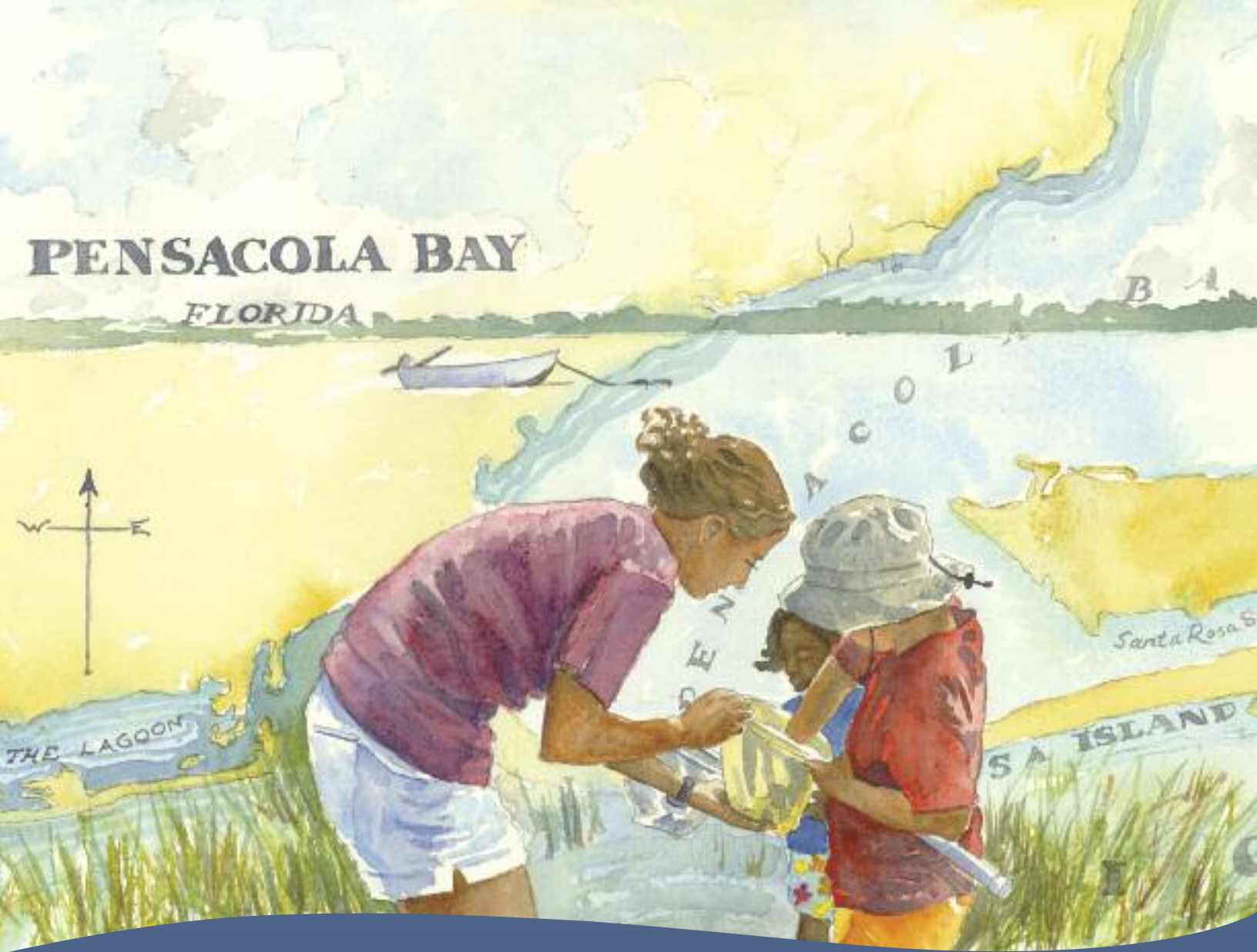


PENSACOLA BAY

FLORIDA



2007 Annual Report



2007 accomplishments at a glance

- Received 2007 National Planning Excellence Award for Best Practice from the American Planning Association for the manual, *Protecting Florida's Springs: Land Use Strategies and Best Management Practices*.
- 1000 Friends President Charles Pattison appointed by Governor Charlie Crist to the Florida Governor's Action Team on Energy and Climate Change; also named to the Climate Change Advisory Group of the Florida Energy Commission.
- 1000 Friends Community Planner Joanne Davis received the Dwight Allison Fellows Award for her community advocacy in Palm Beach County.
- Released *Working to Sustain Florida's Working and Natural Lands: A Call to Action*, a report addressing the dramatic estimated loss of agricultural and natural lands over the next 50 years.
- Convened *Toward a Regional Framework: A Transportation/Land Use Dialogue*, a workshop promoting a regional approach to transportation and land use planning.
- Released the *Citizen Bill of Rights* outlining needed reforms to Florida's growth management process; also announced that 1000 Friends does not support Florida Hometown Democracy as a viable growth management solution.
- Coordinated efforts to secure favorable affordable housing legislation and funding, resulting in a \$393.4 million allocation for affordable housing.
- Worked with communities to limit the conversion of mobile home parks to high-end housing or community development without adequate replacement housing, including projects in Miami-Dade, Martin and Palm Beach counties, the Town of Davie, and the City of Ocala.
- Continued to pursue the legal challenge to the Central Western Communities Sector Plan, helped halt a proposal for out-of-scale development at Callery-Judge Groves, and laid the foundation to challenge inappropriate development in rural Palm Beach County.
- Opposed the Valliere Amendment which allows inappropriate clustering of development in rural Martin County, including laying the foundation to file a legal challenge in 2008; also filed a challenge to a comprehensive plan amendment that would allow construction of a wastewater treatment plant encouraging inappropriate development near Lake Okeechobee.
- Continued advocacy efforts in the Florida Panhandle by monitoring the development of the Northwest Florida Transportation Corridor Authority master plan, advocating for more timely preservation efforts in the West Bay Sector Plan, and assisting with challenges affecting the Lake Jackson Basin in Leon County and the Magnolia Bay Marina and Resort in Taylor County.
- Assisted citizens challenging the proposed Springhills development in Gainesville, the redevelopment of the Briny Breezes mobile home park in Palm Beach County, and a new road through Haney Creek Greenway near Stuart.
- Continued developing a wildlife habitat planning manual and notebook for disaster planning for historic resources for publication in 2008.
- Presented seven awards to deserving individuals, projects and communities from Pensacola to Key West.
- Logged approximately 400,000 visits to www.1000friendsofflorida.org.



