

1000 Friends of Florida

Florida's leading nonprofit advocate of growth management since 1986

Working with citizens, community and state leaders, conservation and business groups to advance our goals

Building better communities – walkable neighborhoods with affordable housing and access to public transit

Saving special places – protecting Florida's environment, history, heritage

Fighting sprawl – low density residential development

Connecting people with planning



Growth: It's Baaaack

More than 300,000 new Floridians in 2018



So where are putting all those people?

10 acres of rural and natural lands lost per hour to development



Signs of stress from growth ...





A disaster for the environment, the economy,
and public health

Connecting the dots between poor growth management and Florida's water quality crisis:

- Typical result of failing to manage growth is sprawl
- Sprawl consumes open land critical for naturally cleansing, storing and recharging the water supply
- Sprawl increases nutrient polluted runoff from roads, lawns, septic tanks, which feeds blue-green algae and prolongs red tide
- Sprawl depletes our water supply, making waterways even more vulnerable to nutrient pollution

So how could things possibly get worse?

Three new expressways: Sprawl turbo-chargers

- This year Legislature passed Senate Bill 7068 to authorize three new toll highways through largely rural western Florida
 - Heartland Parkway (Collier to Polk County)
 - Suncoast Connector (Citrus to Jefferson County)
 - Turnpike Extension (Northern terminus to Suncoast Connector)
- Unless access strictly limited, highways will spawn sprawling development
- Highways, accompanying development threaten undeveloped lands, wildlife corridors, waterways, wetlands, forests, farms and rural communities
- 1000 Friends serving on three state task forces to try to protect threatened assets
 - We're a minority

What's the matter with sprawl?

Let us count the ways ...

- Adds to water pollution
- Destroys wildlife habitat
- Worsens traffic congestion
- Strains other public services – water, sewer, schools, public safety, etc.
- Raises costs for taxpayers
- Reduces property values

1000 Friends' Mission: Manage Growth

Prioritize infill and redevelopment to accommodate growth in urban areas already served by roads, water and sewer lines, schools, other infrastructure

Steer development away from Florida's natural lands to protect and preserve our state's environment:

- waterways – rivers, springs, lakes, estuaries and coastal waters
- aquifers
- fish and wildlife
- agricultural economy and heritage
- abundant recreational opportunities



Florida 2070/Water 2070 takeaways

Florida on track to add nearly another 12 million people by 2070

On current development trajectory, one third of state will be paved over in next half century

Development-related water demand will double

With smarter growth, more aggressive land acquisition, Florida can protect millions of acres from development, reduce water demand

Growth Management 101: Key milestones for Florida

- 1972: State Comprehensive Planning Act passed, creating Division of State Planning and mandating creation of state growth plan
- 1975: Local Government Comprehensive Planning Act passed, requiring counties and cities to adopt local comprehensive plans – blueprints for growth – by 1979
- 1985: Growth Management Act passed, establishing state review and approval of local government comprehensive plans and amendments, creating additional enforcement provisions, limiting changes to plans
- 1986: Nathaniel Reed and John DeGrove found 1000 Friends of Florida to serve as watchdog for growth management
- 1990-2009: Adjustments made, but goals of planning, urban development persist; supporting programs to protect land (Preservation 2000, Florida Forever, Florida Greenways and Trails) expand affordable housing (Sadowski Act) established, funded

