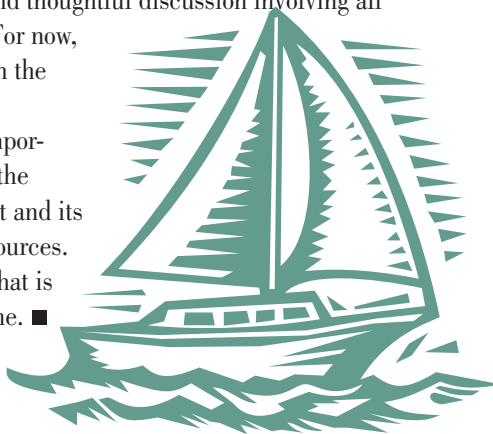
The Legislature took a good, if small, step last year to better link water supply and local comprehensive plans. By requiring local governments to show how they intend to provide water to new growth authorized in local plans over the next 10 years, we at least



Photos: South Florida Water Management District

have the beginnings of linking water and growth. Earlier concurrency requirements were supposed to have achieved this linkage, but we now know that they did not. First, water concurrency comes too late in the development approval process. Second, because it usually considers only how much infrastructure is needed to supply water, and not where the water is coming from, it is an inadequate tool. Third, to the extent that water concurrency is helpful, it does not address the more difficult question of how to provide water for the 10 years that follow!

The Senate President has already indicated this subject deserves more attention and consideration than can be achieved in a short, special session. We agree. This debate requires careful, informed and thoughtful discussion involving all interested groups. For now, our best hope lies in the fact that all parties acknowledge the importance of protecting the natural environment and its sustainable water sources. Our history shows that is easier said than done. ■



FOCUS ON CHANGE

Continued from front cover

The discussion on merging the Florida Department of Community Affairs and Florida Department of State will continue during 2004. Legislation to finalize the merger is expected to be introduced in 2005. Since the plan was announced, 1000 Friends has supported a deliberative process to evaluate whether a merger can be shown to be an improvement to our current system.

Finally, at the regional level, there are concerns about the Wekiva River Basin. Unfortunately, the 2003 Legislature failed to adopt some outstanding recommendations of the Wekiva Basin Area Task Force. Governor Bush has now appointed the Wekiva River Basin Coordinating Committee to “identify enhanced land use planning strategies and development standards” for this sensitive area of the state. The committee’s report to the Governor and Department of Community Affairs is due in February, in time for the 2004 Legislative Session.

Each of these proposals, in its own way, reflects a growing dissatisfaction with how Florida is managing its growth. For more information on the issues outlined above and the steps 1000 Friends is taking to help craft positive solutions, see the “Around Florida” section of this newsletter, on pages 4 to 9. We remain committed to providing citizens across Florida with the means to build better communities. ■

AROUND FLORIDA



Should Florida voters be able to approve every amendment to a local government comprehensive plan? If Florida Hometown Democracy, Inc., succeeds in getting its amendment on the November 2004 ballot, local voters will decide.

Florida Hometown Democracy, Inc., is promoting an initiative to place a constitutional amendment on the upcoming ballot that would require referenda approval of every amendment to a local government comprehensive plan before adoption can take place. Behind the political committee are the amendment architects Lesley Blackner of West Palm Beach, and Ross Burnaman of Tallahassee, both

attorneys. Burnaman has worked previously for the Legal Environmental Assistance Foundation (LEAF), the Department of Community Affairs and the Fish and Wildlife Conservation Commission. Using the Internet to distribute petitions and collect signatures, the organizers say they have collected 25,000 signatures. At least 50,000 signatures are needed before the Florida Supreme Court will review the ballot language, and approximately 480,000 are required to get the item on the ballot.

To educate citizens on the implications of the proposed measure, 1000 Friends of Florida is sponsoring a series of forums on the Hometown Democracy Amendment and other strategies for growth

management reform. The first forum was held in Tallahassee on September 30, 2003 (see below). Future forums are tentatively planned for the Tampa area and South Florida. Visit www.1000friendsofflorida.org for more information.