Community Steward Award — **Eleanor Godwin** of the West Florida Regional Planning Council for her activities supporting protection of the Pensacola Bay Watershed.

The watercolors depicted in this report were presented to the recipients of 1000 Friends' 2007 Better Community Awards. Since 1987, Quincy artist Dawn McMillan has been creating special pieces on behalf of 1000 Friends.

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from the president



Charles Pattison, FAICP
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Following on the heels of the release of the provocative *Florida 2060* report in late 2006, 1000 Friends of Florida focused considerable effort in 2007 on outreach to share the implications of as many as 18 million new Florida residents over the next 50 years on our quality of life, environment, economy, and infrastructure. Thankfully, *Florida 2060's* graphic depictions of "business as usual" have proven unacceptable to the business community, conservationists, government officials and citizens alike.

This timely "wake up call" shaped much of 1000 Friends' work in 2007. As one example, Chairman Emeritus Nathaniel P. Reed convened conservation leaders, land owners, agricultural interests, and state officials to develop a report on how to better conserve Florida's remaining natural and agricultural lands in the face of unrelenting growth.

1000 Friends was honored to receive national recognition for its 2002 best practices manual on protecting Florida springs. In addition, realizing the critical need to provide citizens with a stronger voice in all deliberations affecting Florida's future, 1000 Friends released its *Citizens Bill of Rights*, which will be the lynchpin of future legislative advocacy efforts.

Advocacy in Palm Beach and Martin Counties and the Florida Panhandle continued to be top priorities. We also worked with communities across the state to appropriately limit the conversion of mobile home parks for high-end development. It was our pleasure to recognize seven communities and individuals for their contributions to better growth management. We also completed much of the work on our wildlife habitat planning manual and disaster planning notebook for historic resources, both of which will be released in 2008.

I want to extend my personal thanks to our many supporters who enable us to undertake these many endeavors. Your support makes it possible for us to make a difference, and for that we are most appreciative.

Sincerely,

A handwritten signature in black ink that reads "Charles Pattison". The signature is written in a cursive, flowing style.

Charles Pattison, FAICP
President

An artistic illustration of a coastal landscape. In the foreground, a deer stands on a rocky outcrop. To the right, a large palm tree is visible. A road or path leads from the foreground towards a small island in the distance. The background shows a blue sky and water.

Community Steward Award —
Dennis Henize for three decades
of community activism to protect
the sensitive resources of the
Florida Keys

national recognition

Receiving an APA Award — The American Planning Association presented one of its two 2007 National Planning Excellence Awards for Best Practice for the manual, *Protecting Florida's Springs: Land Use Strategies and Best Management Practices*. 1000 Friends of Florida, the Florida Department of Community Affairs

and the Florida Department of Environmental Protection were honored for their roles in developing this publication. APA noted that five local jurisdictions, where approximately one third of the state's springs are located, have incorporated strategies into their comprehensive plans.

