

FORESIGHT

Palm Beach County Convention & Visitors Bureau



South Florida Water Management District

THE PALM BEACH COUNTY GREEN INITIATIVE:

Sound community planning. An educated citizenry. Strong and effective advocacy for well thought out development. 1000 Friends of Florida believes these to be key to creating successful communities across the state. That is why 1000 Friends opened an office in Palm Beach County a year ago, launching the three-year Palm Beach County Green Initiative: to show how focused attention on planning, education, and advocacy can provide a model for improving a community's quality of life.

Promoting Smarter Growth at the Local Level

Over the last year, with the backing of Executive Director Charles Pattison, Legal Director Terrell Arline, Communications Director Vivian Young, and other of 1000 Friends' Tallahassee staff, Community Planner Joanne Davis has worked in cooperation with local leaders to bring about positive change in Palm Beach County. On page 6 are a few Initiative highlights.

Continued on page 6

*1000 Friends Makes
Recommendations to Growth
Management Study
Commission*

SEE PAGE 3

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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But while money is important, we can guarantee failure if the public is not allowed more and easier access to the process.

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he Growth Management Study Commission has met for five months, and it's still too early to tell what form its recommendations will take. When the Commission began its work last August, we were one of the first groups to agree that the on-the-ground results from our current land use planning process were not what had been intended. But rather than spending all our time "fixing" things, we believed that a large degree of what was not working was simply the will to follow through on the existing laws. So far, we haven't seen any reason to doubt that initial assessment.

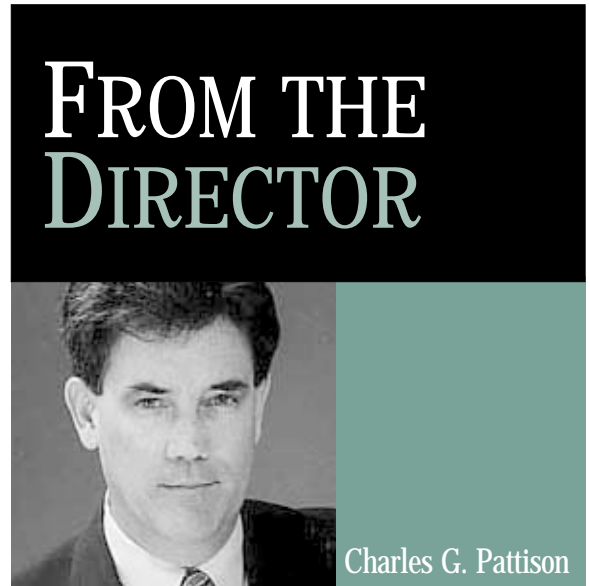
It does appear that the Commission is headed toward more local control, with less state oversight. More local control might work if the state offered a vision for where

Halfway There

it wanted us all to go, and then provided incentives to get us all there. Incentives for compact growth, ones that help make our downtowns more desirable, safe places to live with good schools, more housing choices, and less crime. Incentives that make it harder, if not impossible, to develop in the wildlife habitat and natural areas we have left; and others that make it clear for developers and residents alike where new growth is welcomed and guaranteed. Such ideas need a follow-on commission to deal with the intricacies and details necessary to make this work.

These fine ideas won't happen without three things: money, a time limited implementing commission, and citizen involvement. Even the Governor spoke about funding when he addressed the Commission, urging them not only to identify sources to pay for planning but imploring them to make sure that development, not the public, pays for its costs. But while money is important, we can guarantee failure if the public is not allowed more and easier access to the land use planning process. We now rely heavily on citizens, and this "new" approach will put even greater burdens there. Can any one seriously believe that unless citizen input, standing, and real participation in the development approval process is substantially increased, that we can expect any better result from our land use planning laws?

Take a few minutes to review our recommendations on page 3, and let the Commission know you agree with this perspective. With your help, we can keep growth management an effective part of our future, one that protects our quality of life, maintains a healthy economy, and protects the environment for us and our children. ■



GROWTH MANAGEMENT ALERT

It's inevitable. Florida's growth management process is due for some changes. 1000 Friends is taking an active role to ensure that these changes are for the better.

On November 16, 1000 Friends' Executive Director Charles Pattison appeared before the Governor's Growth Management Study Commission (GMSC) to outline recommendations for refining Florida's landmark growth management process. He described measures to streamline the review process, provide incentives for directing appropriate growth, increase citizen participation while reducing the need for litigation, and establish a Florida Planning Commission to coordinate changes.