Florida Hometown Democracy Proposes Constitutional Amendment

BY JANET BOWMAN, LEGAL DIRECTOR

Floridians generally agree that growth management is important. It's the state's growth management system that draws dissatisfaction.

More than 100 people turned out for 1000 Friends of Florida's recent public forum on the issue, held in Tallahassee on September 30. Discussion focused on a constitutional amendment proposed by Florida Hometown Democracy, Inc. The amendment would require that citizens be given an opportunity to vote on every amendment to their local comprehensive plan before it can be approved.

The panel included representatives from both sides of the issue. Ross Burnaman of Florida Hometown Democracy, Wakulla County Commissioner Howard Kessler, and Florida State University Professor of Public Administration Dr. Lance deHaven-Smith spoke in favor of the proposed amendment. Opposing were former Department of Community Affairs Secretary Steven M. Seibert and Tallahassee City Commissioner Debbie Lightsey. Moderating the discussion was 1000 Friends Board Member Lester Abberger.

Tallahassee Forum Focused on Proposed Amendment



More than 100 people turned out for 1000 Friends of Florida's recent public forum on reforming growth management.

To begin, Burnaman and Seibert delivered prepared statements. Among Burnaman's points were that the current system doesn't work, litigation is too expensive for the average citizen, the amendment is self-executing, and the Growth Management Study Commission itself has called for more opportunities for citizen participation. Seibert outlined his view that the amendment is based on a series of "false assumptions," including that elected officials do a poor job, wiser decisions will result from passage of the amendment, and the referendum process is a "purer" form of democracy.

Each panelist first answered questions on whether the proposed amendment would bring about improvement in three areas that 1000 Friends has identified as flaws in the current process: improving citizen participation, containing sprawl, and helping to meet infrastructure needs. Additional questions posed by members of the audience covered a wide range of issues, from property rights to affordable housing.

1000 Friends welcomes the debate on growth management that this proposal is generating and will hold public forums around the state in the coming months. Such discussions are valuable as 1000 Friends formulates its position on this issue, and develops its 2004 legislative platform.

The Council of 100 wants to alter the nature of Florida Water Law, calling into question a fundamental ingredient of good growth management, environmental protection and quality of life. Rewriting the law would threaten current statutory standards, based on a "local sources first" policy, that protect water as a public resource and provide for reservations to protect the environment.

The Council's report calls for a movement toward "Western water law" which is typically employed west of the Mississippi River. It allows for prior appropriation of water ("first in time, first in right") as a private, not a public, resource to be exploited for the benefit of the individual. This also creates no incentive for water conservation or consideration of natural resource needs, and results in a "use it or lose it" system. The report also calls for a powerful seven-member water supply board that could override water management districts. Other recommendations would delete the "local sources first" policy from statutes, create a water data center and science advisory council, call for more public/private partnerships to supply water, and analyze the feasibility of developing a statewide water distribution system.

Debating Water Policy Fundamentals

BY CHARLES PATTISON,
EXECUTIVE DIRECTOR

1000 Friends is working with the Florida Water Coalition (FWC) to address several of the controversial ideas (and some good ones) raised in the Council's report. On our website, you can find a recent editorial that appeared in papers statewide, as well as a briefing booklet done earlier in the year on water policy issues. You can also read the report for yourself. We believe you will share our concerns after reading this document and ask you to join us in speaking out against allowing unsustainable water transfers, providing state subsidies for water supplies and maintaining the statutory reservations allowance to protect natural areas.

To read the Council of 100's water report, see www.fc100.org/reports/waterreportfinal.pdf

To read the editorial, see www.1000friendsofflorida.org/Council100.asp

On October 1, Florida Department of Community Affairs Secretary Colleen Castille sent out an announcement on the postponement of the proposed merger of DCA and the Florida Department of State. “We will take the next year to develop the details necessary to merge the two agencies, with our goal to introduce legislation during the 2005 Legislative Session,” said the Secretary. The decision came after a series of public workshops held recently. A final report on the meetings will be released in December.

