



2006 Annual Report

From the President

Charles Pattison, AICP,
President

It is my honor to thank you for helping us pay tribute to those individuals who stepped forward in 1986 on behalf of all Floridians to advocate for and implement comprehensive growth management. In 2006 we celebrated our 20th anniversary, and the annual report for this year would not have been possible without the foundation they laid for all our benefit.

How fitting then that our new leaders continued this tradition in 2006 by developing *Florida 2060*, which again looks forward. Unfortunately, it paints a grim picture of what could happen to our great state if those ideas and concepts embraced twenty years ago are not further refined and applied. We will use that picture, and the companion policy document, *A Time for Leadership*, to promote a revised vision that will further our education and advocacy efforts on behalf of a better future for current residents and those yet to come. These are the people who will appreciate and protect, as we do, the treasures displayed in *Florida: Magnificent Wilderness*, a photographic essay by nationally known photographer James Valentine.

2006 saw the successful conclusion to the hard fought Scripps Biomedical Research Institute campaign. Our major three-year effort ended on a positive note: this project will make an important economic contribution to our state and Palm Beach County without the unnecessary fiscal, environmental and quality of life costs that our intervention prevented. This work continued one of our primary initiatives for protecting the integrity of comprehensive plans and green spaces in Palm Beach and Martin Counties.

We remained in the forefront of very active efforts to protect and promote affordable housing through technical assistance and lobbying efforts unsurpassed in Florida. Similarly, we completed one project on disaster planning for historic properties and began another. We continued our work on improved planning for springs and springsheds, and started work on a multi-year project to produce a best management practices manual for wildlife habitat protection. With these accomplishments, another successful Awards Program, and more efficient, reduced operations costs, 1000 Friends of Florida honored the spirit of its 20 year tradition.

Sincerely,
Charles Pattison, AICP



President



Jennifer L. Seney
2006 Community Steward Award

The watercolors depicted in this report were painted by artist Dawn McMillan of Quincy, Florida. They were presented to the recipients of the 2006 Better Community Awards.

2006 Accomplishments at a Glance

- Led the successful advocacy campaign that convinced the Palm Beach County Commission to relocate the proposed Scripps Biomedical Research Institute from a remote rural site to a smart growth site near the I-95 corridor.
- Played a key role in the public acquisition of 74,000 acres of the massive Babcock Ranch property in Lee and Charlotte Counties.
- Released *Florida 2060* and *A Time for Leadership*, studies identifying challenges and opportunities for the next 50 years as the state's projected population doubles to 36 million. Several thousand copies of the Executive Summary were distributed statewide, and presentations were given to major state leaders and organizations.
- Worked with the Legislature to approve an expanded environmental permitting program for the Florida Panhandle.
- Filed a legal challenge to Palm Beach County's proposed Sector Plan, which increased residential densities by about 8,000 homes in a 55,000-acre rural region of the county, and monitored major DRIs in the area.
- Provided significant input into the Martin County Rural Lands Study which focuses on 200,000 acres of rural and agricultural lands outside the county's urban service boundary.
- Raised challenging questions over the proposed development of Magnolia Bay Marina and Resort in rural Taylor County, and the related dredging of a two-mile entrance channel through the Big Bend Seagrass Aquatic Preserve.
- Helped craft a series of recommendations to develop a corridor of conservation lands and open space on the shores of Lake Tohopekaliga in Osceola County.
- Released an updated edition of *Disaster Planning for Florida's Historic Resources*, including case studies on the City of Apalachicola and Nassau, Palm Beach, and Sarasota Counties.
- Launched a project to identify architecturally appropriate techniques to protect individual historic structures from the impacts of disasters.
- Began developing a manual, *Wildlife Habitat Planning Strategies, Design Features, and Best Management Practices*, and launched a companion web site, **floridahabitat.org**, to outline conservation strategies and success stories in Florida.
- Continued to provide leadership on the Sadowski Workforce Housing Coalition, comprised of 33 organizations, to promote full funding for affordable housing.
- Conducted a comprehensive overview of accessory dwelling units (aka "granny flats") to promote affordable housing.
- Issued the peer-reviewed *Degradation of Water Quality at Wakulla Springs*, including recommendations to improve water quality.
- Produced *Florida: Magnificent Wilderness*, a special edition of nature photography by nationally known photographer James Valentine.
- Led the call for better transportation planning in the face of major new road projects planned across the state.
- Presented Better Community Awards to deserving leaders across the state.
- Launched and maintained the Ichetucknee Springs Basin Working Group web site at **www.ichetucknee.info**.
- Welcomed over 300,000 visitors to **www.1000friendsofflorida.org**.

