

DR. JOHN M.
DEGROVE
WEBINAR SERIES

2026-
2027

40 YEARS IN: The Story of Florida Growth
Management, and Its Next Chapter

Sept. 16th, 2026 | Noon to 1:30 p.m. Eastern



**BUILDING BETTER COMMUNITIES.
SAVING SPECIAL PLACES.**

Professional Certification Credits

Reminder: We only offer professional certification credits for participants who attend the live webinar!

For those that attend the live event, this webinar has been approved for credits for:

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- Florida Bar Attorneys (*1.5 General CLEs, #2609824N*)
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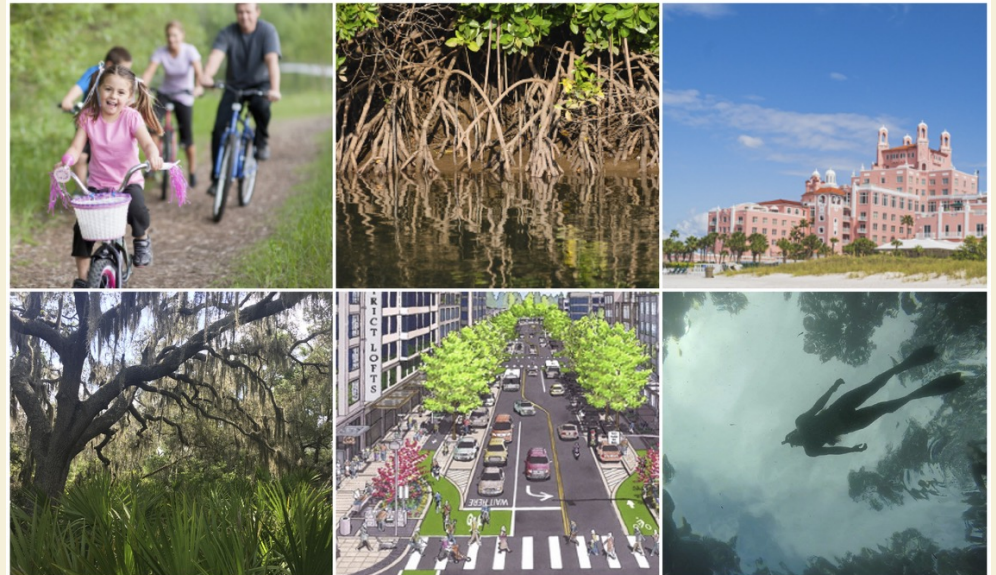


Building Better Communities, Saving Special Places

**We are Florida's leading nonprofit
advocate for sustainable communities**

**Work with citizens, community and
state leaders, conservation and
business groups**

**Educate, advocate and negotiate to
protect Florida's high quality of life**



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Upcoming Webinars



Beyond the Corridor: Transect Planning and Connectivity

(12:00 – 2:00 P.M. ET)

PLANNING TO PROTECT THE
**FLORIDA WILDLIFE
CORRIDOR 3.0**



Conservation That Connects: How Florida Communities Fund Greenways & Trails

(12:00 – 1:30 P.M. ET)



Connectivity Across Scales: Tools and Concepts for the Urban-to-Rural Transect

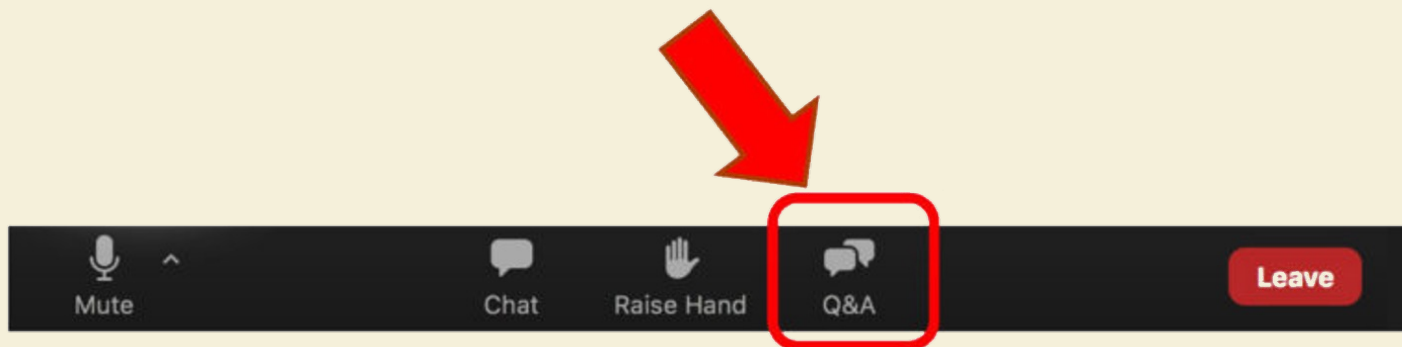
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PLANNING TO PROTECT THE
**FLORIDA WILDLIFE
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Questions & Answers

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Speakers



Susan Trevarthen

*Board Chair
1000 Friends of Florida*



Nancy Stroud

*Land Use Attorney
Nancy E. Stroud, P.A.*



Tim Jackson

*Board Treasurer
1000 Friends of Florida*



Kim Dinkins

*Policy & Planning Director
1000 Friends of Florida*



Susan Trevarthen, FAICP

Board Chair, 1000 Friends of Florida

Susan is a land use, planning, and zoning attorney at Weiss Serota Helfman Cole & Bierman, where she chairs the firm's Public Land Use & Zoning Group and serves as municipal attorney to governments across Florida. A Fellow of the American Institute of Certified Planners and Board Certified in City, County & Local Government Law by the Florida Bar, she's been named among the state's top land use attorneys by Florida Trend and SuperLawyers. She holds planning and law degrees from UNC–Chapel Hill.