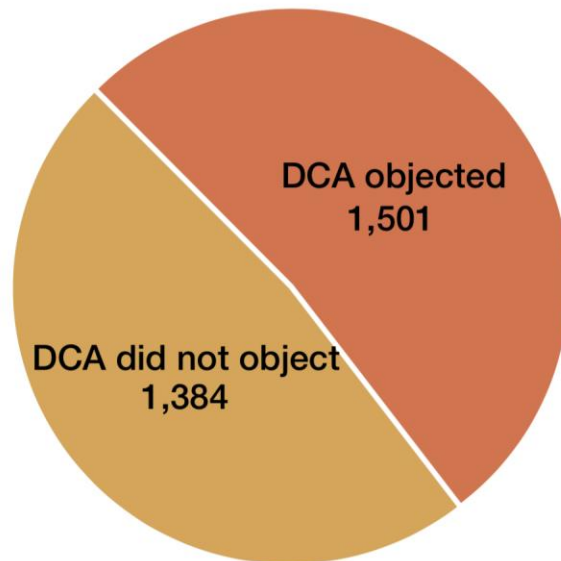


2011: The Great Unraveling

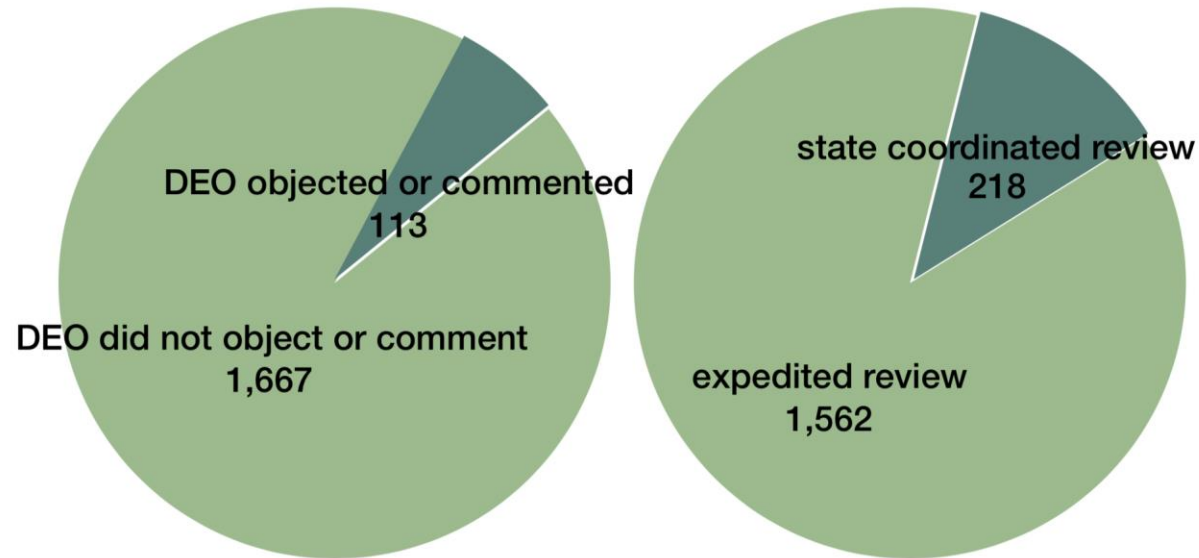
- Department of Community Affairs eliminated; functions relegated to office in Department of Economic Opportunity and staff downsized
- State, regional oversight over local planning decisions sharply curtailed
- Citizens participation in planning process made more challenging
- Local governments given option of charging taxpayers rather than developers for some or all costs associated with new development
- Legislature given authority over water management district budgets, weakening water protections
- Mandates that local comp plans address energy efficient land-use, GHG emissions eliminated

Whatever happened to state oversight of development?

DCA review of comprehensive plan amendments from 2006 to 2011



DEO review of comprehensive plan amendments from 2012 to 2016



2019: From Bad to Worse for Growth Management

- An 11th hour amendment to House Bill 7103 undermines comprehensive plans
- Provision forces citizens challenging development orders as inconsistent with comp plans to fight in expedited proceeding, denying them benefit of full hearing
- Even worse, forces losing parties in consistency challenges to pay winner's legal costs

What's the big deal?