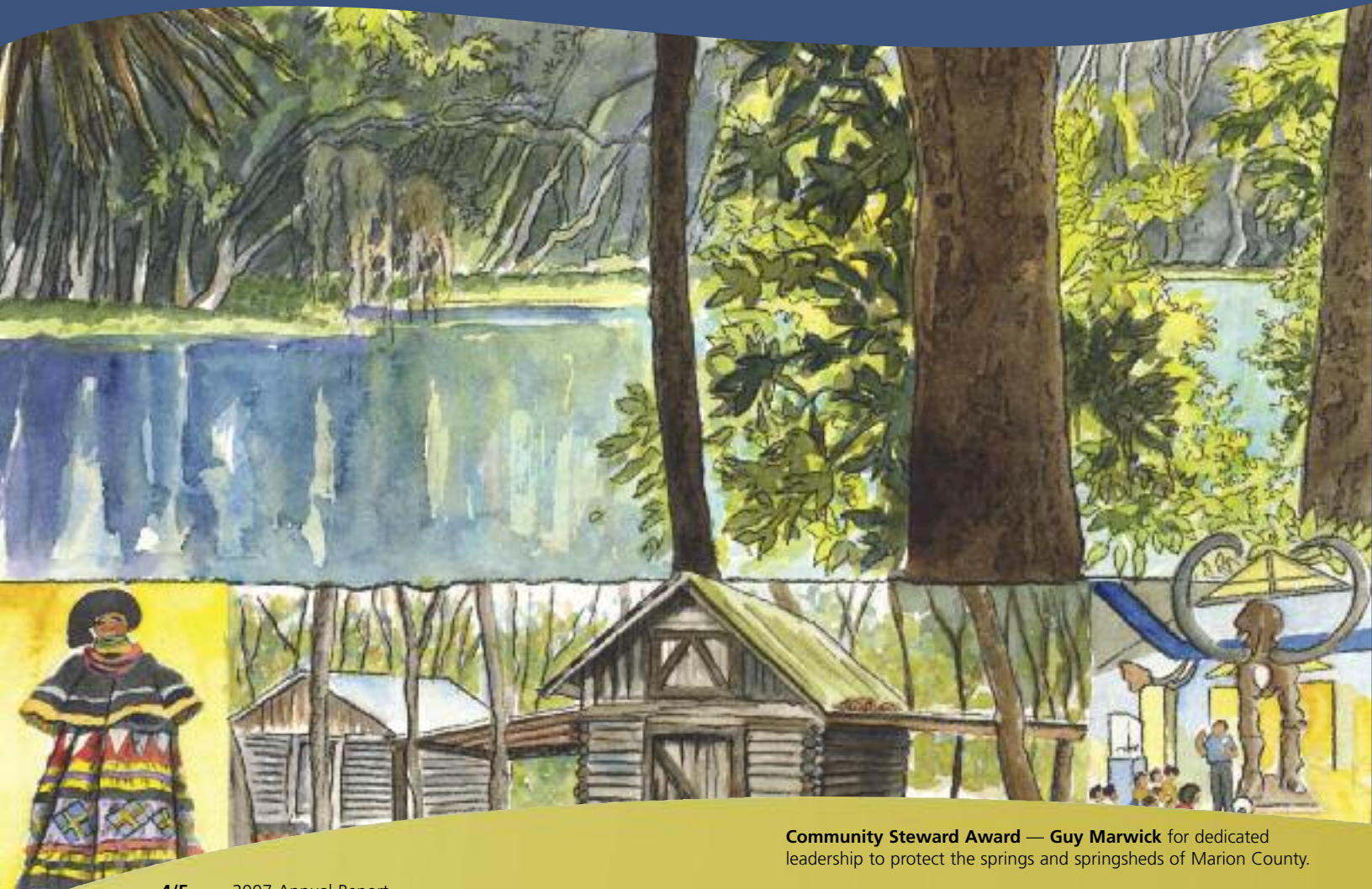
public policy

Charting a Sustainable Course for Florida's Future — 1000 Friends' landmark report, *Florida 2060*, received wide media coverage during 2007. The report projects that if current growth and development pat-

terns continue, the state will lose 7 million additional acres of rural and natural lands over the next 50 years.

Alarmed by the projections included in *Florida 2060*,

1000 Friends President Charles Pattison was appointed to two state-level panels addressing climate change. Governor Charlie Crist appointed Pattison to serve on the Florida Governor's Action Team on Energy and Climate Change, and Pattison also was named to the Climate Change Advisory Group of the Florida Energy Commission. He continued to serve on the Century Commission for a Sustainable Florida.



Community Steward Award — **Guy Marwick** for dedicated leadership to protect the springs and springsheds of Marion County.

1000 Friends Chairman Emeritus Nathaniel Reed convened a group of some of the state's leading conservationists, developers, and agricultural leaders to chart a different course for Florida's future. The group produced *Working to Sustain Florida's Rural and Natural Lands: A Call to Action*, a report with a series of recommendations related to visioning and public policy, economic and planning strategies, and citizen involvement.

Also seeking to identify a better approach to future development, the University of Central Florida's Metropolitan Center for Regional Studies worked with the University of Pennsylvania's renowned regional planner, Jonathan Barnett, to produce *Florida 2060: A Better Alternative*. Seven underlying principles include protecting Florida's essential land, investing in balanced transportation, planning for climate change, not wasting land, designing with nature, encouraging compact development, and rebuilding to create great places.

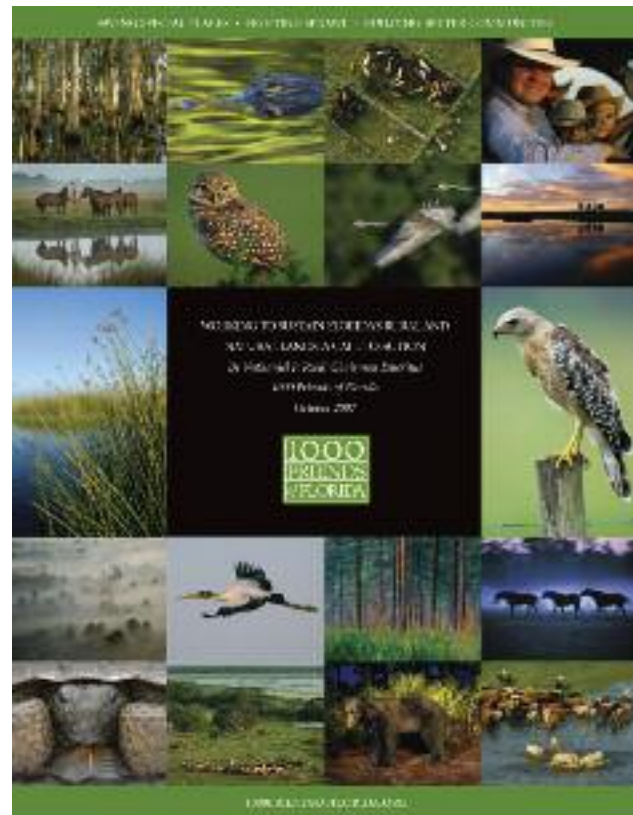
In December, 1000 Friends sponsored a day-long seminar, *Toward a Regional Framework: A Transportation/Land Use Dialogue*. During this lively exchange held in Sarasota at The New College of Florida, Florida Department of Transportation Secretary Stephanie Kopelousos and other distinguished speakers discussed transportation and land use linkages, climate change, habitat protection, rural land conservation, the role of regionalism and other hot topics affecting our state and region.