The recommendations were aimed at promoting smarter growth in Florida. In accordance with 1000 Friends' position on containing sprawl and promoting vital communities, Pattison suggested that refinements should place a priority on infill development, target state infrastructure dollars to those areas most suitable for development, and promote a vital rural economy. As always, active citizen participation should remain the foundation of growth management. The recommendations also responded to the Commission's mandate to increase planning authority at the local level and add incentives for appropriate new development.

Understandably, 1000 Friends is



Photos: South Florida Water Management District

1000 Friends Presents Recommendations to Growth Management Study Commission



Governor Jeb Bush's Growth Management Study Commission will meet for three weeks to formulate recommendations on changes to the growth management system. Five Sub-Committees, comprising Commission members, will be meeting regularly. The Sub-Committees are focused on infrastructure, rural policy, urban revitalization, and state, and local government. The Commission will present its findings to the Governor and the Legislature by 15, 2001.

GROWTH MANAGEMENT ALERT

Continued from page 3

staying involved and informed. Board member Thaddeus L. Cohen was appointed to the Commission by Governor Jeb Bush and serves on the Urban Revitalization Sub-Committee, and 1000 Friends staff members have been attending Commission and subcommittee meetings. 1000 Friends also is participating in the 30-member statewide coalition advocating for responsible refinement to the growth management process.

The recommendations Pattison presented to the Commission were formulated by a 1000 Friends committee, chaired by Dr. Earl Starnes and including board members Thaddeus Cohen, Tim Jackson, Nancy Stroud, Vicki Tschinkel, and Allen Watts, with ex officio members Dr. John M. DeGrove and Mary Kumpe. The recommendations are summarized below.

1. Streamline the State Review Process

Let communities keep their current planning system intact, with oversight by the Florida Department of Community Affairs (DCA), or elect to participate in a new system with less oversight and more incentives, as follows.

Urban Growth Areas (UGAs)—The new system would allow, as an option, communities to establish responsible Urban Growth Areas that could accommodate reasonable growth for the next five years. Plan amendments (including those for Developments of Regional Impact—DRIs) within these areas would not require DCA review, with some exceptions. DCA would review a plan amendment if the local government or a citizen requested a review, if the Regional Planning Council found regional implications, or if DCA found that compelling state interests were affected.

Priority Funding Areas (PFAs)—The new system also would allow commu-

nities to establish tightly defined Priority Funding Areas. These could be downtown or neighborhood commercial districts within the Urban Growth Areas or outside areas such as an industrial district. Again, DCA would not review plan amendments except as described above.

Other Areas—DCA would continue to review plan amendments for Developments of Regional Impact as well as those not designated either for Urban Growth or Priority Funding areas.

Checks and Balances—DCA reviews would resume if it became clear that a community was not following the provisions of its adopted comprehensive plan within the Urban Growth and Priority Funding areas.

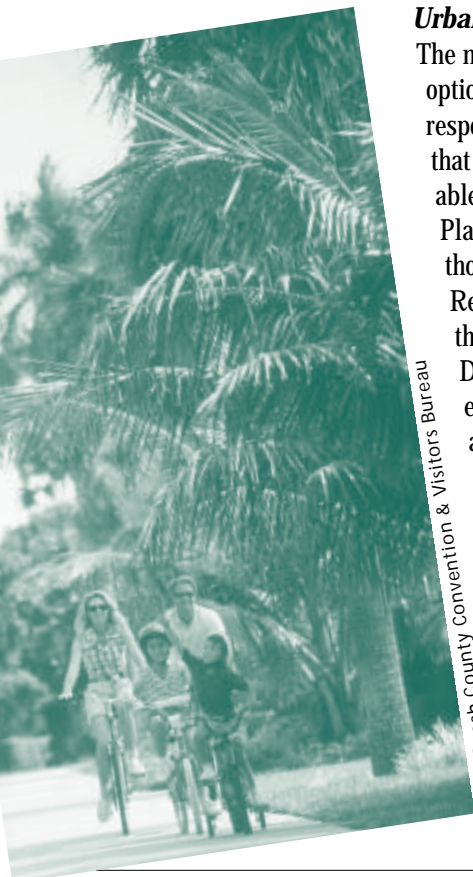
2. Provide Incentives for Appropriate Growth

Allocate existing state dollars for infrastructure to Urban Growth and Priority Funding areas only, so that the state could no longer subsidize (directly or indirectly) new development outside of these areas. Any proposed new development would have to account for the full costs of public services and infrastructure, either self-covered or, if agreed to by the local government, subsidized by local public funds. Additionally, transportation concurrency and impact fees could be reduced or eliminated within Urban Growth and Priority Funding areas.