Nancy E. Stroud, FAICP, JD

For more than forty years, Nancy has represented Florida local governments in planning and growth management law, advising planning and zoning boards and handling land use litigation and appeals in state and federal courts. A Fellow of the American Institute of Certified Planners and a former 1000 Friends of Florida board member, she co-authored *Planning and Control of Land Development*, a leading land use law textbook. She earned her planning and law degrees from the University of North Carolina.



Timothy Jackson

Treasurer, 1000 Friends of Florida

Tim has served on the 1000 Friends board for more than 30 years, leading the organization's Florida 2060 Plan, and has spent over 40 years in growth management — today as Director of Real Estate at Weyerhaeuser and formerly as President of the community planning firm Glatting Jackson. His work in community design, regional planning, and integrated land use and transportation has helped communities across North America grow more connected and sustainable. He holds degrees from Georgia Tech and Florida State.



Kimberleigh Dinkins

Policy & Planning Director, 1000 Friends of Florida

Kim guides citizens on growth and development issues and advocates before the Florida Legislature for sound community planning that protects the state's lands, waters, and quality of life. She brings more than 15 years in natural resource policy, with roles at Save the Manatee Club, Marion County, and the Florida Department of Environmental Protection. She holds a bachelor's in environmental science and a master's in soil and water science from the University of Florida, and lives in Ocala.



Our recorded voices



RECORDED PRESENTATION

Bob Rhodes

*Attorney; first administrator of
Florida's growth management program
Former 1000 Friends of Florida Board Member*

First, we'll hear a recorded presentation on how Florida built its growth-management policy framework.

With gratitude to the Floridians who shared their stories
Featuring audio clips from interviews recorded for our 40th-anniversary oral history project

Al Hadeed

attorney; founding member, 1000 Friends

Paul Zwick

professor, UF; former 1000 Friends board

Janet Bowman

former legal director, 1000 Friends

Jim Murley

former director, 1000 Friends

Charles Pattison

former president, 1000 Friends

Robert Davis

founder of Seaside; former 1000 Friends board

Richard Grosso

land use attorney; former legal director, 1000 Friends

Carol Rist

former board member, 1000 Friends

Kent Wimmer

planner; former 1000 Friends staff

Karen Marcus

former Palm Beach Co. commissioner; former 1000 Friends board

Will Abberger

planner; former 1000 Friends staff

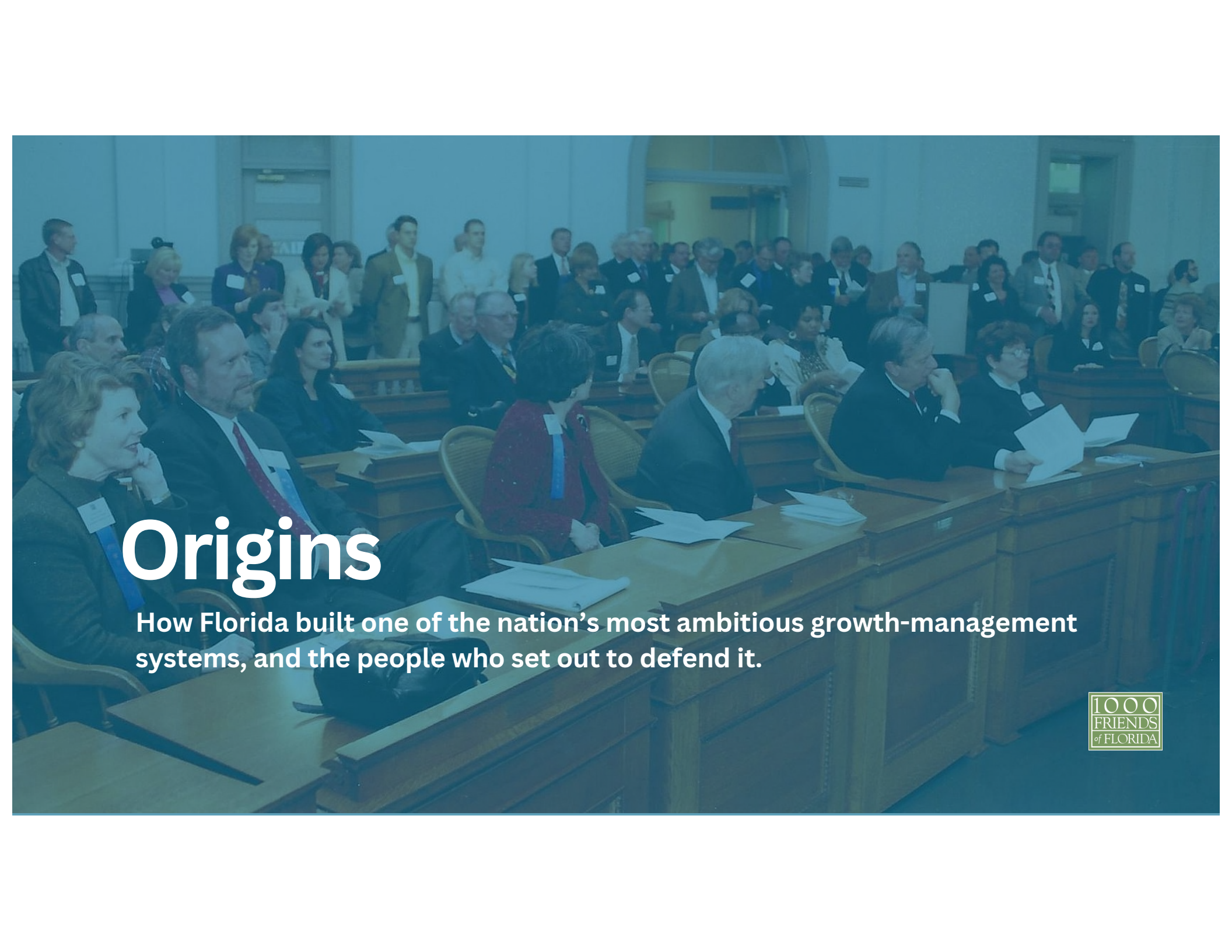


Welcome

The story of the citizen's seat at the table.

