

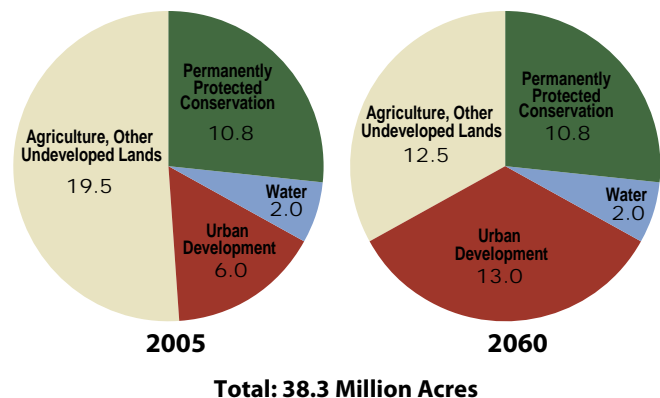
With close to 18 million residents today, Florida already is challenged with the consequences of rampant sprawl, rapidly vanishing natural areas, and overcrowded roads. What will Florida look like in 2060, when its population is projected to reach almost 36 million?

To help address this question, 1000 Friends of Florida contracted with the University of Florida's GeoPlan Center to develop a "population distribution scenario" for the state. 1000 Friends also contracted with the Center for Quality Growth and Regional Development at the Georgia Institute of Technology to provide guidance to state leadership and citizens on how to deal with this growth in a more proactive manner.

Florida 2060: A Population Distribution Scenario for the State of Florida

Under the leadership of Paul D. Zwick and Margaret H. Carr, the University of Florida's GeoPlan Center used geographic information systems (GIS) to develop a series of graphics depicting what land use might look like in Florida in 2020, 2040, and 2060. These graphics assume a continuation of current development patterns, that is, development continues to simply sprawl outward from existing urban areas at low densities. The resulting study includes the conclusions that by 2060:

- Roughly 7 million acres of additional land will be converted from rural to urban uses in Florida, including 2.7 million acres of existing agricultural lands and 2.7 million acres of native habitat.
- More than two million acres within one mile of existing conservation lands will be converted to an urban



use, which will complicate their management and isolate some conservation lands in a sea of urbanization.

- The counties projected to undergo the most dramatic transformation, in rank order, will be Glades, Hardee, DeSoto, Hendry, Osceola, Baker, Flagler and Santa Rosa.

The results of the *Florida 2060* research project clearly show that the State of Florida sits at the 'tipping point' related to land consumption for urban development. Rural land is being urbanized at an alarming rate.

Soon, the ultimate footprint and pattern of development will be set. Without immediate proactive initiatives, the result will be sprawling disconnected subdivisions spread from coast to coast that surround a few isolated wetlands. The opportunity to build great communities and forever protect natural lands, open space, and farmland, will be lost. Our actions today, or our lack of action, will determine the legacy we leave for future generations of Floridians — forever.