Future of Florida Trust Fund—The state should establish a Future of Florida Trust Fund, a supplementary funding mechanism for infrastructure to promote redevelopment and appropriate new economic development. Its funds could come from the documentary stamp tax, either currently unallocated monies or monies generated by a tax increase for this exclusive purpose.

State Land Bank—The state should create and finance a state land bank to provide an additional source of loan funds to maintain rural agricultural and timber operations. Such a system could work like the Sadowski Act funds to back loans for affordable housing.

Other Incentives—1000 Friends also recommended examining Tax Increment Financing (TIF) provisions to see how they could better support redevelopment and infill, compiling growth management legislation in one location, and establishing a council of state agencies to act as a clearinghouse on redevelopment issues.



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3. Expand Citizen Involvement in the Planning Process and Reduce the Need for Costly Litigation

With an eye toward the proposed transfer of more planning authority to the local level, refinements should expand the opportunities for citizens to engage in the local land use decision-making process, while at the same time lessening the need for costly litigation.

Land Use Dispute Resolution—The current process of holding land use trials before local governments should be ended. Instead, the local planning commission could determine whether a proposed development order or change was consistent with the comprehensive plan and recommend (approve or deny) to the appropriate elected commission. If there is opposition, a mediator would work with the parties to attempt to reach consensus before the commission issued its decision. If there can be no consensus, the decision could be appealed directly to the District Court of Appeals. Charging a small fee for each development order and plan amendment could fund the new process.

Notification Process—Notice should be given for all meetings and hearings that involve land use issues and should include a map identifying the precise location of the site. Affected citizens in adjacent communities should receive notice and be given an opportunity to provide meaningful input. Local governments should include on their web sites their local comprehensive plan, land development regulations, and notices of meetings and hearings with agendas. The Department of Community Affairs web site should link to these web pages.

Citizen Participation—Participation in the planning process should be encouraged. Citizen-initiated neighborhood plans should be allowed, and any resident of a community, affected residents in adjacent communities, and nonprofits should be allowed to raise challenges to land use decisions. Further, Florida should provide its citizens protection from SLAPP suits (so called “strategic lawsuits against public participation”) by allowing such lawsuits to be dismissed unless supported by clear and convincing evidence.

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South Florida Water Management District



South Florida Water Management District

A new study identifies the Miami-Ft. Lauderdale and Tampa-St. Petersburg-Clearwater as two of the nation's most expensive metro areas for commuting and other local transportation. The study by the Surface Transportation Policy Project (STPP) and the Center for Neighborhood Technology finds sprawl is driving up transportation expenses.

Florida in Top Ten List Again

Driven to Spend uses Consumer Expenditure Survey data to rank 28 large metropolitan areas by what portion of household expenditures are devoted to transportation.

Miami-Ft. Lauderdale ranks fourth, with households spending an average of 19 cents out of every dollar on transportation, or \$6,684 annually.

Tampa-St. Petersburg-Clearwater ranks tenth. Households there spend an average of 17.8 cents out of every dollar on transportation. In fact, Tampa-St. Petersburg-Clearwater households spend less on average for shelter each year—\$5,761—than they do on transportation—\$5,864.

In June, STPP released another study, *Mean Streets 2000*, which revealed that Florida has the dubious honor of having five of the ten most dangerous large metropolitan areas in the nation for walking, due in large part to sprawling, auto-oriented streets. The metro areas were identified as Tampa-St. Petersburg-Clearwater (number 1), Miami-Ft. Lauderdale (number 3), Orlando (number 4), Jacksonville (number 5), and West Palm Beach-Boca Raton (number 7).