- 1000 Friends' 40th anniversary
- The citizen's right to hold local government to the comprehensive plan.
- Won in 1985, eroded since — and why 2027 matters.





Origins

How Florida built one of the nation's most ambitious growth-management systems, and the people who set out to defend it.





Bob Rhodes

*Attorney; first administrator of
Florida's growth management program*



Why Florida needed growth management

- **A booming state** — 6,000 new residents a week; population up about 30% in the 1960s, projected to grow nearly 40% in the '70s.
- **Local government wasn't ready** — only about a dozen of 400+ localities had adopted plans; 60% of Florida had no local planning.
- **Environmental alarm** — the Big Cypress jetport defeated then the early-'70s drought and Everglades fires.
- **A new political moment** — Gov. Reubin Askew and Speaker Dick Pettigrew ask: how can we grow and still keep a desirable quality of life?



New subdivisions pressing into Florida's pine flatwoods.



Bob Rhodes

*Attorney; first administrator of
Florida's growth management program*

Building the framework, 1972–1985

From the “Quiet Revolution” to the Growth Management Act

- **The 1972 “Quiet Revolution”** — Chapter 380 created “Developments of Regional Impact” (DRIs) and Areas of Critical State Concern, with the Water Resources Act and a land bond.
- **ELMS committees & the 1975 LGCPA** — Florida’s first local comprehensive plans: a foundation, but with weak state enforcement.
- **The 1985 Growth Management Act** — led by DeGrove, Nat Reed, and a bipartisan coalition; 1000 Friends formed to defend it.
- **What it delivered** — workable, moderately effective growth management; every local government eventually in compliance.



John DeGrove receives a 1000 Friends resolution



Nathaniel Reed and Sam Poole





Bob Rhodes

*Attorney; first administrator of
Florida's growth management program*

Where we are and what's next

- **Since 2011 (Community Planning Act)** — the state role minimized, compliance review largely pro forma, home rule increasingly preempted.
- **The citizen's seat eroded** — participation reduced and consistency enforcement weakened; the once-acclaimed program has deteriorated.
- **What's needed?** A full, critical review of the Community Planning Act, focused on outcomes. "Why not an ELMS III?"
- **Two priorities:** Process discipline on preemption bills, and a level playing field for citizen consistency challenges.



The Florida Capitol, Tallahassee

► ORAL HISTORY CLIP



Nancy Stroud

*Land use attorney;
former 1000 Friends board member*

"John was the perfect character for involving a lot of different aspects of the government. He was a fifth-generation Floridian that came across as someone who just walked out of the woods, but he was as sophisticated as they come, and as smart as they come. He's called the Father of Growth Management — but of course there were lots of people involved in that, including Nat."

remembering John DeGrove



► ORAL HISTORY CLIP



Al Hadeed

*Attorney
Founding member,
1000 Friends of Florida*



“They said, we have got to do something. We need to mimic what 1000 Friends of Oregon has done. So they figured out who they wanted on that initial board, those big players, Nat Reed being primary. They didn’t have an office, they used my office. I was the first address for 1000 Friends of Florida, until they could raise enough money to have their own Tallahassee office.”