Advocating for a Citizen Bill of Rights — 1000 Friends released its Citizen Bill of Rights, which recognizes the need for reforms to Florida's growth management process and details five citizen "rights," including:

- To shape changes to your neighborhood, community, and region through required outreach meetings.
- To have a process free of last minute changes to proposed comprehensive plan amendments.
- To require a supermajority vote on development decisions.
- To challenge inconsistent development decisions made by your local government more easily.
- To be free of fear of unwarranted legal retaliation.

1000 Friends determined to make these rights the lynchpin of its future advocacy efforts.

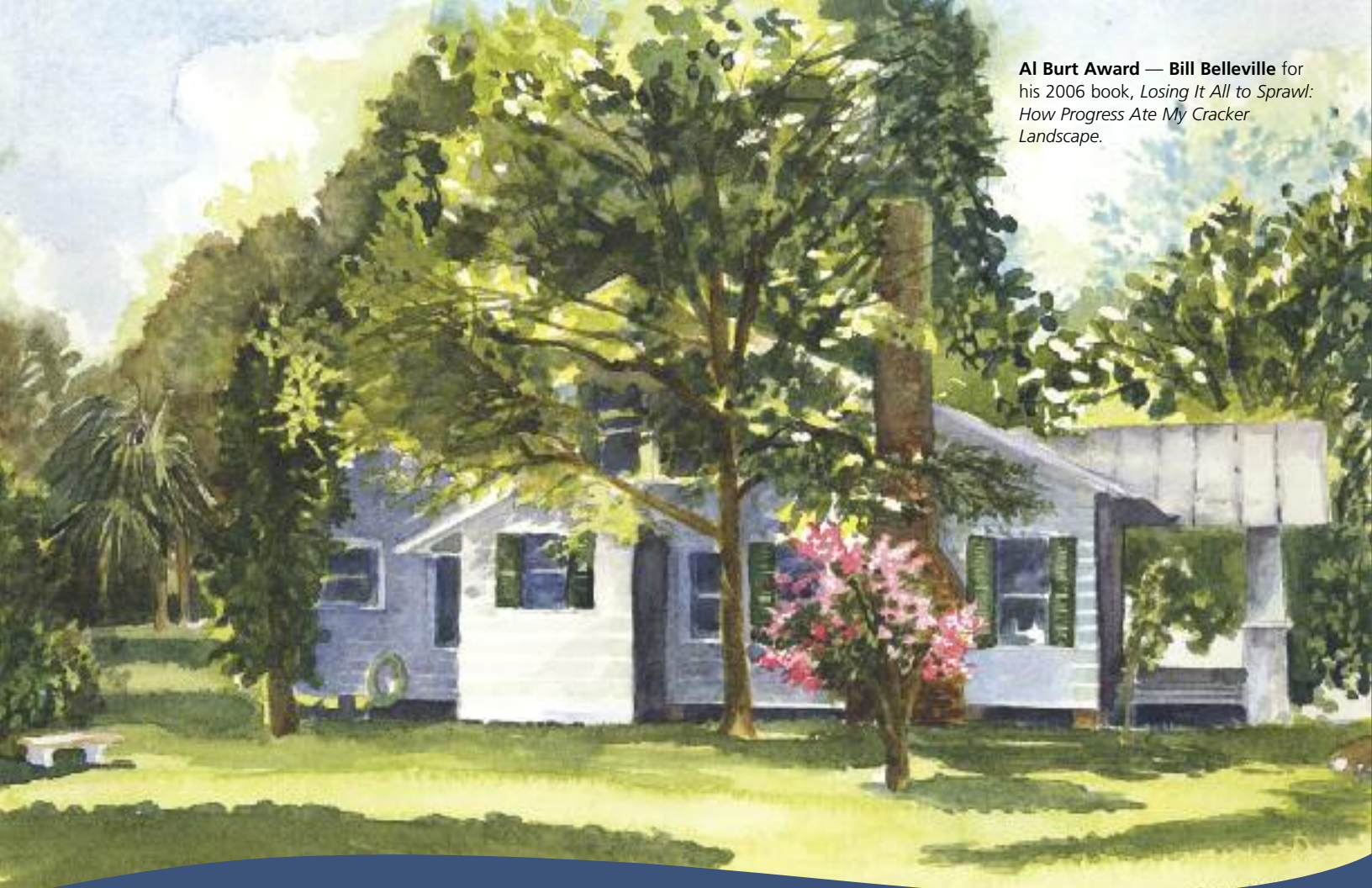
1000 Friends also announced that it did not support Florida Hometown Democracy, the proposed constitutional ballot amendment that would require voter approval of every amendment to every local comprehensive plan. Concerns included that the process would favor deep-pocketed developers, make affordable housing, landfills and other such needed projects more chal-



lenging, result in uncoordinated planning, raise a series of legal challenges due to vague wording, and result in a legislative backlash.