For more information on these studies, check out STPP's web site at www.transact.org. ■

SUCCESSFUL COMMUNITIES

The Palm Beach County Green Initiative (continued from front cover)

Planning

1000 Friends is playing an active role to ensure that planning initiatives underway in Palm Beach County integrate the principles of smart growth. So when the county released its draft master plan for the 20,000-acre Agricultural Reserve bordering the Everglades, 1000 Friends successfully advocated for several revisions. These changes increase the potential for continued agriculture, reduce the number of houses that can be built, and coordinate planning efforts in this area with the land acquisition program. As chair of the county's Conservation Lands Acquisition Selection Committee, Davis also oversaw the public acquisition of close to 2000 acres of farmland in the Ag Reserve.

In addition, 1000 Friends successfully nominated Palm Beach County for an American Planning Association Award for its Tiered Growth Plan. This plan establishes—within the comprehensive plan—urban, exurban, rural, and Glades “tiers” to protect the individual character of each part of the county. Over the next 18 months, 1000 Friends will participate in the County's process to develop a sector plan for over 57,000 acres of rural lands.

Furthermore, in cooperation with the FAU/FIU Joint Center for Environmental and Urban Problems and the citizens of the Limestone Creek community, 1000 Friends helped develop a “box of tools” for redeveloping this traditional minority neighborhood without displacing current residents. Over the coming year, the partnership will work to begin implementing positive redevelopment.

Education

One of the most effective tools for planning better communities is an engaged citizenry. With funding from the Florida Advisory Council on Environmental Education and in partnership with The Conservation Fund, 1000 Friends is preparing a series of educational materials geared specifically to the needs and interests of Palm Beach County residents.

On the morning of Sunday, January 21, 2001, about 400,000 subscribers to the *Palm Beach Post* and the *Fort Lauderdale Sun-Sentinel* will open their morning papers to find an eight-page insert on smart growth in Palm Beach County. Articles will highlight local success stories—from establishing greenways in Limestone Creek to the redevelopment of Mizner Park in Boca Raton. 1000 Friends is also developing *A Citizen's Guide to Smarter Growth in Palm Beach County*. This user-friendly handbook describes the significance of

the local environment, discusses the concept of smart growth, explains tools for promoting smarter growth in Palm Beach County, and outlines how citizens can play a more active role in shaping the future of their communities.

Building on this “education blitz,” in January and February, the public is invited to the West Palm Beach Downtown Library to hear experts talk about the interrelationships between the environment, the economy, and smarter growth. Speakers will include Dr. Allen Counter, a native of West Palm Beach and member of the Harvard Medical School faculty; Ann S. McLaughlin, former U.S. Secretary of Labor and current Chairman of the Aspen Institute, and Edward McMahon, Director of Land Use Planning at The Conservation Fund. For dates and times, please contact The Conservation Fund at 561.832.7665.

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Advocacy

Even with effective plans in place, citizens must be ever vigilant to ensure that new development is compatible with those plans. 1000 Friends continues actively monitoring road and development projects in Palm Beach County. Although our goal is to bring all parties together to work toward reasonable and responsible solutions, as always, we remain ready to litigate to protect the principles of sound planning.

In the spring of 1999, close to 15,000 acres of former MacArthur land were sold for development. 1000 Friends has been monitoring the flood of resulting development requests, and with the FAU/FIU Joint Center for Environmental and Urban Problems will assist in a forum to bring north county public officials together to find ways of dealing with the traffic impacts. Additionally, 1000 Friends has offered to help the Town of Lake Park defend a Traditional Neighborhood Development (TND) ordinance that would promote mixed-use development compatible with the community's character. We also are tracking the controversial Renaissance Village, proposed for development in northern Palm Beach County.

1000 Friends successfully advocated against a proposed alignment for Hood Road, which would have negatively impacted a publicly owned preserve. Currently, we are helping develop a narrow scenic roadway alternative for the proposed Western Corridor transportation project.

1000 Friends was party to an out-of-court settlement requiring the City of West Palm Beach to separate zoning hearings and comprehensive plan amendments, to improve opportunities for citizen input. Currently, we are monitoring and may get involved in litigation over the development of the Lane Boathouse property, which lies over state sovereign lands on Jupiter Island, and a proposed home that would impact environmentally sensitive resources on Little Munyon Island.