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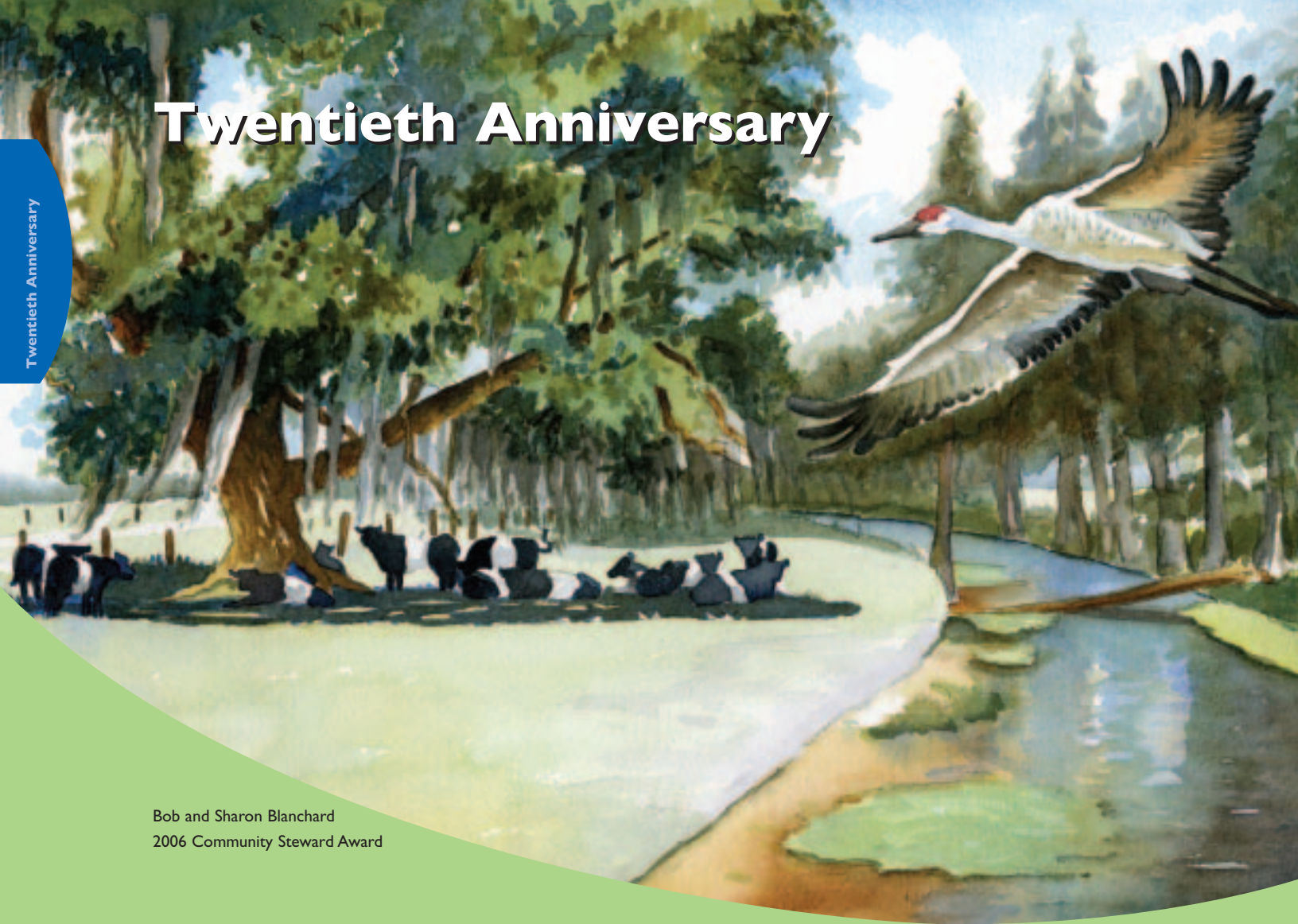
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Communications
Director