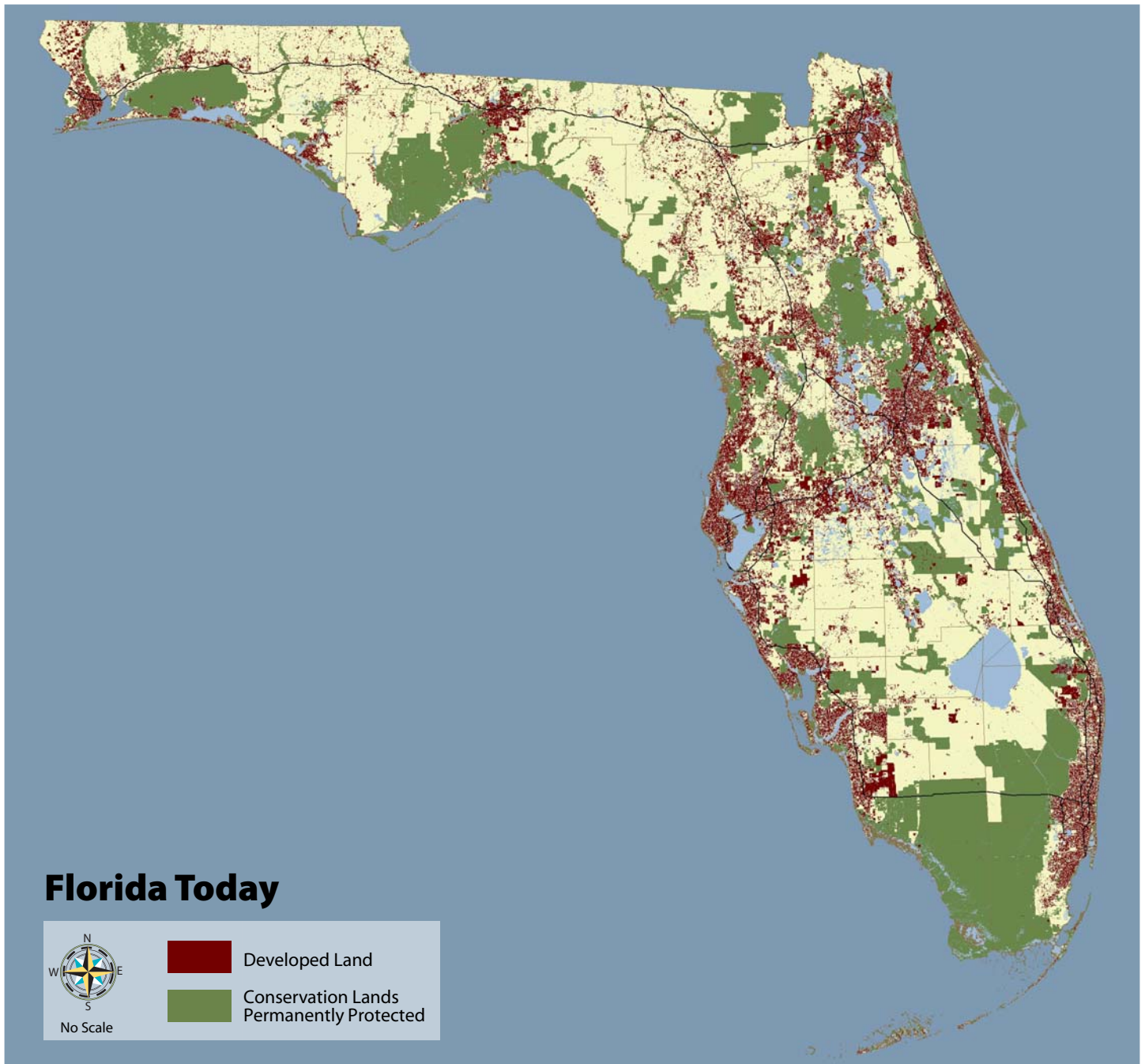
This study is based on four key assumptions. First, the Bureau of Economic and Business Research (BEBR) moderate population projection from 2005 to 2060 was used as the basis. Second, it was assumed that the gross urban density of developed lands in each county will remain the same as in 2005. Third, the lands to which the new population was distributed were determined to be the most suitable using a set of eight criteria of which proximity to existing urban areas, road density, and absence of wetlands were most heavily weighted. Fourth, because reliable projections could not be made, it was assumed that Florida would add no new conservation lands over this period.

What does this mean for different parts of the state?

Central Florida — this region will experience “explosive” growth, with continuous urban development from Ocala to Sebring, and St. Petersburg to Daytona Beach. The I-75 and I-4 corridors are projected to be fully developed. Most of Florida’s Heartland will convert to urban development, resulting in a dramatic loss of agricultural character and native Florida landscape that define this region today. Seminole, Orange, Brevard, Indian River, Pinellas, Hillsborough, and Manatee counties are expected to build out in the period from 2020 to 2040, so population is projected to spill over into surrounding counties in the region. Virtually all the natural systems and wildlife corridors in this region will

be fragmented, if not replaced, by urban development.