DCA/DOS Merger Postponed Until 2005

**BY VIVIAN YOUNG,
COMMUNICATIONS DIRECTOR**

“We will continue to lay the groundwork as both DCA and DOS strive to become a ‘one-stop shopping’ service for all of Florida’s communities,” wrote Secretary Castille. She also stressed ongoing refinements to the grants programs, to “streamline the grants process, simplifying both the methods of DCA and DOS to create a universal application that can be utilized by any state agency that offers community grants.” She also noted efforts to “educate every Floridian on the links between historic and archaeological preservation, cultural arts, growth management, libraries, environmental protection, land use, tourism, and economic development.”

1000 Friends of Florida strongly supports the decision to take extra time to refine the details of the proposed merger. As noted in our Spring 2003 newsletter, 1000 Friends recognizes the need for meaningful improvement to Florida’s growth management process. We encourage those involved in orchestrating the merger to insure that growth management is made a priority of all operating state departments (transportation, environmental protection, education, general services, agriculture, etc.). Our concerns are that future policies not further minimize the role of growth management, not limit it to a narrowing review, and not promote the enforcement of plans that only comply with minimum standards.

Over the course of 2004, 1000 Friends will actively monitor the merger process, offering input on how to bring about meaningful reform. Please share your ideas with us. ■

Central Florida’s Wekiva Basin Area is considered one of the state’s natural treasures. As with many such areas throughout the state, there is a need to balance growth with the protection of natural resources.

Following the Florida Legislature’s failure to enact legislation based on the recommendations of the Wekiva Basin Area Task Force, Governor Bush issued an Executive Order creating the Wekiva River Basin Coordinating Committee. He charged the committee with identifying a Wekiva Study Area and then identifying enhanced land use planning strategies and development standards that are consistent with protected property rights and will assure protection of surface and ground water resources, including the recharge potential of this area. The committee will be holding eight public meetings between August 2003 and February 2004.

Its report to the Governor and Department of Community Affairs, due February 15, 2004, will contain recommendations for enhanced land use planning strategies and

Wekiva River Basin Coordinating Committee

BY JANET BOWMAN, LEGAL DIRECTOR



development standards in the Wekiva Study Area.

Senator Lee Constantine of Altamonte Springs chairs the 28-member committee. Membership includes representatives of local governments in the study area, landowners, agricultural interests, and state and regional government representatives.

The committee adopted a Wekiva Study Area with boundaries suggested by the St. Johns River Water Management District, limited to the recharge area for the Wekiva Basin. Members agreed to consider expanding the boundary at a later date if it is deemed necessary to include the groundwater withdrawal area as well. At the committee's October meeting, the St. Johns River Water Management District presented draft recommendations on rule changes that could improve recharge in the Wekiva Basin. Among these were:

- 1) Amend the applicable recharge standard to require that projects retain three inches of runoff from the directly connected impervious area or that the applicant demonstrate that postdevelopment recharge will be greater to or equal to predevelopment recharge;
- 2) Consolidate the Environmental Resource Permit/Consumptive Use Permit (ERP/CUP) permitting process for projects requiring both permits and that involve irrigation of urban landscape, golf course or recreational areas; and
- 3) Conduct an assessment of the significance of water uses below the current CUP thresholds in the Wekiva Study Area to determine if they should be lowered.

Future committee meetings will shift focus to what local government comprehensive plan provisions and land development regulations are needed to protect the springshed.