- Comprehensive plans can address broad range of issues protecting environment and quality of life in our communities from the impacts of development
- Local governments legally required to make development decisions consistent with their comp plans, but requirement not enforced by state
- The *only* way to enforce comp plans is by citizens using Florida Statutes section 163.3215 to mount consistency challenges
- 1000 Friends and allies used consistency challenge in 2013 to block 3 mining permits in EAA that conflicted with Palm Beach County comp plan



RIP: Comp plan enforcement

- Risk of paying winner's bills would virtually shut down consistency challenges, ending comp plan enforcement
- Amendment added on Senate floor without discussion of consequences or normal scrutiny in committee from legislators, staff and witnesses
- Law already allows judges to order losers who file frivolous suits pay other side's costs
 - So amendment targets citizens with *legitimate* concerns
- Worst possible timing: With Florida growth accelerating, heeding comprehensive plans is more important than ever

How 1000 Friends is Responding

- Sent letter to 6 committee chairmen in July arguing for amendment's repeal
 - Signed by eight other conservation organizations
- Calling for repeal in pre-session meetings of county legislative delegations
- Meeting with key legislators to lobby for repeal
- Filed lawsuit last month against law as violation of single subject and due process provisions in the Florida Constitution



To Review: Why growth management belongs on Tallahassee's agenda

- As Florida grows, development pressures intensify, threatening quality of life elements like traffic and schools, and impacting land and water
- Policies to manage growth will determine quality of communities, ecological health of our land and water
- Our quality of life and health of our environment will determine strength of our economy
- Quality of life, healthy environment, strong economy: bipartisan, Florida priorities

What's not to like from 2019 session?

- Governor proposes \$100 million for Florida Forever in first budget; Legislature puts up just \$33 million
- Governor proposes full funding for affordable housing; Legislature raids \$115 million from housing trust funds
- Governor signs bills authorizing toll roads and eliminating citizens' planning rights
- Bills cracking down on water pollution – septic tanks, fertilizer, agricultural and stormwater runoff, sewage spills, biosolids – die

Legislature's approach to environmental problems: Pay me now *and* pay me later

- Significant financial investment in Everglades restoration, water quality improvements addresses decades of bad planning, environmental neglect
- Failure to pass bills cracking down on water pollution, and further weakening of growth management, leaves more cleanup costs looming for future legislators, taxpayers

Promising signs for 2020 session

- Last week Governor said his program would incorporate recommendations from Blue-Green Algae Task Force
 - Septic tank inspections
 - Limits on biosolid application
 - Required upgrades and upkeep for wastewater treatment and stormwater systems
 - Stronger enforcement of agricultural BMPs to limit nutrient runoff

What's missing? (So far ...)

- Growth management provisions
 - Key part of the solution to water quality problems
- Full funding for Florida Forever
 - We'll see what's in the governor's budget

To-do list for growth management at state level

- Re-establish department-level land management agency
- Restore ability of department, citizens to enforce growth management laws
- Create incentives to promote more compact urban development sensitive to existing communities
 - Mixed use development: homes, shops, schools and offices within close proximity – ideally walking distance
 - Range of housing choices to ensure affordability
 - Development designed for multiple transportation options: walking, biking, public transit
 - Respect community traditions, protect significant historic, natural resources

Florida needs a plan ...

- To guide the investment of state funds for infrastructure and conservation
- To identify lands on which urban development and redevelopment are appropriate and cost effective for the next 50 years
- To identify lands that must be protected from urban development to maintain agricultural use, water quality, wildlife diversity, recreational opportunities
- To direct state spending on infrastructure investments within urban areas to support economic growth and provide services where they are most needed
- To direct other state dollars on conservation investments to permanently protect land from development and preserve our environment and rural heritage



Vivian Young
1000 Friends of Florida

How local leaders can get to a better future instead of waiting on Tallahassee

When new development occurs, ensure that it is compact, walkable, and located near existing development and infrastructure



What you can do for a better future for your community?

- Make sure you're informed, and heard
- Go to public hearings on planning issues
- Meet with elected officials and staff
- Talk with your neighbors

Support 1000 Friends of Florida!

As a 501(c)(3) not-for-profit, we rely on the support of our members and donors

Please consider making a donation so we can continue to advocate for Florida's environment, economy and quality of life

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