On how 1000 Friends of Florida began



► ORAL HISTORY CLIP



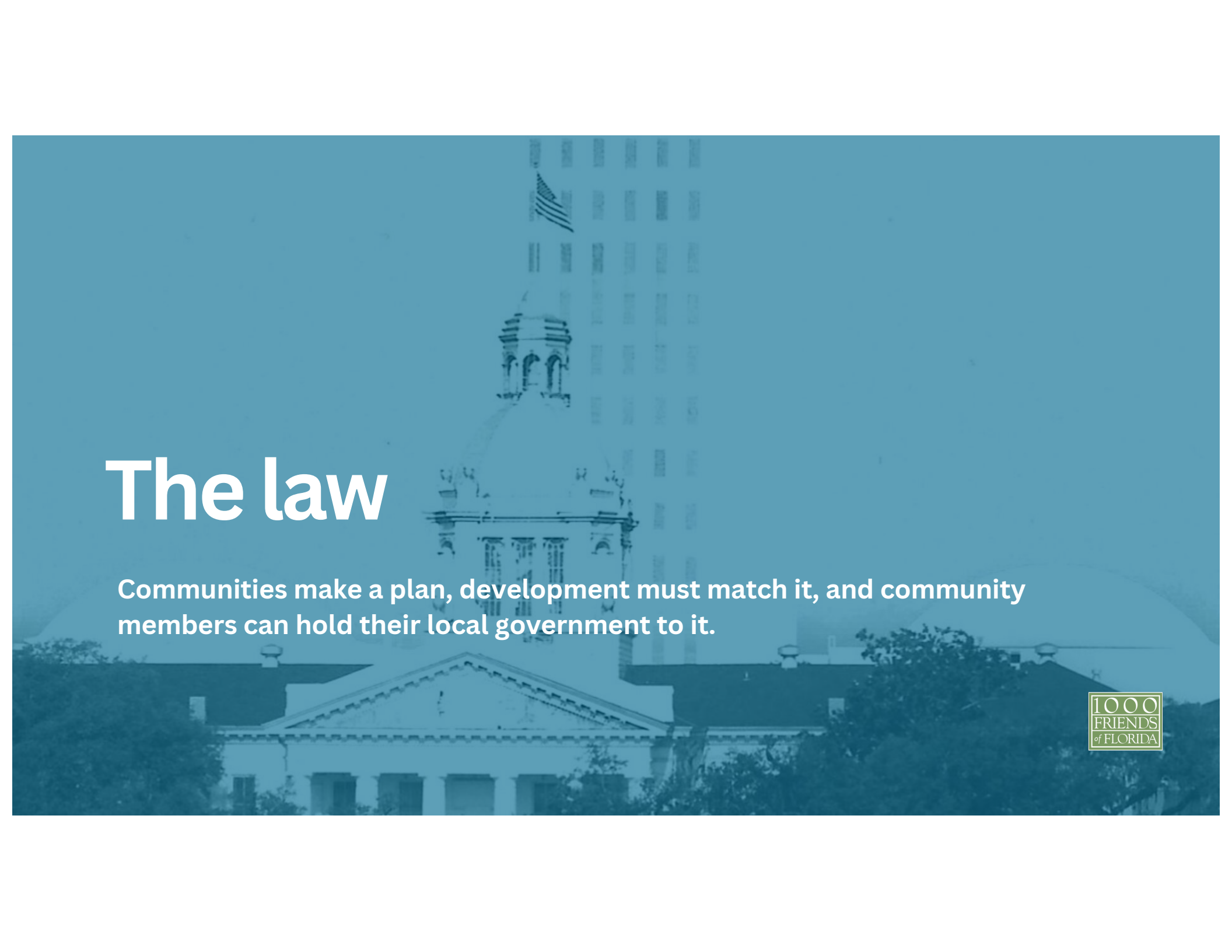
Janet Bowman

*Former Legal Director,
1000 Friends of Florida*



“He championed our engagement in it, provided moral and financial support, but even more than that, he showed up... Just the model of what it means to be a statesman. He walked the walk in addition to talking the talk.”

on Nat Reed



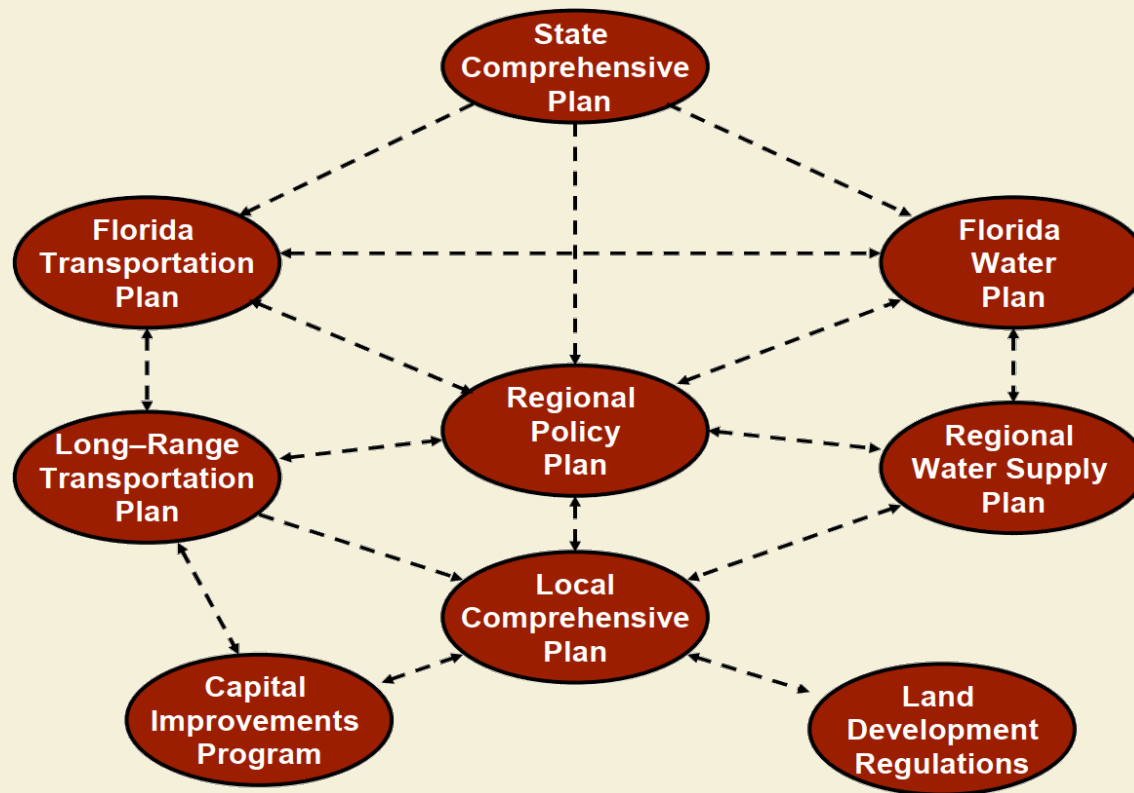
The law

Communities make a plan, development must match it, and community members can hold their local government to it.

What the law does

- Make a plan; development must match it.
- Citizens can hold local government to the plan — “the plan is the law.”
- Citizen standing, won in 1985.
- What enforcement looks like (Pinecrest Lakes)

Consistency



Every plan had to be consistent with the others, and development had to match the local plan.