Shaping Public Policy — The 2007 session produced mixed results for growth management advocates. Calls to legislators from concerned citizens helped to remove a number of damaging amendments from the growth management bill, HB 7203. These included sweeping changes that would have weakened and in some cases eliminated the authority of the Florida Department of Community Affairs to review plan amendments in close to 200 communities. Citizens also helped convinced legislators not to pass a bill that would have preempted the ability of local governments to adopt stronger wetland protection legislation. Calls to Governor Crist requesting that he veto HB 985 related to transportation did not succeed. This bill privatizes key components of Florida's road building process, allows large projects that increase capacity to take place even if they are not included in FDOT's five year work plan, and allows landowners to meet concurrency requirements by providing right-of-way for road projects, even if those projects are not in the local comprehensive plan.

On the positive side, the Legislature authorized the annual \$100 million state commitment for Everglades Restoration, plus a special appropriation of \$100 million for Kissimmee River restoration. The Legislature also authorized \$300 million to Florida Forever to protect



Al Burt Award — **Bill Belleville** for his 2006 book, *Losing It All to Sprawl: How Progress Ate My Cracker Landscape*.

public policy (continued)

environmentally sensitive lands. 1000 Friends joined the steering committee of the Florida Forever Coalition to support the 2008 creation of a successor program to this highly successful land acquisition funding program.

1000 Friends also participated in the Department of Community Affairs' rulemaking process to reform the state's Rural Land Stewardship Program.

affordable housing

Advocating for Funding — Once again, 1000 Friends helped coordinate efforts to promote affordable housing issues before the legislature, including leading the 37-member Sadowski Workforce Housing Coalition and organizing the Housing Day Rally at the Capitol. A major goal was the removal of the artificial cap on the distribution of the Sadowski Affordable Housing Trust Fund dollars—although the cap stayed in place, the Sadowski Coalition did help convince the legislature to allocate \$393.4 million for affordable housing.

During the 2007 session, 1000 Friends also assisted the Florida Community Loan Fund with outlining a new program to be funded from Sadowski monies. It would

provide funds through a nonprofit intermediary to make short-term loans to nonprofits for property at risk of loss, such as expiring use properties and mobile home parks.

Supporting Community Land Trusts — The Florida Community Land Trust Institute, a partnership between 1000 Friends and the Florida Housing Coalition, helped start up new community land trusts around the state and launched a blog at www.floridactrustinstitute.blogspot.com. 1000 Friends spearheaded the Florida supplement to the national community land trust legal manual for the Real Property Probate and Trust Law Section of the Florida Bar.

Preventing the Closure of Mobile Home Parks

Mobile home parks across the state are being rezoned for redevelopment into high-end housing or commercial properties, resulting in the displacement of some of Florida's most vulnerable populations, including the elderly and disabled. 1000 Friends prepared a position paper which makes clear that if changing the land use of a mobile home park would result in homelessness, the park land use cannot be changed without running afoul of Florida's growth management laws. Most importantly, 1000 Friends gained concurrence with this position from the Florida Department of Community Affairs through Secretary Tom Pelham.

1000 Friends worked with communities, including Miami-Dade County, Martin County, and the Town of Davie, to craft recommendations to better implement Florida's housing element law, which requires that each jurisdiction have adequate sites for mobile homes. 1000 Friends also worked with Florida Legal Services and residents to stop closure of the Ocala Municipal Trailer Park.

Addressing Affordable Housing Issues — Two years in the planning, the *Extremely Low Income Housing Leadership Forum* was held in St. Petersburg in March. The first day featured nationally recognized developers from Seattle and Denver, and a caucus on the second day helped identify steps to improve Florida's

capacity for developing housing for the homeless and extremely low income. 1000 Friends, Florida Coalition for the Homeless, Supportive Housing Coalition, and Florida Housing Finance Corporation collaborated to produce the forum.

1000 Friends and the Florida Housing Coalition designed and led a major statewide conference program track on affordable housing and community redevelopment at the 11th annual *Florida Neighborhoods Conference* in Sarasota. 1000 Friends also helped plan the Florida Housing Coalition's annual conference, *The Economics of Housing*, held in Orlando, and served on the design team for the national inclusionary housing conference in San Francisco.

Florida Legal Services and 1000 Friends launched a three-year statewide project to support legal services offices funded by the Florida Bar Foundation to address such affordable housing issues as foreclosure and housing preservation, including the preservation of expiring use properties and mobile home parks.

Affordable Housing Director Jaimie Ross served on several national boards, including the Board of the Innovative Housing Institute, the Advisory Board for Affordable Housing Finance Magazine, and the Wachovia National Community Development Advisory Council.