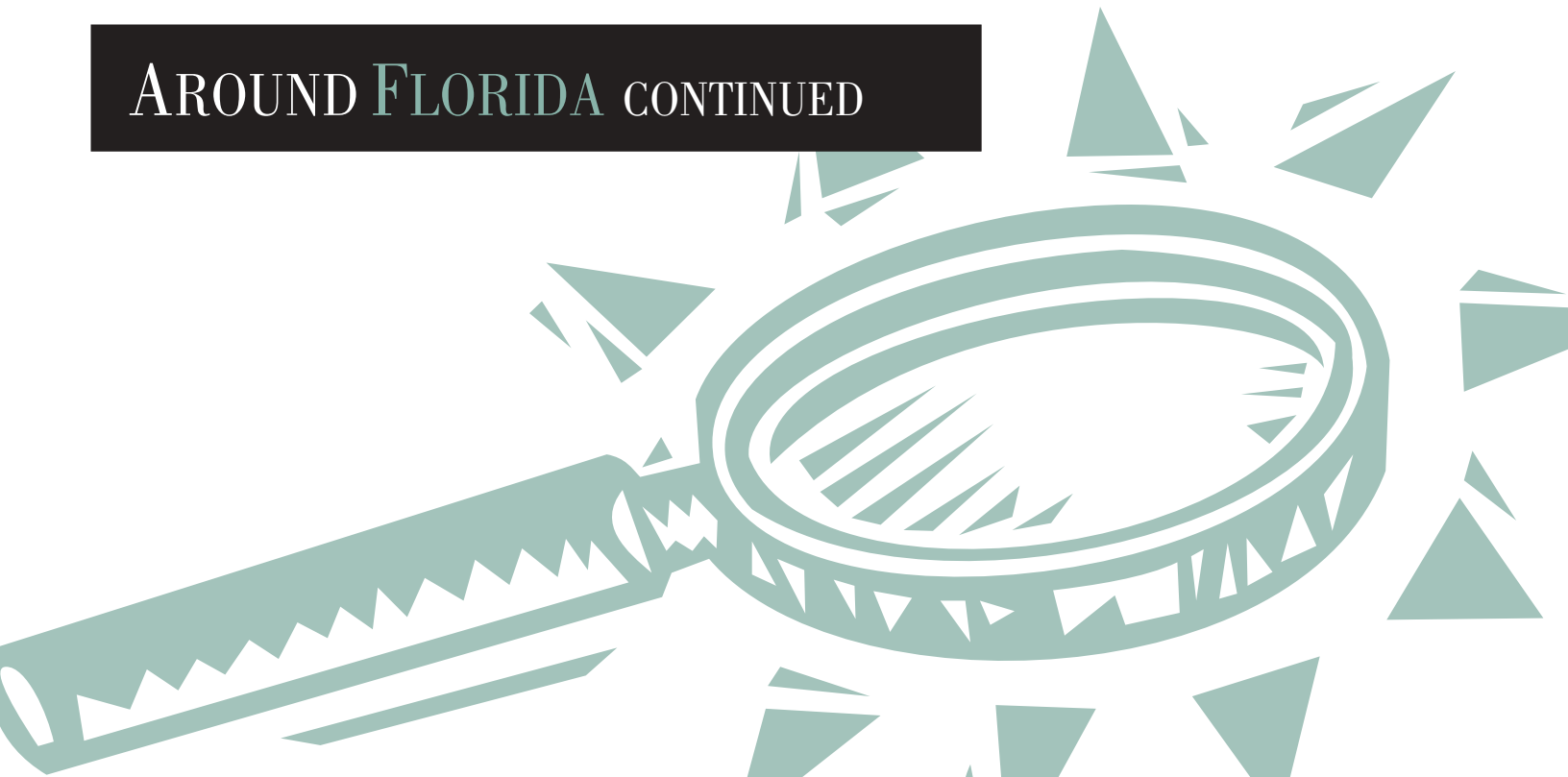
1000 Friends continues to follow this issue closely. Staff is attending the meetings of the committee, providing written and oral comments on proposals and reports to and recommendations of the Wekiva River Basin Coordinating Committee.