► ORAL HISTORY CLIP



Al Hadeed

Attorney

*Founding member,
1000 Friends of Florida*



“The only thing I had going was the new Growth Management Act, and I’m trying to explain to the court that this changes everything. The court was not persuaded, except for the dissent of two of their strongest justices. So there was no citizen standing. There was such an uproar that there could be no citizen standing, that they put citizen standing in the 1985 [Growth Management Act].”

on the case that created citizen standing



► ORAL HISTORY CLIP



Charles Pattison

*Former President,
1000 Friends of Florida*



“The issue was what does it mean to be consistent with your local comprehensive plan. While the court was considering it, the developer continued to build, and actually had condominium units built and occupied. And the ultimate resolution of the case was: it’s inconsistent — you knew it was inconsistent. The buildings were torn down.”

when “consistency” got teeth

► ORAL HISTORY CLIP

CR

Carol Rist

*Former board member,
1000 Friends of Florida*



“That was my proudest moment — that the grandmother from Perrine beat the county.”

on defending the Growth Management Act in court



► ORAL HISTORY CLIP



Richard Grosso

*Land use attorney
and law professor
Former Legal Director,
1000 Friends of Florida*



“He or she who decides how an area is zoned is the person deciding that area’s fate.”

On who decides how land is zoned



Building Better Communities

What good growth management delivers—
and the choices ahead.



Building better communities

- What good growth management delivers.
- Florida 2060 / 2070 — sprawl vs. infill; millions of acres, and water, at stake.
- Directs development, conserves natural and agricultural lands.
- Predictability for everyone
- 1000 Friends as educator and resource.

► ORAL HISTORY CLIP



Kent Wimmer

*Planner, Florida Greenways
Former staff member,
1000 Friends of Florida*



“One of the things I’m most proud of working for 1000 Friends is we started the Florida Greenways effort that’s resulted in the Florida Wildlife Corridor, and probably over a billion to two billion dollars focused on conserving land. We staffed the Florida Greenways Commission, presented the first vision for greenways and trails, and got the greenways and trails legislation passed.”



► ORAL HISTORY CLIP



Will Abberger

*Planner; conservation finance
Former staff member,
1000 Friends of Florida*



“What’s unique about 1000 Friends is they’re thinking about the whole community — not just the natural environment, but the built environment. Are we providing adequate affordable housing? Are we looking at transportation holistically — transit and bikes and peds, not just more roads? Not having a singular focus on conservation makes it a more effective advocate.”

the whole community



► ORAL HISTORY CLIP



Paul Zwick

*Professor Emeritus, University of Florida;
Florida 2070
Former board member,
1000 Friends of Florida*



“If you don’t include some kind of adaptive use in urban areas or infill, then that’s perfect sprawl. That’s not just growth, that’s perfect sprawl. You could eat up as many as 11 million acres of land in some of those scenarios, or you could eat up as few as 6.3 — a savings of roughly 4 to 5 million acres between the scenarios.”

the payoff of infill



► ORAL HISTORY CLIP



Jim Murley

*Former Director,
1000 Friends of Florida*



“We literally took Disney World to an administrative hearing over their failure to address affordable housing... 1000 Friends was willing to step on the toes of a giant.”

on 1000 Friends' affordable housing advocacy record

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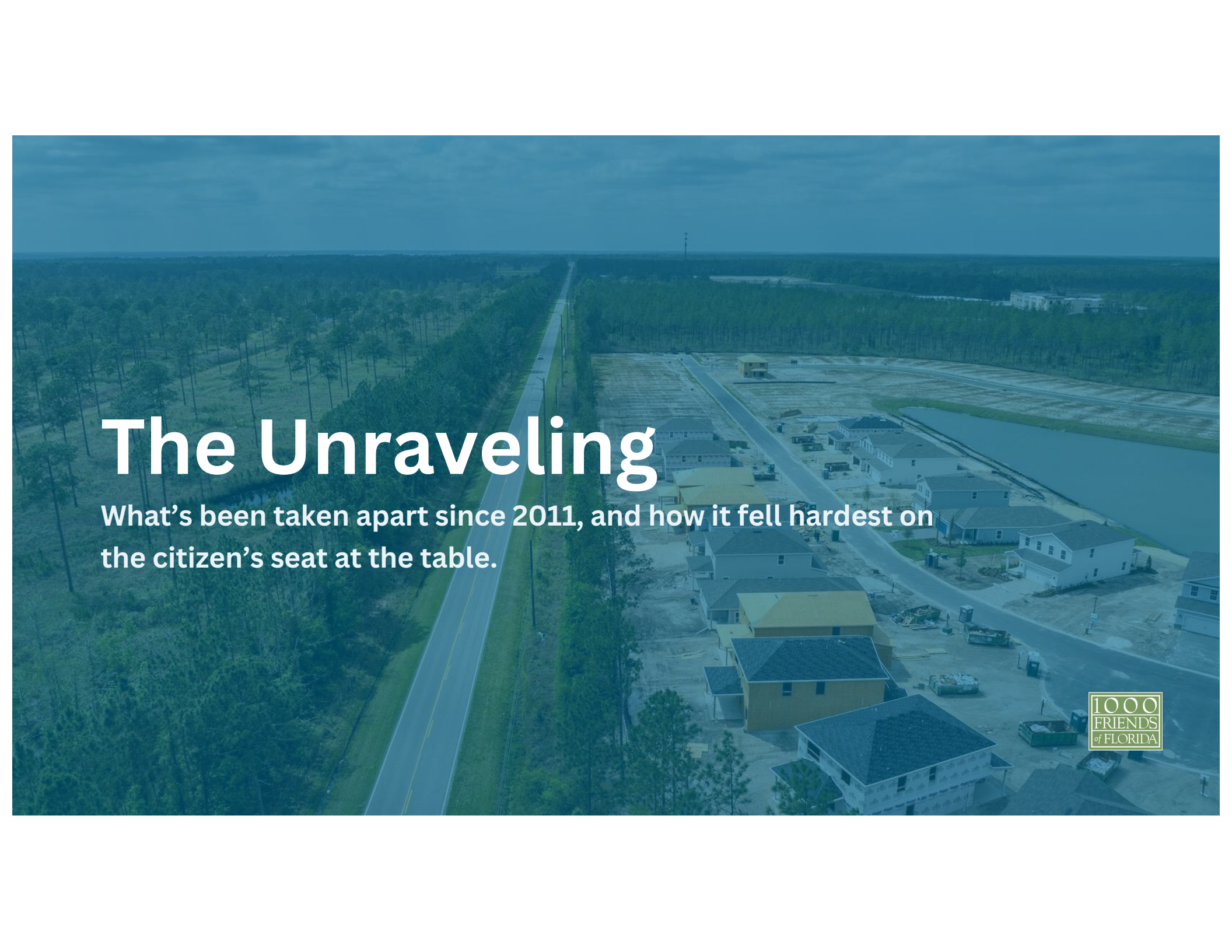
Robert Davis

