



Audubon OF FLORIDA

Growth management considerations for achieving restoration

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Growth Management Overview

Everglades Basin

= 16 counties and ~150 municipalities

* Local Role

- Comprehensive Plans
 - * 10-20 yr planning horizons
 - * Population projections
 - * Evaluation and Appraisal Reports

* State Role

- Department of Community Affairs (DCA)
 - * Consistency with state and local plans
 - * Consistency with 1985 statues



Key Growth Management Issues for the Everglades

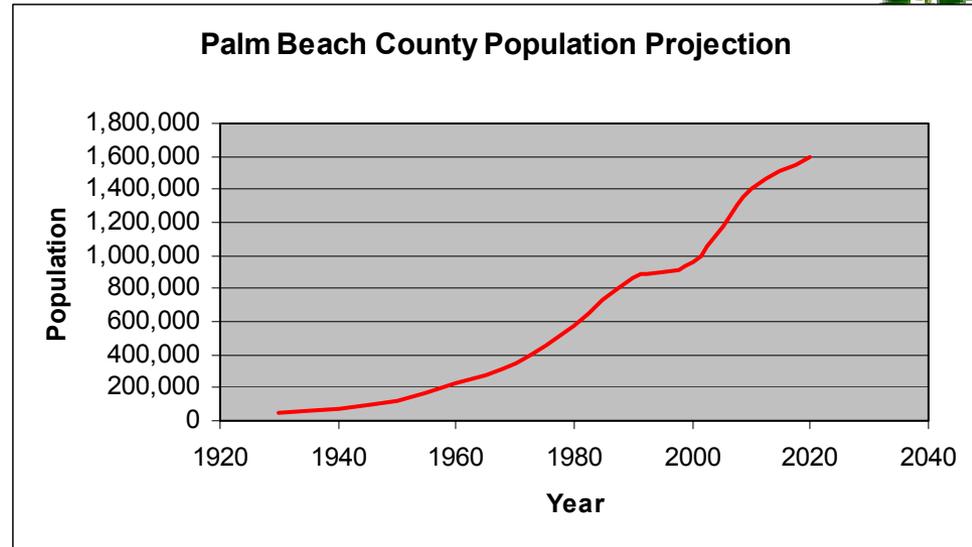
- ★ Concurrency
 - roads, water, sewer, drainage, parks & recreation
- ★ Future Land Use Maps
 - Legally binding
- ★ Burt Harris Act: Private Property Rights
 - Vesting
- ★ Developments of Regional Impact (DRI)