Intern

Kelly Duggar

Twentieth Anniversary

Twentieth Anniversary



Bob and Sharon Blanchard
2006 Community Steward Award

In 1986, a small group of dedicated leaders worked together to form an advocacy group to watchdog Florida's landmark 1985 Growth Management Act. Two decades later, 1000 Friends of Florida celebrated its many efforts and successes in promoting better growth management to protect and enhance the quality of life in Florida.

Envisioning the Future—To commemorate two decades of past service, 1000 Friends focused on Florida's future with the development of *Florida 2060* and *A Time for Leadership*. These landmark studies garnered unprecedented media coverage when they were released in December of 2006, including major stories and editorials in most of the state's larger newspapers. The Executive Summary and Regional Summaries were distributed widely, and presentations were given to state leaders and influential organizations across Florida.

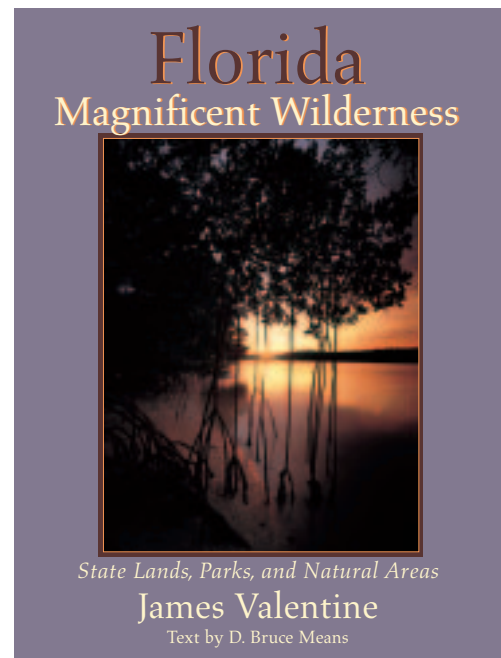
Developed by the University of Florida's GeoPlan Center, *Florida 2060* included the projection that the state's population would double to 36 million by 2060, and that the urbanized land would also double, based on existing development patterns. According to the study, roughly seven million more acres of Florida land would be converted from rural to urban uses, including approximately 2.7 million acres of agricultural lands and 2.7 million acres of native habitat.

A Time for Leadership, prepared by the Center for Quality Growth and Regional Development at the Georgia Institute of Technology, included several overarching recommendations to stem this tidal wave of poorly planned development. Recommendations included expanding Florida Forever, adopting new policy on the conversion of rural lands, creating a 100-year legacy plan to identify lands needing permanent protection, and identifying leaders and galvanizing support.

Twentieth Anniversary (continued)

1000 Friends Founder and President Emeritus John DeGrove released his new book, *Planning Policy and Politics: Smart Growth and the States*. He also was inducted as a Fellow of the American Institute of Certified Planners and of the National Academy of Public Administration, and received a Lifetime Achievement Award from the Florida Chapter of the American Planning Association.

Celebrating Florida's Rich Natural Heritage—1000 Friends celebrated its 20th anniversary with the release of *Florida: Magnificent Wilderness*, a special edition of nature photography by the nationally known photographer James Valentine. The 160-page, full color book included a special 16-page segment highlighting the work of 1000 Friends of Florida and its supporters.



Public Policy

Purchasing Babcock Ranch—1000 Friends played a key role in the largest single land conservation acquisition in the history of Florida. With strong support from 1000 Friends and other members of the Florida Forever Coalition, Governor Jeb Bush allocated a one-time \$310 million cash payment to acquire 74,000 acres of the massive 92,000-acre Babcock Ranch property in Charlotte and Lee Counties. 1000 Friends helped convince the Governor and Cabinet that the lands should be purchased outright and not as part of Florida's rural lands stewardship program. 1000 Friends worked for the deletion of a damaging and precedent-setting provision that would have enabled the owners to retain water rights on the property. For the remaining 18,000 acres of the property, 1000 Friends led the call for a sustainable, smart growth approach to development.