State Agency Reports

The Governor's Executive Order also required various state agencies to submit reports to the Committee, as follows:

- *St. Johns River Water Management District* must prepare a preliminary report by November 1, and a final report by December 16, 2003, reviewing its permitting rules and determining whether additional criteria specific to the Wekiva Study Area are appropriate to protect water quality and spring flow.
- *Department of Agriculture and Consumer*

Continued on page 15



Fiscal Impact Analysis: A Growth Management Tool that Threatens Affordable Housing

**BY JAIMIE ROSS, AFFORDABLE
HOUSING DIRECTOR**

Associates, makes no accommodation for affordable housing. It is a model that looks to ad valorem tax revenues to offset the costs of infrastructure and local government services. This results in a negative fiscal impact for affordable housing. Indeed, some affordable housing owned by nonprofit corporations is exempt from ad valorem taxation. Dr. Fishkind acknowledges that affordable housing would fail the FIAM test in its current form, with the disclaimer that the FIAM is “only one tool for making land use decisions.” As a result, many advocates justifiably assume that the FIAM—taken together with NIMBY opposition—will become a tool to deny affordable housing development.

Two options for addressing affordable housing within the context of fiscal impact analysis are:

1. To treat affordable housing as *infrastructure* for purposes of planning and permitting within the Growth Management Act. In other words, include affordable housing on the infrastructure side rather than the development side of the analysis. This recommendation was included in the Governor’s Affordable Housing Study Commission in its 2000 Final Report, which went on to say that:

Those public facilities and services which are integral to the operation of a healthy community are treated as infrastructure in the capital improvements element. Affordable housing should be similarly treated, because every community needs a workforce to function well, including police officers, firefighters, teachers, sanitation workers, construction workers, cashiers, clerks, retail employees, service industry employees, domestic employees, and others. The workforce is required for the benefit of every person living in the community, and this workforce must be housed.

2. To apply a multiplier to affordable housing on the revenue side of the analysis. A 2002 study commissioned by Lee County

asked—and answered—the question: “What are the public costs of *not* providing affordable housing?” The estimate for Lee County alone was \$249 million. While calculating these costs may be impracticable, it is essential to acknowledge their applicability in many Florida communities. And if such true costs were folded into the FIAM formula, affordable housing developments would not “fail the FIAM test.” If affordable housing cannot be exempted from the application of the FIAM, one way to include it, recognizing the cost benefits of affordable housing outlined in the Lee County study, would be to apply a multiplier to affordable housing on the revenue side of the analysis.

Alternatively, the Department of Community Affairs can make clear that affordable housing must not be subjected to the FIAM. This may be the easiest way to address the issue. A legislative amendment to Chapter 163, Florida Statutes, could exempt the development of affordable housing from the requirement that comprehensive plan elements and amendments be economically feasible or fiscally neutral.

In response to advocacy from organizations such as 1000 Friends of Florida and the Florida Housing Coalition, the DCA is presently considering incorporating an affordable housing module into the FIAM. The DCA intends to ask Fishkind and Associates for a proposal that would address this issue. A series of workshops will then be held around the state to receive public input. 1000 Friends of Florida will participate to the fullest extent possible in the development of the proposal to ensure that affordable housing does not continue to be threatened by the FIAM.

To view the Governor’s Growth Management Study Commission Report, see www.dca.state.fl.us/growth

To view the Fiscal Impact Analysis Model developed under contract with the state, see www.fishkind.com/dep/home.html

To view the Affordable Housing Study Commission 2000 Report, see www.floridacommunitydevelopment.org/ahsc

To view the Lee County study, see www.lee-county.com/dcd1/Downloads/Documents/Studies_Reports/NoAffordableHousingCost.pdf



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SUCCESSFUL COMMUNITIES



Florida's Panhandle is on the brink of explosive growth. New developments and major infrastructure projects are on the drawing board and sophisticated marketing strategies in place. Can we accommodate this growth while protecting sensitive natural areas and preserving community character?

Seeking answers, on September 25, 1000 Friends of Florida and The Nature Conservancy convened some community leaders in Panama City. Participants were various government representatives, military officials, landowners (including St. Joe), and environmental and civic group members.

Central to the discussion was a proposed Northwest Florida Greenway, encompassing conservation, agricultural and military lands. Long an economic mainstay for the Panhandle, the military's largely rural air-space corridor extends from Eglin Air Force Base east to the Apalachicola National Forest, and south to the Gulf of Mexico. This "non-encroachment area" overlaps with conservation "hot spots"—areas rich in natural resources and prime for eco-tourism.