Examples of Areas of Concern: Counties with Escalating Populations

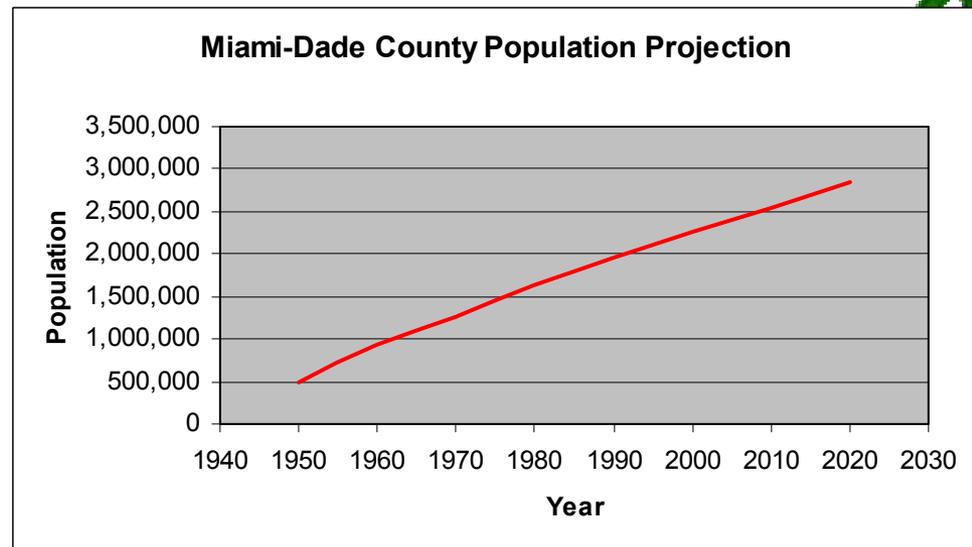
★ Palm Beach County

- 2000 = 963,000
- 2020 = 1.6 M



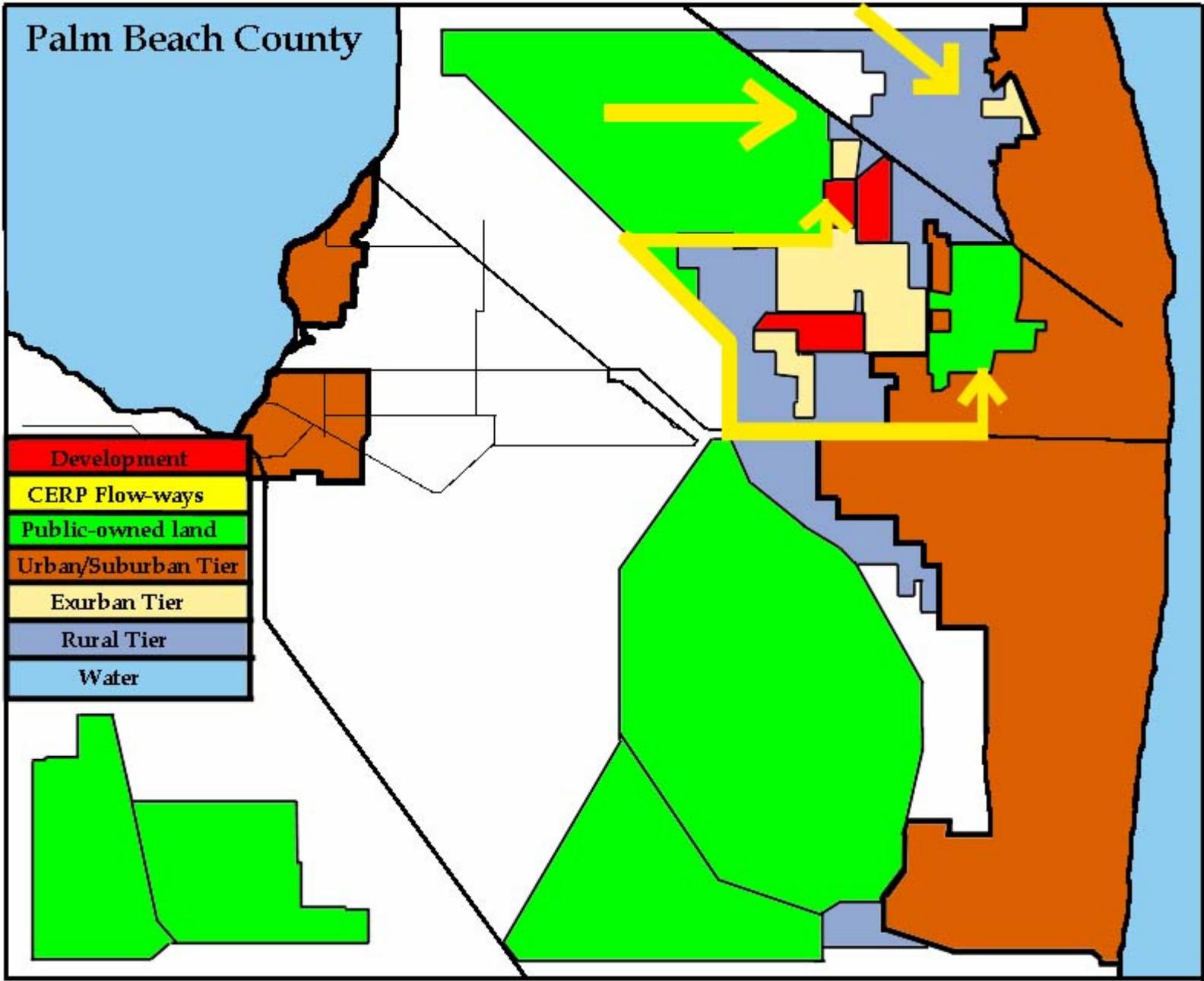
★ Miami-Dade County

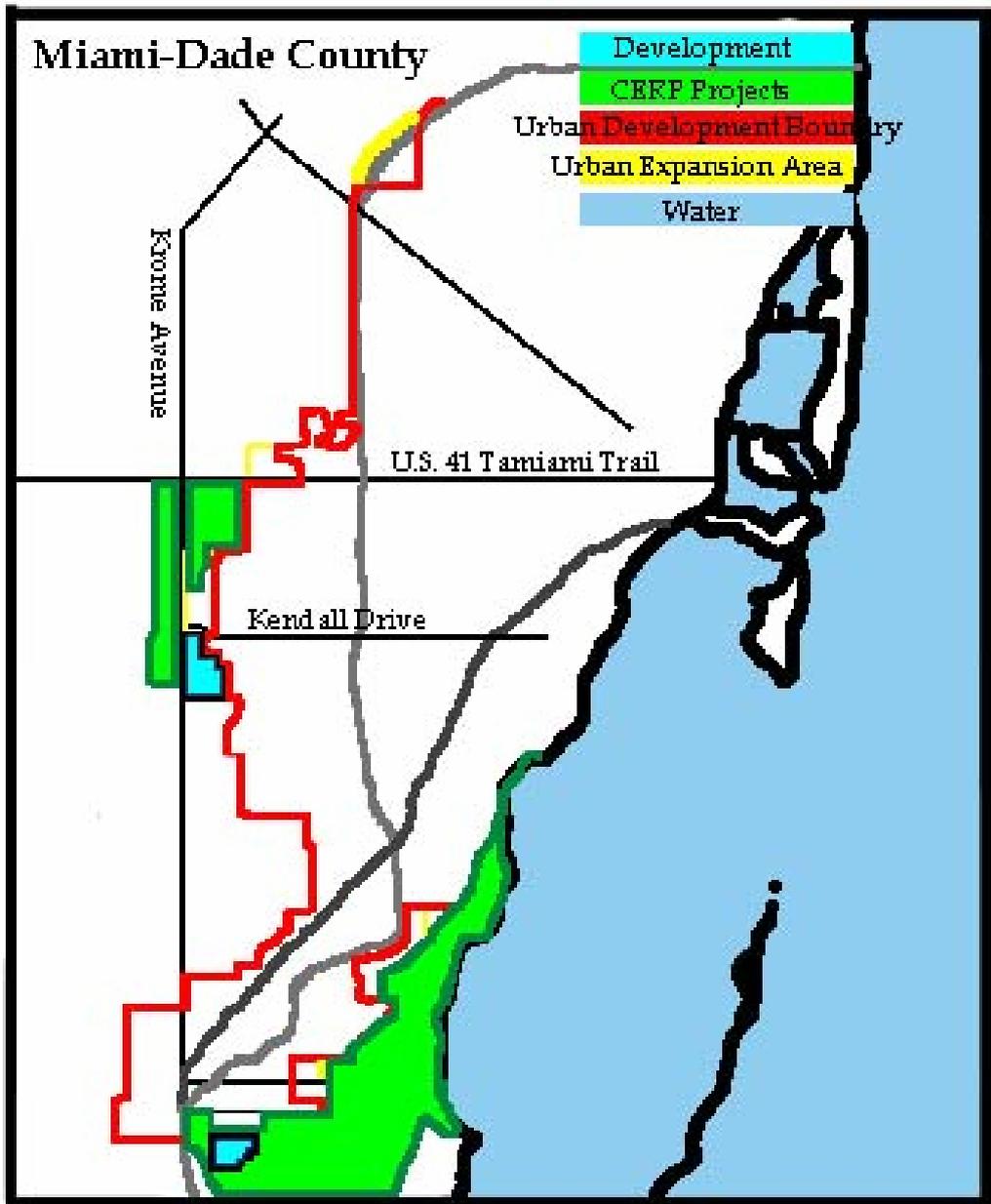
- 2000 = 2.25 M
- 2020 = 2.9 M



Palm Beach County

- Development
- CERP Flow-ways
- Public-owned land
- Urban/Suburban Tier
- Exurban Tier
- Rural Tier
- Water





Palm Beach County: Proposed Developments of Concern

Palm Beach County Biotechnology Park

- Mecca/Scripps
 - * 1920 acres
 - * 2,000 residential units
 - * 8.5 M sq. ft. of industrial/biotech lab
 - * 430,000 sq. ft of retail
 - * High school
 - * College
 - * Hospital
- Vavrus North/Garden Science Technology Community
 - * 2000 acres
 - * 7,500 residential units
 - * 2.3 M sq. ft retail/office
 - * Hotel
 - * Secondary school
- Vavrus South/PB Gardens
 - * 2700 acres
 - * 2,100 residential units
 - * Unspecified retail/office/tech space



Palm Beach County: Proposed Developments of Concern

- ★ Callery-Judge Groves
 - 3872 acres
 - 10,000 residential units
 - 5 M sq. ft. of retail/office space
 - Hotel
 - University



Miami-Dade County: Proposed Developments of Concern

* Florida City DRI

- 1,230 acres
- 6,000 residential units
- 390,000 sq. ft. retail/office space
- Theatre
- Hotel
- K – 12 schools

* Providence

- 960 acres
- 10,440 residential units
- 800,000 sq. ft. retail/office space
- K – 12 school
- College



Getting Ahead of the Development Curve

*How can we protect restoration
options?*



Possible Options for Coordination

- ★ Resource Planning and Management Committee (380.045, F.S.)
- ★ Area of Critical State Concern (380.05, F.S.)
- ★ Sector Plans (163.3245, F.S.)
- ★ Rural Land Stewardship Areas (163.3177(11)(d), F.S.)
- ★ Wekiva Basin Special Act (369.314 F.S.)



As agency and stakeholder
representatives, what are
solutions to protect
restoration options ?