*Founder of Seaside
Former board member,
1000 Friends of Florida*



“Some of the rules, like the ones about traffic, actually encouraged suburban sprawl.”

On unintended consequences of regulations

An aerial photograph of a residential development. A two-lane road with a yellow center line runs vertically through the center of the image. To the left of the road is a dense forest of tall, thin trees. To the right of the road, there are several houses with grey roofs and light-colored siding. Some houses are partially obscured by construction equipment and materials. In the background, there is a large, flat, open area that appears to be a construction site or a cleared field. The sky is a clear, bright blue.

The Unraveling

What's been taken apart since 2011, and how it fell hardest on the citizen's seat at the table.

1000
FRIENDS
of FLORIDA

Since 2011: What's changed

- 2009–11 — DCA reduced to a division, state review gutted, the standard dropped to “fairly debatable.”
- The citizen access won in 1985 is what's eroded most.
- Rebalance, not dismantle — Bob's principle.
- 1000 Friends — and citizens — matter more than ever.

► ORAL HISTORY CLIP



Bob Rhodes

*Attorney; first administrator of
Florida's growth management program
Founding board member,
1000 Friends of Florida*

*“And then 2011 came, and the dismantling started... Let’s
rebalance the Growth Management Act in a meaningful way.”*



► ORAL HISTORY CLIP



Richard Grosso

*Land use attorney
and law professor
Former Legal Director,
1000 Friends of Florida*



“We went from an age of enlightenment — a really professional, enlightened Florida legislature that wrote our modern environmental laws as national models in the ’70s and ’80s — and then in the early ’90s, by and large those laws started to get weakened. That backward movement has been a constant now for 30 years.”

On 30 years of policy backsliding

► ORAL HISTORY CLIP



Kent Wimmer

*Planner, Florida Greenways
Former staff member,
1000 Friends of Florida*



“Right now, our land acquisition programs are really our only effective growth management tool, because growth management has been gutted so much. That’s why it’s so important for citizens to be involved in their local comprehensive plan — because right now, that’s the only place we’re going to get good, strong planning.”

On comprehensive planning and buying land as last best tools



► ORAL HISTORY CLIP



Janet Bowman

*Former Legal Director,
1000 Friends of Florida*

“No one really questioned the legitimacy of citizen advocacy in growth management, or the availability of challenges to local governments’ actions. It was just accepted that this is the system. And I think now the whole citizen access part of the system is really under threat.”