Southwest Florida — Charlotte, Lee and Collier counties are expected to build out before 2060, causing an almost continuous band of urban development along the southwest Florida coast and population spillover into adjacent inland counties. Large amounts of this spillover are projected for DeSoto, Hendry and Glades counties. These three counties in Florida that are projected to experience the greatest transformation over the next 50 years as they go from largely rural to largely urban in character. The result will be an almost continuous urban strip linking Ft. Myers to West Palm Beach.



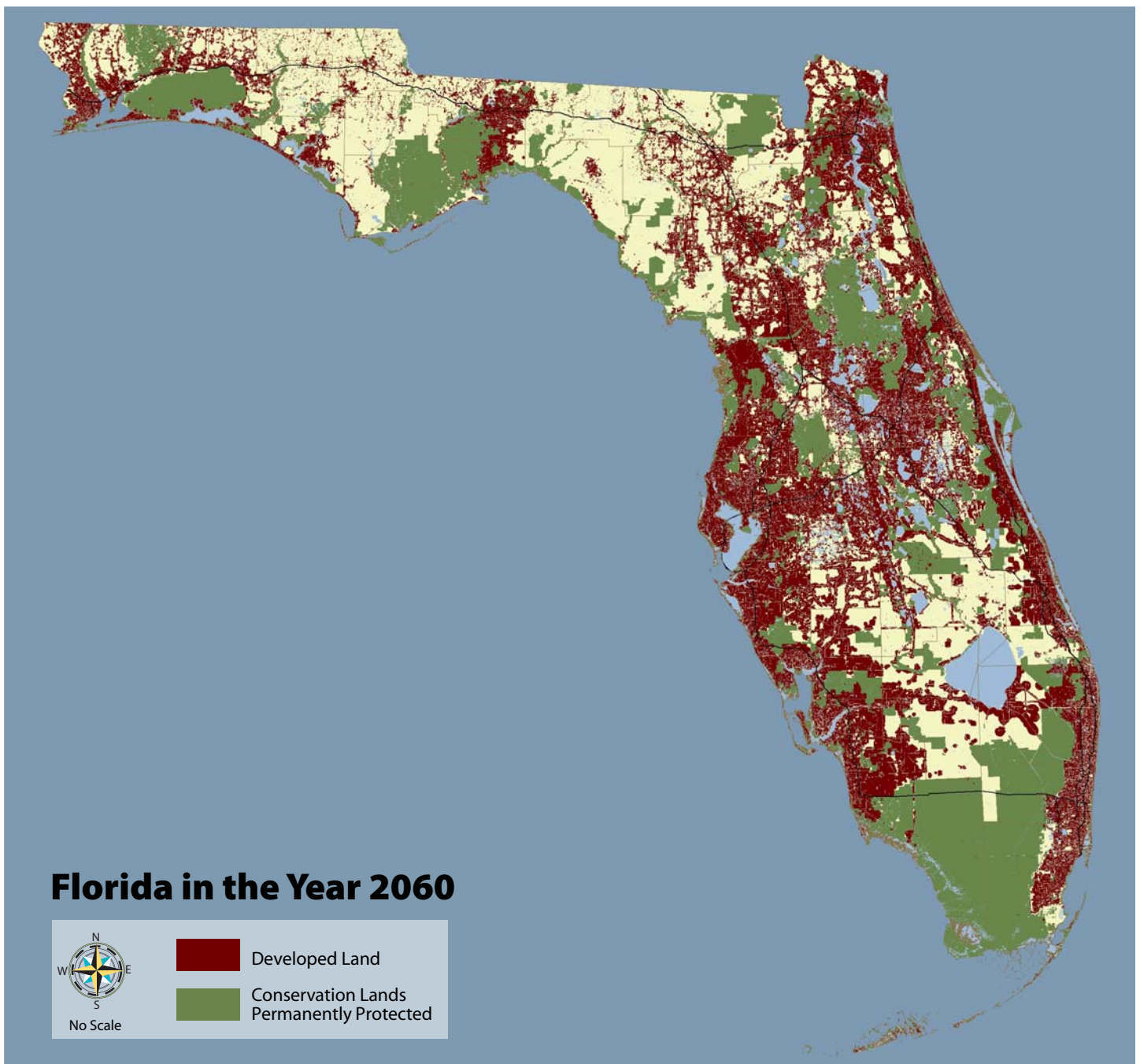
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Southeast Florida — This region will become mostly urbanized, with the exception of some agricultural lands north and south of Lake Okeechobee. Surprisingly, in part because of the county's current patterns of high density development and remaining expanses of agricultural lands, Dade County is not projected to reach build out by 2060.