Protecting military corridors and the buffer lands around the bases from significant development was an important concern. First and foremost, it is necessary to retain this crucial industry and its many

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Panhandle Summit Addressed Proposed Northwest Florida Greenway

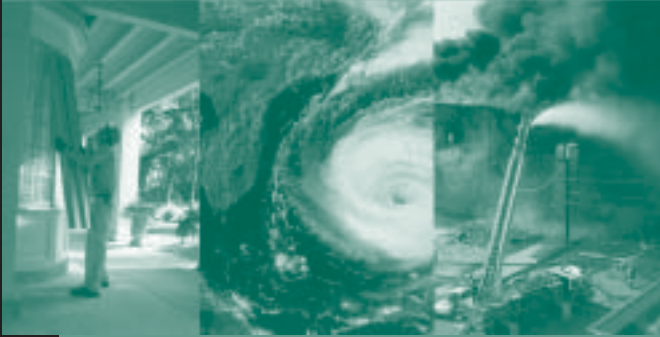
BY DAN PENNINGTON,
COMMUNITY PLANNER

Community leaders from across the Panhandle met to discuss the proposed Northwest Florida Greenway.



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1899 FRIENDS OF FLORIDA

DISASTER PLANNING FOR FLORIDA'S HISTORIC RESOURCES



DISASTER PLANNING FOR FLORIDA'S HISTORIC RESOURCES

Have you taken steps to protect historic resources in *your* community when disaster strikes?

Don't let Florida's vulnerability to hurricanes, fires, flooding, terrorism and other catastrophic events places key historic resources—and your local economies—at risk. The sooner your community recovers from the effects of a disaster, mitigates the damage, and rehabilitates its historic infrastructure, the more quickly the local economy can rebound.

Disaster Planning for Historic Resources is a full-color manual for everyone interested in local historic preservation. It outlines steps communities can take to help their historic resources withstand natural and manmade disasters. The illustrated 64-page manual also features strategies to integrate historic preservation into the local emergency management process.

1000 Friends of Florida and a technical advisory committee prepared the manual on behalf of the Florida Department of State and Florida Department of Community Affairs. The manual is available on-line at www.1000friendsofflorida.org/



1000 Friends of Florida is conducting a Panhandle Water Summit, to be held in Tallahassee on December 12. Topics will include the impact of the Florida Council of 100's proposal to, among other things, transfer water from "water-rich" to "water-poor" areas of the state, the Apalachicola Basin, and groundwater recharge protection issues facing the region. A Panhandle Transportation Summit is planned for next spring.

The goal is to gather input from a wide range of interests, including business, conservation, civic, military, and government leaders. These summits will lay the foundation for a comprehensive regional strategy to ensure that, as growth occurs, the Florida Panhandle's distinctive character and natural abundance are preserved and economic vitality is enhanced.

Next Panhandle Summit To Be Held December 12

Space is limited, so please register early! The cost is \$20. For more information, call Dan Pennington of 1000 Friends of Florida at 850.222.6277, Extension 105.

SUCCESSFUL COMMUNITIES CONTINUED



Photos: South Florida Water Management District

Smart Growth principles have found their way into Palm Beach County's rewritten Unified Land Development Code. 1000 Friends' participation at meetings of the County's Citizens Task Force proved valuable in balancing input from the development industry. Last year the County Commission asked the Task Force to rewrite the code based on the County's Managed Growth Tier System. Commercial development codes now describe Traditional Marketplace Development, Traditional Neighborhood Development, and Traditional Development Districts. We also influenced the landscape code, increasing the requirement for native plants to 60 percent, and assisted in preparing a recommended plant list and a landscape betterment plan.

Currently, a controversial road designed to go through a publicly owned natural area in Palm Beach County has our full attention. The project has implications for statewide impact on sensitive land around the state. Thus far (to no avail), 1000 Friends has voiced objections to the county and offered an alternative alignment and suggestions regarding compensation for affected property owners.