1000 Friends Executive Director Charles Pattison continued his service on the Century Commission for a Sustainable Florida, established under the 2005 growth management bill.

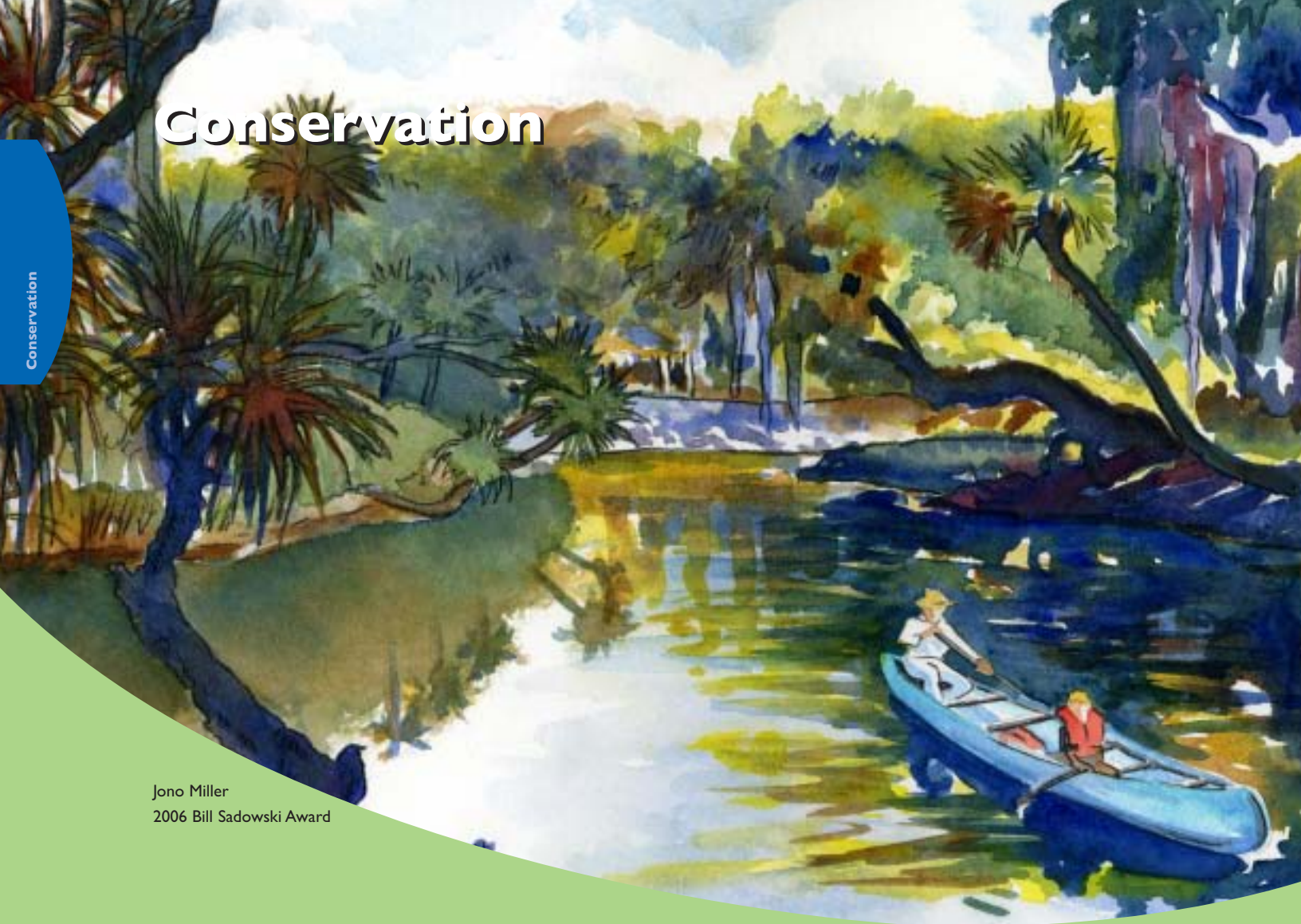
Reforming the Approach to Transportation Planning—Throughout the year, 1000 Friends raised the red flag over numerous ill-advised transportation efforts, including: the Legislative Budget Commission's setting aside \$46 million to acquire land from The St. Joe Company for the development of unspecified roads in the Florida Panhandle; the