The Florida Keys — All vacant land in the Keys is projected to be consumed by development by 2060, including lands not necessarily accessible by automobile.

Northeast Florida — Duval County is projected to be completely built out sometime after 2040, and by 2060 its population is anticipated to spill out into Nassau, Clay, St. Johns and Baker counties, forever changing their rural character.

Northwest Florida and the Big Bend — Only the Panhandle and Big Bend are projected to retain significant areas of open space, and this is only if current growth and development patterns continue.



A Time for Leadership: Growth Management and Florida 2060

Building on the findings of *Florida 2060*, the Center for Quality Growth and Regional Development at the Georgia Institute of Technology prepared a series of recommendations for state leadership and citizens in Florida. These recommendations suggest a new future for Florida — one that recognizes that we can accommodate new growth in a way that actually results in improving the quality of life for current and future generations of Floridians.

The report notes that the governor, state legislators, and citizens can change the course of development in Florida through deliberate growth leadership. Over-arching recommendations include:

- **Expand Florida Forever:** Accelerate and expand this highly successful natural lands acquisition program to permanently protect not only natural lands and open and recreation space, but also agricultural and forestry lands.
- **Adopt New Policy on Conversion of Rural Lands to Urban Use.** A growth leadership perspective requires new public policy mandating that the conversion of rural land to urban density only be allowed in fair trade for significant public benefit, especially the preservation of natural and agricultural lands and open space.
- **Create a 100 Year Legacy Plan.** The plan should identify the lands for permanent protection from development and areas that are appropriate for development and redevelopment, and it should call for development of communities, not just disconnected sprawling subdivisions. All state funding should be consistent with the Legacy Plan.
- **Identify Leaders and Galvanize Support.** Identify champions to organize and advocate for Florida's vision and plans. Such leadership must come from a broad cross section of Floridians who believe that our future is far too important to just let it happen.

Funding for this project was provided through generous donations by The St. Joe Company, The Nature Conservancy, A. Duda & Sons, Glatting Jackson, Robert Parks, Fishkind Associates, and WilsonMiller.

Next Steps

To move these studies forward, 1000 Friends is undertaking a series of activities in 2007. It is convening state leaders to begin the task of developing new policy on the conversion of rural lands to urban use. 1000 Friends is also partnering with the University of Central Florida Metropolitan Center for Regional Studies, which has commissioned the University of Pennsylvania to create an "Alternative Future" which will identify what Florida will look like in 2060 if the projected growth and development patterns follow the principles of smart growth.

Florida has received a wake up call. It simply cannot afford to continue to lose valuable natural and agricultural lands at such an alarming rate. If this state is to maintain and even enhance its quality of life, the time is now to bring about meaningful change in the way Florida develops over the coming 50 years.

We can enact sensible, sustainable development strategies that accommodate growth while protecting the environment and the things that make Florida special.

*Peter S. Rummell, Chairman and CEO
The St. Joe Company*

We must develop a visionary strategy that maintains agriculture's stewardship role while providing incentives for those who elect to keep their land in agriculture.

*Joseph Duda, President and CEO
A. Duda and Sons*

Established in 1986, 1000 Friends of Florida works to protect natural areas, fight urban sprawl, promote sensible development patterns, and provide affordable housing. Above all, it strives to give citizens the tools to keep Florida's communities livable. For more information on 1000 Friends, including the full text of these studies, please visit 1000friendsofflorida.org.