► ORAL HISTORY CLIP



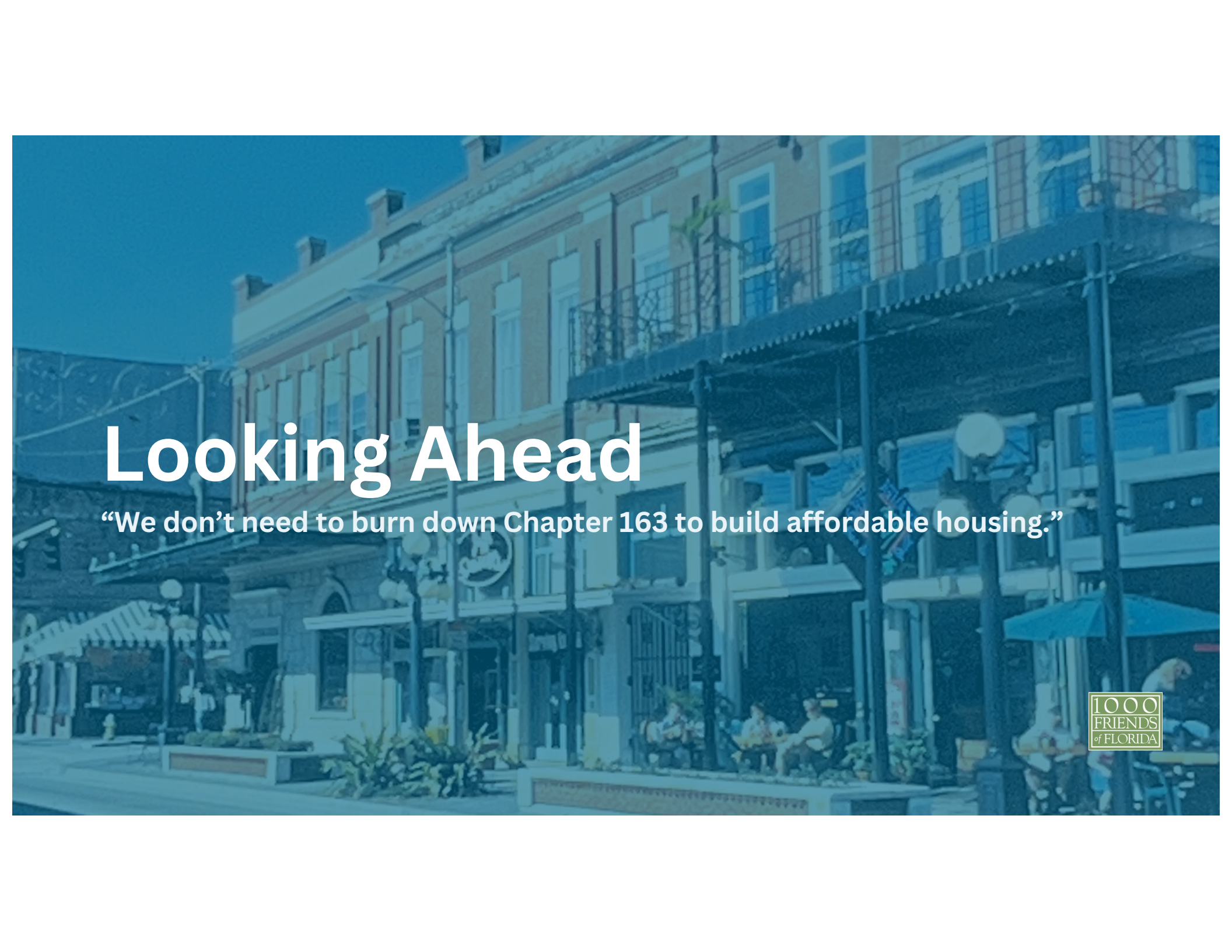
Karen Marcus

*Former Palm Beach
County Commissioner
Former board member,
1000 Friends of Florida*



“Now the legislators are taking away home rule — taking away our ability to govern and have growth management.”

a county commissioner's view



Looking Ahead

“We don’t need to burn down Chapter 163 to build affordable housing.”

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of FLORIDA

Tampa Bay Times

Dec. 27, 2025

OVERDEVELOPMENT

How this Florida barrier island community pushed back against overdevelopment

A resident's choice, in her words: accept runaway growth — "or fight back."

Palm Beach Daily News

2023

TRAFFIC & GROWTH

Reeling from explosive growth, Palm Beach confronts traffic, other woes

Residents push the town on traffic, parking and quality of life.

palmbeachdailynews.com

Jacksonville Daily Record

Mar. 26, 2026

OVERCROWDING

As North Jacksonville grows, residents say area not prepared for development

New rooftops are arriving faster than roads and drainage.

The Daytona Beach News-Journal

2024

FLOODING

Nearly 500 NSB residents attend flooding presentation following development moratorium

Residents press the city to pause building "until our infrastructure can support the stormwater."

news-journalonline.com

News 6

Aug. 18, 2026

TRAFFIC & GROWTH

'It's overgrown:' Orlando residents sound alarm as southeast population surge strains roads to their limits

News4JAX

Apr. 7, 2026

AFFORDABILITY

Florida cost of living surges as prices quintuple pace of growth, squeezing residents

Housing and insurance costs outrun incomes across the state.

news4jax.com

FOX 35 Orlando

OVERDEVELOPMENT

'We're not being heard': Palm Bay homeowners concerned about overdevelopment in rapidly growing city

WFLA News

2024

FLOODING

Sarasota residents question if 'development boom' out east impacted severity of flooding

After record rains, neighbors point east to new subdivisions.

wfla.com

Looking ahead: changes to Ch. 163, F.S.

- **Infill policies**— remove the barriers to good infill and redevelopment
- **Prevent sprawl** — protect natural and rural areas
- **Establish and coordinate effort**
- **Rebalance, not dismantle** — track progress and defend the citizen's seat
in the community planning process

► ORAL HISTORY CLIP



Will Abberger

*Planner; conservation finance
Former staff member,
1000 Friends of Florida*



“When I think about great Floridians like Nathaniel Reed or Dr. John DeGrove who founded 1000 Friends — I’d say it to anyone getting involved in Florida’s future: Don’t give up the fight. Florida’s worth saving, and if we’re not advocates for smart growth and land conservation and good planning, no one else is going to be. So keep fighting.”