Florida Turnpike Authority's call for new roads in Central Florida that would open up vast tracts of Florida's rural heartland for new development; the Florida Transportation Commission's promotion of regional highways to be known as Florida's Bicentennial Corridors; and, the Florida Department of Transportation's *Future Corridors Action Plan*, authorizing four "prototype future corridor studies" without the required long-range regional vision plans (which was authorized in the final hours of the Bush administration). 1000 Friends sent strong messages to the Florida Department of Transportation and others that these efforts did not comply with the regional planning requirements included in the recently adopted *2025 Florida Transportation Plan*. 1000 Friends vowed to keep transportation planning as a high priority in 2007.

Refining Growth Management Legislation—1000 Friends worked with the Legislature to approve an expanded environmental permitting program for the Florida Panhandle, and influenced the Development of Regional Impacts legislation related to workforce housing, attractions and new towns. Other efforts focused on watering down damaging bills related to power stations, septic tanks, interlocal services and other issues. Despite intense efforts by 1000 Friends, the Legislature passed and Governor Bush signed into law sweeping legislation to increase development in coastal areas and on agricultural lands.

Communications Director Vivian Young regularly updated 1000 Friends' website, 1000friendsofflorida.org, which received over 300,000 visitors in 2006.

Conservation



Jono Miller
2006 Bill Sadowski Award

Promoting Wildlife Conservation—Recognizing the tremendous impact of development on wildlife habitat, 1000 Friends launched a project to identify and recommend conservation strategies for threatened lands. Work began on a manual, *Wildlife Habitat Planning Strategies, Design Features, and Best Management Practices* (scheduled for publication in 2008), to include helpful strategies related to Florida uplands and wetlands, urbanizing and suburbanizing environments, transportation and roadway planning, working rural landscapes, protection of resources that cross jurisdictional lines, case studies of wildlife conservation successes and other Florida-specific issues. A companion web site floridahabitat.org was launched.

Protecting Florida's Springsheds—1000 Friends continued promoting enhanced protection of Florida's fragile springsheds and noted several activities resulting from its 2005 symposium on water quality in Wakulla Springs. 1000 Friends issued the peer-reviewed report, *Degradation of Water Quality at Wakulla Springs*, including

recommendations to help remedy the problems; saw Wakulla County approve a series of policies to protect springs and groundwater from the impact of development and septic tanks; and saw the City of Tallahassee address its contributions to Wakulla Springshed's decline by appointing a Wastewater Treatment Master Plan Stakeholders Group to help craft a 20-year master plan aimed at identifying cost-effective actions to lessen the impacts of the city's wastewater disposal methods on the Springshed. Elsewhere in the state, 1000 Friends launched and maintained the Ichetucknee Springs Basin Working Group web site at www.ichetucknee.info.

Community Planner Dan Pennington was appointed to serve on the City of Tallahassee's Wastewater Treatment Master Plan Stakeholders Group formed to protect the Wakulla Springshed.

Planning for Conservation Lands—1000 Friends participated in a series of planning meetings conducted by the East Central Florida Regional Planning Council to promote

Conservation (continued)

better coordination among seven DRIs planned for the shores of Lake Tohopekaliga, to create a coordinated band of conservation lands and open space around the lake. The lake, known as “Lake Toho,” is located near Orlando, in rapidly growing Osceola County.