palm beach/martin county green initiative

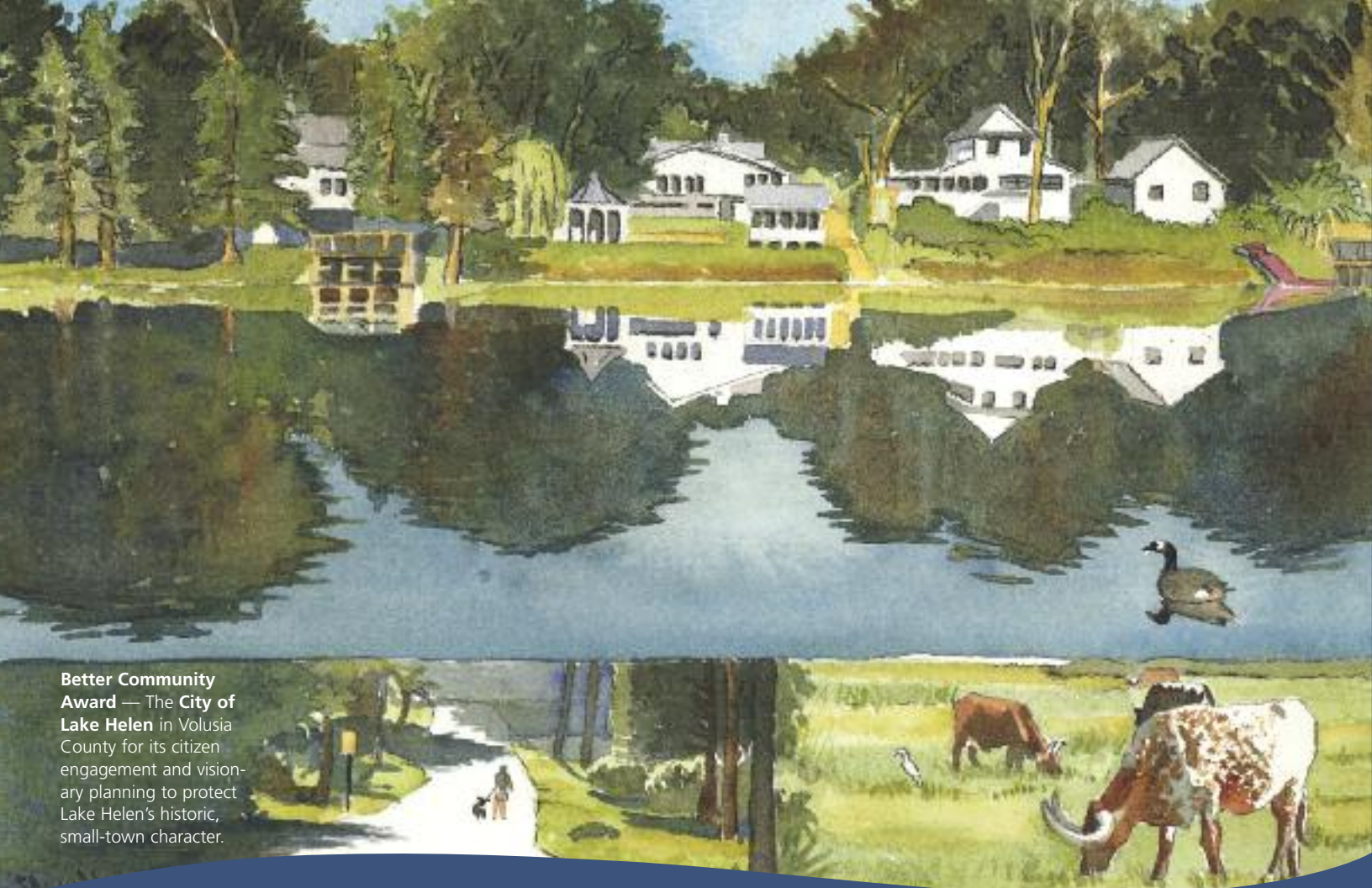
Maintaining the Character of Rural Palm Beach County — 1000 Friends continued to pursue its legal challenge of the Central Western Communities Sector Plan, which was adopted by the county in 2005. While originally intended to help protect this 55,000-acre area in rural western Palm Beach County, as finally adopted the plan opened the region for inappropriate, sprawling development. 1000 Friends led production of a white paper to help move toward settlement on the Sector Plan and participated in mediation; however, by the end of 2007 the process had stalled.

Nonetheless, other progress was made in the region. 1000 Friends helped lead a successful campaign to convince the County Commission to deny the proposed oversized Callery-Judge Groves project in the area covered by the disputed Sector Plan. On a former orange grove, the Callery-Judge Development of Regional Impact would have included 10,000 homes and 4 million

square feet of non-residential development. Also, as a result of 1000 Friends' earlier state-level legal challenge regarding the inappropriate siting of the Scripps Biomedical Research Institute, in 2007 the Palm Beach County Commission voted to return Mecca Farms to one unit per ten acres, and returned land uses to pre-Scripps levels.

Palm Beach County authorized a series of comprehensive plan amendments during 2007 that allowed for increased development in rural areas of the county. These included increased density along Lantana Road, and a funeral home and strip commercial development in rural areas which had received significant public resources over the years to protect them from urbanization and sprawl. 1000 Friends laid the foundation to file legal challenges in 2008.

Protecting the Greater Everglades — 1000 Friends and others stepped up efforts to protect the



Better Community Award — The **City of Lake Helen** in Volusia County for its citizen engagement and visionary planning to protect Lake Helen's historic, small-town character.

palm beach/martin county green initiative (continued)

The Community Foundation for Palm Beach and Martin Counties honored 1000 Friends Community Planner Joanne Davis with the Dwight Allison Fellows Award for her more than 20 years of community activism on pressing local planning and environmental issues. Davis was also appointed to serve on the Babcock Ranch Preserve Management Advisory Board.

greater Everglades area. 1000 Friends began partnering with other environmental groups to address proposals for mining and development in the Everglades Agricultural Area. The groups also formally requested that an environmental impact statement (EIS) be conducted for the cumulative impacts of potential development on northwestern Palm Beach County, which includes the northern Everglades, Everglades Agricultural Area, and the Loxahatchee River and basin.