BY JOANNE DAVIS,
COMMUNITY PLANNER

New Directions for the Palm Beach/Martin County Planning Initiative

1000 Friends' legal department is engaged to review and make recommendations for further action.

The 4,000 acre Cypress Creek property straddling Palm Beach and Martin Counties has been purchased through a joint effort by the state, both counties, and the South Florida Water Management District. We are elated over the success in getting the property into public ownership. The Cypress Creek tract is a landmark purchase for the region. Its wetlands and uplands are a critical part of the Loxahatchee River watershed, and contribute to the preservation and restoration of the Wild and Scenic River that flows through both counties. 1000 Friends is pleased that our

coordination with local citizen activists helped influence local and state authorities to act quickly on its purchase.

1000 Friends has met with staff, elected officials, and local citizens in Martin County to discuss strategies for a new land acquisition program. The county wishes to identify priority areas to be purchased and hold a referendum for voters to decide whether to increase the sales tax to buy land.

Under 1000 Friends' guidance, the Jupiter High School Environmental Academy, Palm Beach County's Department of Environmental Resources Management, and the county's television station, Channel 20, have launched a year-long educational and public outreach project. The project is funded being funded by a number of sponsors, including the Palm Beach and Martin County Community Foundation, WCI Communities, and GL Homes. 1000 Friends' Palm Beach/Martin County Community Planner Joanne Davis will be participating. Juniors at the Academy will research and publish a booklet on the Loxahatchee River and its watershed and will also produce a half-hour television program on the subject. Our project will involve the junior class for the entire school year, and may become their senior project next year. 1000 Friends is excited about assisting with the production of a booklet and documentary about our beautiful river, created by high school students to be viewed by thousands of Palm Beach County residents. ■

FRIENDS UPDATE

New Friends

1000 Friends is pleased to welcome three new members to its board of directors:



JOEL EMBRY of Fernandina Beach is president of HomeTown Neighborhood, Inc., and the developer of Amelia Park, a neotraditional neighborhood on Amelia Island. He has restored several historic buildings and is a director of the Fernandina Beach Restoration Foundation. Embry has served as a director of the Fernandina Beach Chamber of Commerce, chairman of the Nassau County Committee of 100, and as a board member of the Amelia Island Tourist Development Council. A graduate of Leadership Florida, Class VII, Embry has served as a member of its board of regents, and as chairman of the Leadership Florida Institute. He is a trustee of the Collins Center for Public Policy at Florida State University.



ALLEN N. JELKS, JR. of Panama City is a co-owner of the law firm of Johnston, Harris, Gerde & Jelks, P.A. He received his B.A. from Emory University and his J.D. from the University of Florida College of Law. Mr. Jelks is a member of Bay County Audubon, Bay Environmental Study Team, the Bay Conservancy, Friends of St. Andrews

State Park, St. Andrew Bay Resource Management Association and North Bay Alert. He currently serves as a member of the Real Property, Probate & Trust Law Section of the Florida Bar and serves on the Board of Trustees of Kaleidoscope Theatre. Mr. Jelk's practice emphasizes estate planning, guardianship, and probate.



ALEX M. JERNIGAN of Sebastian is a registered professional engineer. He received his M.S. from the University of Florida and a B.S. from Auburn University. In 1960 Jernigan co-founded the engineering firm of PBS&J, now one of the state's largest consulting engineering firms. Since retiring in 1976, he has continued to serve

as a consultant to the firm. Jernigan served three terms on the Gulf of Mexico Fishery Management Council, from 1982 until 2001, including a stint as chairman. He served as past president of the Everglades Protection Association, and is currently a director of the Coastal Conservation Association and vice chairman of its parent organization CCA National.