In neighboring Martin County, 1000 Friends remains active as well, having filed an amicus brief supporting the county's refusal to amend its comprehensive plan to allow a new development, working to develop a joint process to coordinate future annexations of land, and attempting to help the county resolve a challenge to its wetland protection ordinance without litigation. ■



GRATIFIED BY THE NUMBER
OF SUCCESSES IN JUST ONE
YEAR, 1000 FRIENDS HOPES
TO INTRODUCE LESSONS
LEARNED FROM PALM BEACH
COUNTY INTO OTHER PARTS
OF THE STATE TO PROMOTE
HEALTHIER, MORE VITAL
COMMUNITIES.

SUCCESSFUL COMMUNITIES

Continued from page 7

Application packets are available for the next round of Waterfronts Florida communities. Begun in 1997, *Waterfronts Florida* is an initiative of the Florida Coastal Management Program of the Florida Department of Community Affairs (DCA). Waterfronts Florida Partnership staff support designated communities with training, innovative technical assistance, and limited financial assistance to promote revitalization of their waterfront districts. Plans must incorporate protection of environmental and cultural resources, integration of the viable traditional waterfront economy, hazard mitigation, and public access to the waterfront. Communities that apply must be ready to commit local support and financial resources.

Waterfronts Florida Begins A New Application Cycle



South Florida Water Management District

To be Eligible, Each Applicant Must:

- Be a coastal county or city that is required to prepare a coastal element for its local comprehensive plan, or a local nonprofit organization partnering with the county or municipal government;
- Have the financial ability to support a local program manager, and commit to bring that person on board (upon designation); and
- Commit to form a waterfronts working committee (upon designation), which will do much of the actual work and should represent the broad interests in the waterfront area and community.

Waterfronts Florida Communities Receive:

- **Technical Assistance**--Through visualization and other innovative techniques, staff help each community develop workable community goals, develop a plan, and implement the measures required for ultimate success.
- **Training**--One- to two-day seminars designed to address specific local waterfront revitalization needs are offered to waterfront committee members, program managers, local business people, and interested others. Program managers from the designated communities attend quarterly informal training sessions. Communities become part of a growing state network of waterfront communities.
- **Jumpstart Funding**--Staff get communities started by helping identify and implement a small project that will create an immediate visual impact in the target waterfront area. Limited funds available during the second year assist communities in creating and imple-

menting their revitalization plan. Staff help communities locate funding opportunities and leveraging mechanisms to help realize their plans.

Application packages must be submitted by April 2, 2001. The Secretary of the Department of Community Affairs will make the final selections in June, and by July 1, 2001, the newly designated Waterfronts Florida communities will begin the program. Past designees include St. Andrews (Panama City), Mayport (Jacksonville), San Carlos Island (Lee County), Vilano Beach (St. Johns County), Oak Hill (Volusia County), and the Village of Cortez (Manatee County).

For an application packet or information, contact Alex Magee or Dan Pennington at the Waterfronts Florida Partnership, 926 East Park Avenue; Tallahassee, Florida 32301; phone 850.222.9813, fax 850.222.1117. ■

Greenways and Natural Areas Win Clear Victories

Florida voters did deliver one clear message in the recent elections. By solid margins, they rallied in support of protecting environmentally sensitive natural lands. Greenways—a concept launched in Florida in the early 1990s by 1000 Friends—were big winners in several counties. Seminole County voters supported a \$25 million bond referendum to purchase land to

expand the county's showcase trail system. More than 100 miles will be added to the present system, which includes the Seminole Wekiva Trail, the Flagler Wilderness Trail, and the Cross Seminole Trail.

In Volusia County, voters endorsed both Volusia Forever, to acquire and protect environmentally sensitive lands and water resource areas, and Volusia ECHO, to fund historic preservation projects, parks, trails, and centers for arts and the environment. Each is expected to generate up to \$80 million.

Voters in Alachua County supported a property tax increase. The \$29 million proceeds will fund Alachua County Forever, aimed at protecting environmentally sensitive lands.

Broward County voters endorsed a \$400 million bond referendum for Safe Parks and Land. About half of the proceeds will go toward purchasing 500 acres of environmentally sensitive lands and additional open space, with the balance used to create regional parks and improve existing parks.