► ORAL HISTORY CLIP



Bob Rhodes

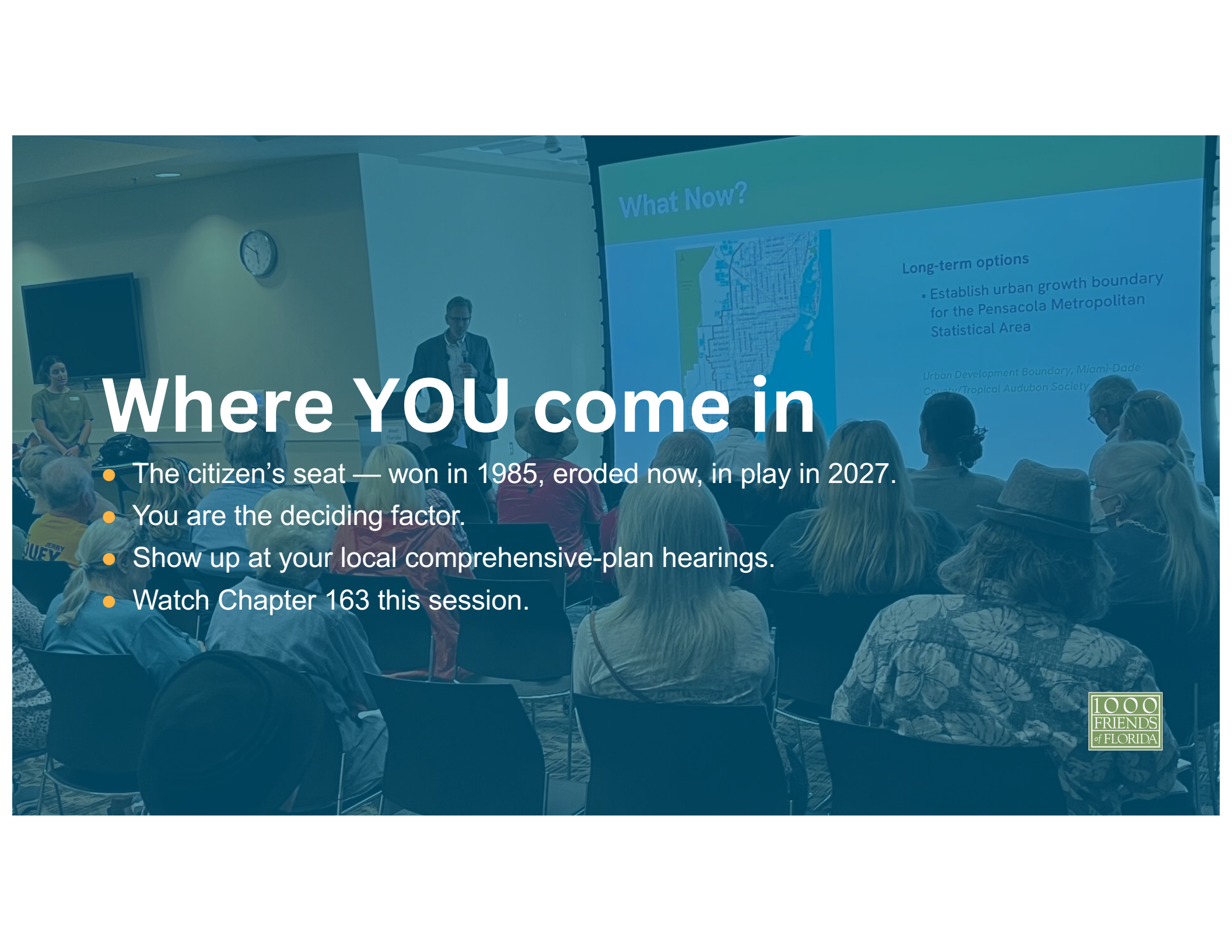
*Attorney; first administrator of
Florida's growth management program
Founding board member,
1000 Friends of Florida*



"We are custodians of Florida's future. We are caretakers of Florida's dreams."

A charge for the next 40 years



A photograph of a public meeting or presentation. A man in a suit stands at the front, holding a microphone, addressing a group of people seated in rows of chairs. Behind him is a large projection screen. The screen displays a map of a coastal area with various boundaries. To the right of the map, there is text under the heading 'What Now?'. The text includes 'Long-term options' followed by a bullet point: 'Establish urban growth boundary for the Pensacola Metropolitan Statistical Area'. Below this, in smaller text, it says 'Urban Development Boundary, Miami-Dade County/Tropical Audubon Society'. The overall scene is dimly lit, with the screen providing the main source of light. The image has a blue tint.

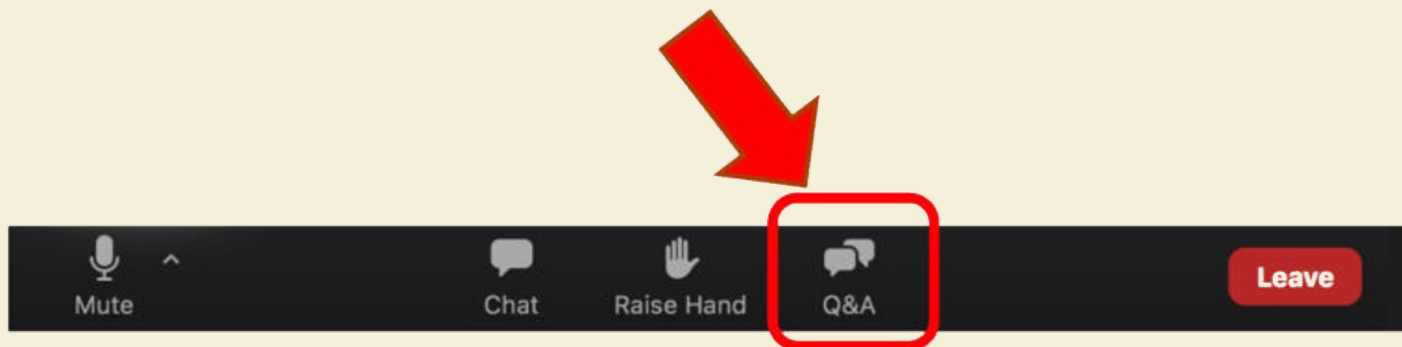
Where YOU come in

- The citizen's seat — won in 1985, eroded now, in play in 2027.
- You are the deciding factor.
- Show up at your local comprehensive-plan hearings.
- Watch Chapter 163 this session.

Questions & Answers

Please submit questions for speakers using the Q&A button on your Zoom control panel.

Keep questions succinct and, if possible, indicate who your question should be directed to.



Thank You



Or visit: 1000fof.org/donation

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