Challenging Inappropriate Development—1000 Friends raised a number of legal and planning questions regarding the appropriateness of the proposed Magnolia Bay Marina and Resort in Taylor County. The plan called for construction of a large marina basin, dry storage, luxury resort hotel, several multi-story residential condominiums, and detached residential units on 524 acres of predomi-

nantly marsh land and coastal forest, with the possibility of a golf course and housing for as many as 7,000 new residents on an adjoining 3,800 acres. The developer also proposed to dredge a two-mile entrance channel through the Big Bend Seagrass Aquatic Preserve and to construct approximately two miles of seawalls and submerged revetments. 1000 Friends provided input to the Suwannee River Water Management District, and raised issues related to the proposed permits to the U.S. Army Corps of Engineers, and to the Department of Community Affairs over Taylor County’s proposed land use amendments.

Palm Beach/Martin County Green Initiative

Celebrating a Major Victory—One of the greatest highlights of 1000 Friends’ 20-year history was the Palm Beach County Commission’s vote to relocate the proposed Scripps Biomedical Research Institute from the remote 1900-acre Mecca Farms site to the Abacoa/Briger site, just east of the I-95 corridor. Since 2003, 1000 Friends had led opposition to the inappropriate siting of Scripps because of the project’s environmental and quality of life impacts. Arguing that development the size of downtown West Palm Beach was totally inappropriate on the fringes of the Everglades, 1000 Friends and others filed a series of lawsuits to block the development of Scripps on Mecca Farms. A court ruling required further environmental studies on Mecca Farms that would have taken at least two years to complete. Because of this delay, the Palm Beach County Commission voted to relocate Scripps to the Abacoa Site.

Still concerned about the ultimate fate of the Mecca Farms site, 1000 Friends and its partners issued a position paper and modified settlement agreement outlining ways for the county to recoup its significant financial losses from Mecca Farms without developing homes on the site. These covered a range of smart growth recommendations, including calling for a transfer of development rights from Mecca Farms to other properties slated for development in the area covered by the Sector Plan.

Challenging the Sector Plan—The Sector Plan approved by the Palm Beach County Commission in 2005, covering a 55,000-acre area in rural western Palm Beach County, opened the floodgates for inappropriate devel-

opment. As originally written, the plan protected about 70 percent of the land as open space and allowed limited new residential development; however, the final, approved plan increased residential densities by about 8,000 homes and allowed private swimming pools and sidewalks to count as open space. The Department of Community Affairs found the plan not in compliance with the state’s growth management regulations and, in 2006, 1000 Friends filed to join DCA in its challenge. Negotiations between the County, DCA and 1000 Friends continued throughout the year.

Community Planner Joanne Davis continued working with students at Jupiter High School. They produced two more videos showcasing the Loxahatchee River’s history, economic and environmental values, and the perils to the quality of its waters.

Monitoring Major Developments—1000 Friends raised a number of important concerns about two DRIs filed for properties in the rural eastern-central area of Palm Beach County near Mecca Farms. The owners of Callery-Judge, a former orange grove of about 4,000 acres within the Sector Plan area and permitted for 400 homes, sought permission for 10,000 homes and 4 million square feet of commercial uses. Vavrus Ranch, about 4,700 acres and also permitted for 400 homes, requested about 10,000 homes plus 1 million square feet commercial and nearly 3 million square feet for research and development, a hotel schools and clinic and a university.

Palm Beach/Martin County Green Initiative (continued)

Protecting the Rural Lands of Martin County—1000 Friends played an active role in monitoring and identifying concerns regarding the Martin County Rural Lands Study, focusing on 200,000 acres of rural and agricultural lands outside the county's urban service boundary. After convincing the commission to extend the study date to

allow more time for public participation, 1000 Friends participated extensively in the public hearings. 1000 Friends also released a series of op eds outlining questions to be addressed prior to authorizing increased development in Martin County's rural lands. These ran in the Martin County edition of the *Palm Beach Post*.

Affordable Housing

Seeking Full Funding—1000 Friends continued to provide leadership to the Sadowski Workforce Housing Coalition, comprised of 33 organizations. However, despite a critical shortage of affordable housing, the Legislature inexplicably failed to allocate more than half of the funding available in state and local affordable housing trust funds.