Work continued with students at the Jupiter High School Environmental Academy on a series of films on protecting the Loxahatchee River. Additionally, 1000 Friends assisted staff of the Loxahatchee National Wildlife Refuge with determining the most appropriate loca-

tion for infrastructure facilities adjacent to the refuge.

Preserving Rural Martin County — Martin County also experienced continuing growth pressures in its rural areas. Despite strong opposition from 1000 Friends and others, the Martin County Commission adopted a "clustering" amendment for the county's western lands. The Valliere amendment would allow uncoordinated, scattered clusters of two-acre lots within the county's agricultural areas. 1000 Friends laid the foundation to legally challenge the amendment in 2008.

1000 Friends filed a challenge to a comprehensive plan amendment to allow construction of a wastewater treatment plant in close proximity to the C-44 canal and Lake Okeechobee. This plant would serve as a catalyst for increased commercial development outside the urban boundary, and potentially threaten the water quality of the lake.

1000 Friends assisted citizens to convince the Florida Communities Trust to unanimously reject the City of Stuart's proposal to build the Green River Parkway through the Haney Creek Greenway.

florida panhandle initiative

Advocating for More Sustainable Development

— 1000 Friends continued its tradition of advocacy in the Florida Panhandle. Efforts included monitoring and commenting on the Northwest Florida Transportation Corridor Authority master plan, including proposals for a new beltway around Pensacola in Escambia County and new roadways parallel to existing Route 98 in Franklin County.

1000 Friends worked with the Florida Wildlife Federation, Audubon of Florida, The Nature Conservancy and the St. Joe Company to speed up implementation of the preservation areas included in the West Bay Sector Plan. In Leon County, 1000 Friends provided input to citizens challenging an adopted amendment exempting certain development from requirements intended to protect the Lake Jackson Basin. 1000 Friends also assisted citizens opposing a comprehensive plan amendment to substantially increase development on Perdido Key, a coastal high hazard area in Escambia County.

1000 Friends sent letters to regional, state and federal agencies outlining its opposition to the proposed Magnolia Bay Marina and Resort in rural Taylor County. The U.S. Army Corps of Engineers and Suwannee River Water Management Districts each denied required permits for the massive project. Additionally, the Florida Department of Environmental Protection indicated that

Magnolia Bay violated state law, and the U.S. Environmental Protection Agency noted that the project threatened an aquatic resource of national importance. The owner dropped plans for a large marina development to focus instead on a golf course community, which 1000 Friends intends to review when plans are completed in 2008.

Assisting Communities — In cooperation with NOAA, 1000 Friends assisted Carrabelle, a Florida Working Waterfronts Community in Franklin County, with identifying how to more effectively link and market the community's cultural and natural resources to better promote sustainable economic development. In nearby Wakulla County, 1000 Friends provided technical assistance and guidance to the Wakulla Springs Working Group on how to better integrate springs protection measures into community planning efforts in the region. 1000 Friends provided similar assistance to the Ichetucknee Springs Working Group in Suwannee County.

Uma Outka joined 1000 Friends in the summer of 2007 as the new Legal Director. Outka received her J.D. summa cum laude from the University of Maine School of Law, her M.A. in Public Policy and Management from the University of Southern Maine, and was an Associate Attorney with Verrill Dana, LLP, in Portland, Maine.

special projects

Halting Inappropriate Development — Thanks to the leadership of the Coalition for Responsible Growth, 1200 residents turned out for a public hearing on the proposed Springhills development at the I-75 39th Avenue interchange in Alachua County. Approved in 1999 as a Development of Regional Impact, the revised project required a comprehensive plan amendment to more than triple the project size from 43 to 152 acres and almost double the retail space to 1.56 million square feet. Road widenings needed by the development were estimated to cost \$120 million, with the developer responsible for \$58 million. 1000 Friends provided expert testimony and other guidance. The Alachua County Commission voted unanimously to deny the project.