The Florida Chapter of the American Planning Association (FAPA) presented an award of excellence for *Protecting Florida's Springs: Land Use Strategies and Best Management Practices*. The award was announced at FAPA's annual meeting in September. The manual was prepared by 1000 Friends of Florida and a Technical Advisory Committee on behalf of the

An Award for Protecting Florida's Springs

Department of Community Affairs and Department of Environmental Protection. *Protecting Florida's Springs*, published in 2002, was cited for providing "a valuable tool and basis by which county governments, many of which are rural, can

begin to regulate development in a manner which protects the viability of this unique Florida Resource for future generations." The publication provides guidance for local governments on protecting these natural treasures.

To view the manual online, see Publications at www.1000friendsofflorida.org/



FAPA president Joe Bell presents Award of Excellence to, from left, 1000 Friends of Florida Executive Director Charles Pattison and DCA representatives Maria Cahill and Richard Deadman.

MEMBERSHIP HIGHLIGHTS

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1000 Friends of Florida's mission is to protect and improve Florida's quality of life by advocating responsible planning for the state's population growth. Our planners, attorneys, and community activists work to fight urban sprawl, promote sensible development patterns, provide affordable housing, and protect natural areas. Above all, we strive to give citizens the tools they need to keep their communities livable.

Panhandle Summit

Continued from page 10

economic benefits. Second, the protection of these areas complements conservation goals: to retain natural landscape processes and functions, avoid habitat fragmentation and maintain wildlife corridor links and flood protection barriers.

Participants also favored retaining established private “working landscapes” such as tree and family farms. They stressed the importance of maintaining traditional hunting, fishing and other nature-based recreational uses. Preserving the region’s distinctive heritage by incorporating cultural and historic resources into local and regional planning was also cited. These activities are essential to the ecotourism industry, a reminder of how parks and forests can bolster the economy.

Several ideas evolved for moving the Northwest Florida Greenway concept forward. Among these were encouraging community leaders from various sectors to become “Greenway Champions,” working with large landowners to acquire environmentally sensitive lands and obtain easements on working landscapes, and encouraging local governments to incorporate military corridor and base buffer strategies into their local comprehensive plans. Suggestions for needed funding included a variety of sources, such as the U.S. Department of Defense, Florida Department of Transportation, and North West Florida Water Management District.

The participants gave top priority to improving current roads, using management tools such as access control and signal coordination. New roads, most agreed, should be based on fully documented need, not speculation, and should limit access to prevent stimulating growth in sensitive areas. Additionally, Metropolitan Planning Organizations and the Florida Department of Transportation should be required to consider “green infrastructure” needs: incorporating wildlife crossings, protecting wetland systems, and linking developed areas to the larger regional greenway system via safe pedestrian, bicycle, and equestrian paths.

Finally, as noted, the participants recommended convening a regional task force to develop specific recommendations on what lands should be protected and how, address transportation issues, and identify funding for building the “green infrastructure.” This was the first of three summits (see page 11) to lay the foundation for a regional strategy for the Florida Panhandle. ■



Wekiva River Basin Coordinating Committee

Continued from page 7

Services must prepare a report by November 1 analyzing the agricultural practices within the Wekiva Study Area and advising which agricultural best management practices are appropriate to protect the water quality and flow of springs in the Wekiva River System and which planning strategies best provide for the long term viability of agriculture.

- *Department of Transportation* must report to the Governor and Legislature joint recommendations for a funding plan and lead agency for the Wekiva Parkway by November 1, 2004, and by December 1, 2004, must present its preliminary recommendations to the Committee on the feasibility and time frames for acquiring lands in excess of that required for right-of-way (for purposes of providing a buffer) and associated construction of the Wekiva Parkway. By January 15, 2004, DOT must report to the Governor and Legislature on its final recommendations on land acquisition.
- *Department of Environmental Protection* must use all means at its disposal to complete acquisition of parcels in the Wekiva-Ocala Greenway.
- *Department of Community Affairs* must report by November 1 on the efficacy of existing local government comprehensive plans and land development regulations to protect the surface water and groundwater resources of the Wekiva Study Area; and must recommend by December 1 enhanced comprehensive planning and land development regulations. Finally, by June 15, 2004, DCA must report to the Governor on implementation of the Executive Order requirements and local government adoption of enhanced planning strategies. ■

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.

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