Supporting Affordable Housing Options—1000 Friends joined numerous initiatives to promote affordable housing options. We supported Representative Mike Davis's (R-Naples) successful omnibus housing bill, HB 1363, which included a pilot program to provide workforce housing for "essential services personnel" such as police and teachers, and important statutory changes to ensure the development of apartments for the working poor. We conducted a comprehensive

overview of accessory dwelling units (sometimes known as "granny flats"), including obstacles to their use, promotion of these units as an affordable housing strategy and a series of considerations for Accessory Dwelling Unit ordinances. 1000 Friends worked to develop strategies to ensure that displaced mobile home park residents could find adequate alternative housing, and continued efforts to promote inclusionary housing and the Florida Community Land Trust movement.

Affordable Housing Director Jaimie Ross was invited to join the board of the Innovative Housing Institute, a national nonprofit which specializes in mixed income housing policy.



Florida Public Design Officials at Abacoa
2006 Better Community Award

Disaster Planning

Planning for Disaster—In partnership with the Florida Division of Emergency Management and the Division of Historical Resources of the Florida Department of State, 1000 Friends released an updated version of the award-winning manual, *Disaster Planning for Florida's Historic Resources*. The 2006 edition included four case studies, showing how the City of Apalachicola and Nassau, Palm Beach, and Sarasota Counties were implementing the manual's recommendations.

Better Protecting Historic Resources—As a follow-up to the disaster planning manual, 1000 Friends, the Division of Emergency Management and the Division of Historical Resources partnered again to identify architecturally appropriate techniques to protect individual historic structures from the impacts of disasters. A technical advisory committee met over the course of 2006 to identify the techniques in order to streamline the process for historic buildings that require state or federal review of architectural changes. The final report is slated for early 2008.

Community Planner Alex Magee made presentations on disaster preparedness for historic structures at the statewide conferences of the Florida Emergency Preparedness Association and the Florida Association of Museums.

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DISASTER PLANNING FOR FLORIDA'S HISTORIC RESOURCES

INCLUDING CASE STUDIES



Better Community Awards

During 2006, 1000 Friends presented the following Better Community Awards:

Pascowildlife Director Jennifer L. Seney received the **Community Steward Award**, for her leadership in the successful passage of "Penny for Pasco" to fund the purchase the environmentally sensitive lands and for her active participation in the local planning process.

Bob and Sharon Blanchard, owners of **Little Everglades Ranch**, were presented with the **Community Steward Award**, for their environmentally sensitive stewardship of their 1798-acre ranch in Green Swamp, and their advocacy on water resource issues.

BeachesWatch, a grassroots organization, was recognized with the **Community Steward Award** for its visionary leadership and tenacity in promoting smarter growth in the coastal cities of Northeast Florida.

The Public Officials Design Institute at Abacoa received the **Better Community Award** for its innovative approach to promote the principles of smart growth and design in South Florida.

Jono Miller was given the **Bill Sadowski Award** for his years of dedicated planning activism to protect natural resources in Sarasota County.

Executive Assistant Kathleen Morris played a key role in organizing the 2006 Better Community Awards program.

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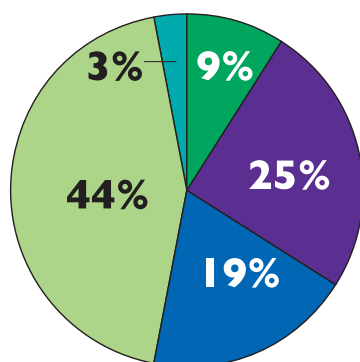
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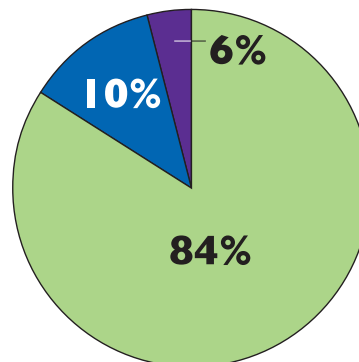
Revenue



Total: \$993,970

- Corporate
- Contracts
- Membership
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- Miscellaneous

Expenses



Total: \$843,403

- Management
- Programs
- Fundraising

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BeachesWatch
2006 Community Steward Award



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