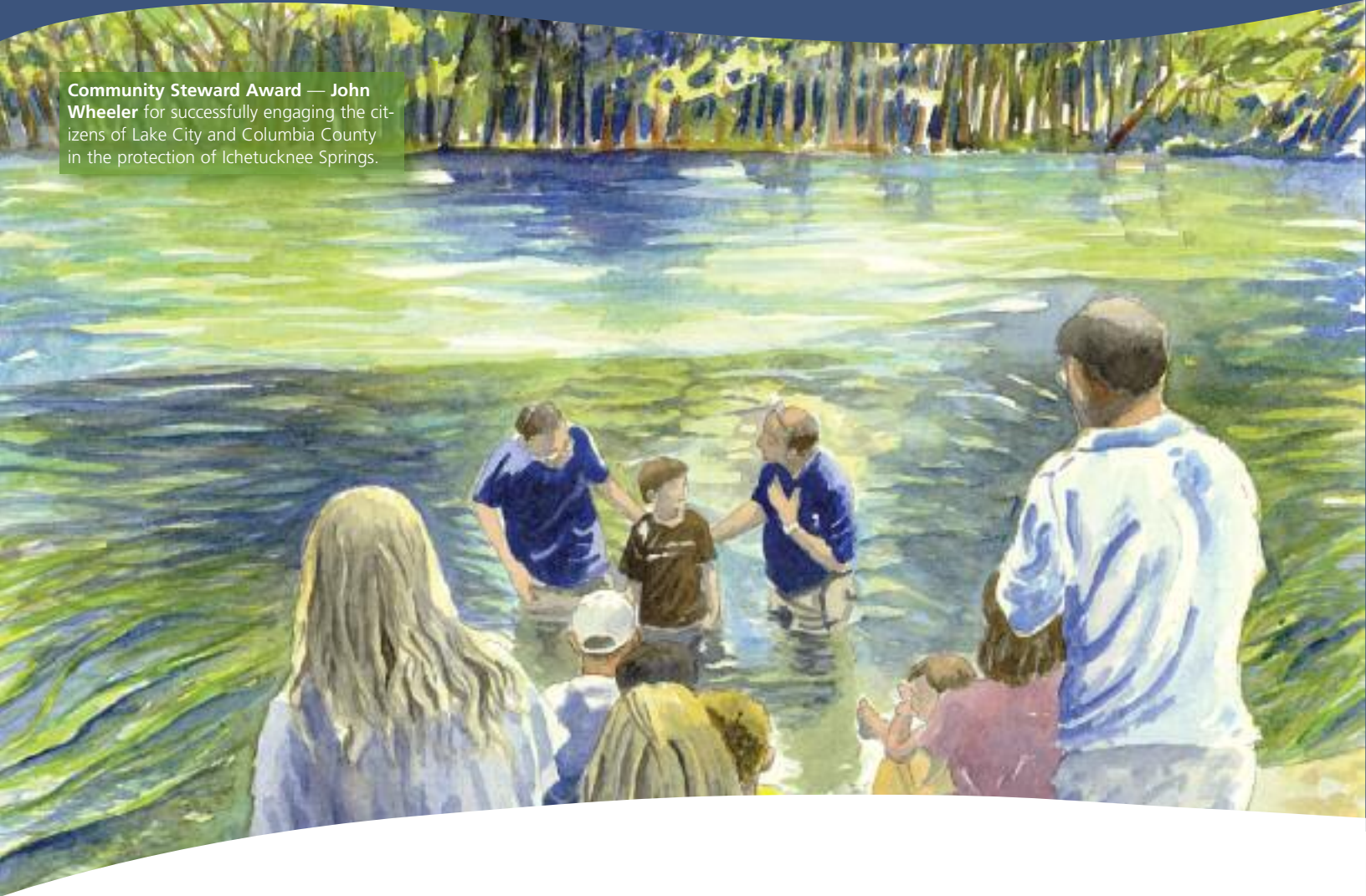
Promoting Wildlife Planning — Work on the development of the wildlife habitat planning manual continued, in cooperation with the Florida Wildlife Federation and Florida Fish and Wildlife Conservation Commission. The manual will address wildlife habitat planning, development design and best management practices directed at Florida communities and landowners. It has been developed with assistance from a technical advisory committee.

Assisting with Disaster Planning — 1000 Friends continued compiling a notebook of basic pre- and post-disaster mitigation measures that can be used on historic buildings and structures without diminishing their historical integrity. A technical advisory committee reviewed materials, products, and installation techniques to

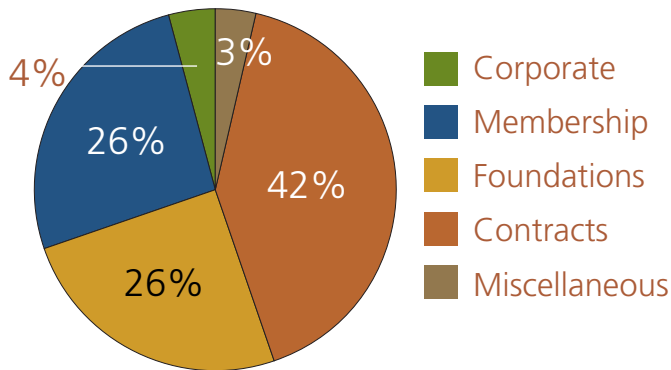
prepare historic resources for natural disasters and mitigate damage after disasters. The goal is to expedite mitigation projects for historic structures, reducing the time it takes to reach agreement on appropriate mitigation options. The notebook will be completed and distributed in 2008.

Supporting Working Waterfronts — In addition to providing assistance to the community of Carrabelle on linking and marketing its natural and cultural resources, 1000 Friends also produced a brochure outlining federal and state funding and technical assistance programs available to Florida's Working Waterfronts Communities.

Community Steward Award — John Wheeler for successfully engaging the citizens of Lake City and Columbia County in the protection of Ichetucknee Springs.

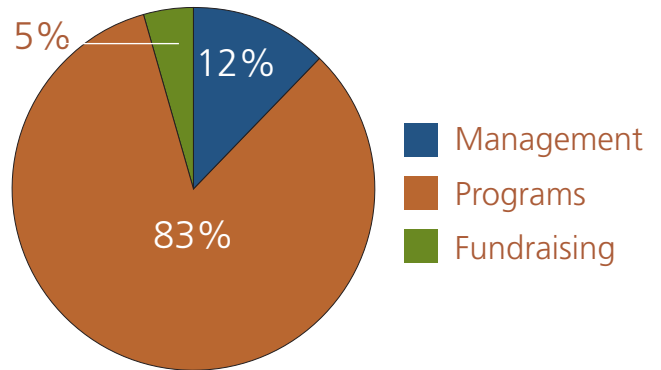


Revenue



TOTAL: \$1,058,642

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TOTAL: \$900,846

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Al Burt Award — The **Tallahassee Democrat** for stimulating community dialogue and leadership through its 2006 *Saving Wakulla Springs* series.



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