1000 Friends Picks the Winners

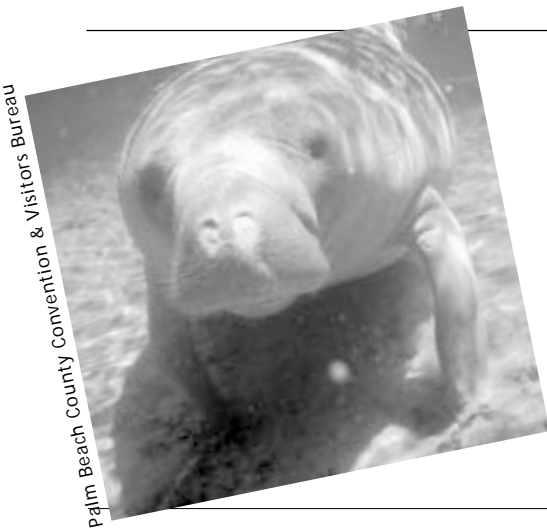
Two of 1000 Friends recent annual award winners won support for their projects at the ballot box. Local voters authorized funding to implement innovative community improvement plans in Leon County and Jacksonville.

Leon County voters authorized extending a penny sales tax to implement the provisions of *Blueprint 2000 and Beyond*. This holistic plan will fund transportation, stormwater, and greenway projects in the amount of \$700 million dollars. This year, 1000 Friends gave an award to the Tallahassee-Leon County Environmental and Economic Consensus Committee for bringing together business and environmental leaders to develop this model approach.

In September the citizens of Jacksonville supported a half-cent sales tax for the Better Jacksonville Plan. Up to \$300 million of the proceeds will be used to purchase environmentally sensitive lands. In 1999, 1000 Friends honored Jacksonville Mayor John Delaney for his visionary proposal, which laid the foundation for this important initiative.

1000 Friends extends congratulations to the citizens of these communities for securing the funding to implement their innovative improvement plans. ■

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Along with other environmental, marine industry, and government leaders, 1000 Friends' Charles Pattison participated in a daylong summit to explore ways to reduce manatee deaths in Florida waters. Seventy manatee have been killed by boats this year.

Friends Join in Manatee Protection

The 30-member panel, hand-selected by Governor Jeb Bush, met in Tallahassee on October 19. Recommendations ranged from mandatory boater education, to more wildlife officers, to adopting county-specific protection plans. The diverse group agreed to meet once more to set and prioritize recommendations. ■

August 1—November 15, 2000

MEMBERSHIP HIGHLIGHTS

Florida Steward

\$10,000-\$24,000

The Henry Foundation

Florida Guardian

\$5,000-\$9,999

Bonaventura Devine

Foundation

President's Club

\$2,000-\$4,999

Mad River Foundation

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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.

GROWTH MANAGEMENT ALERT

Recommendations

Continued from page 5

4. Florida Planning Commission

A Florida Planning Commission should be established. This should be a balanced board, with a five-year sunset provision, charged with developing a guiding state vision and revised State Comprehensive Plan. Additionally, the board could address mapping natural areas and other state resources, developing more comprehensive strategies to promote infill and protect rural resources, identifying the need for and cost of state infrastructure, and determining how to establish Urban Growth and Priority Funding Areas. Such a board would, of course, need to establish measurable standards by which to quantify success.

In making its recommendations, 1000 Friends is mindful that Florida's growth management process has evolved over the last 30 years. It is not possible to completely overhaul the system in a few short months. 1000 Friends believes, however, that these recommendations outline appropriate areas for change and establish a mechanism to bring about that change.

We will keep you posted on the activities and progress of the Commission. ■

By now you should have received a **Year-End Appeal** from 1000 Friends. These Year-End contributions enable us to continue our work throughout Florida on your behalf. We are very appreciative of our supporters' past generosity.

Numerous challenges face us in the coming year. In February, the Growth Management Study Commission will report to the 2001 Legislature with its recommendations for changes to Florida's growth management system. 1000 Friends is working actively to make sure that, whatever else this report addresses, the ability of citizens to play an active role in planning for the future is protected and enhanced. This important work carries us all over the state to make our voice heard for good growth management.

To allow us to fulfill the vision of smarter planning for a better future in our state, we ask that you take a moment and fill out the response card sent to you and return it with your donation. Use the envelope provided, or send to: 1000 Friends of Florida, P. O. Box 5948, Tallahassee, FL 32314-5948. **Your tax deductible donation will truly make a difference.** ■

Year
End
Appeal

FROM THE CHAIRMAN



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. Our privately funded organization is determined to see Florida's quality of life protected and preserved.

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

Nathaniel Reed
Chairman of the Board, 1000 Friends of Florida



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

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