

AUDUBON INTERNATIONAL
AND
THE UNIVERSITY OF FLORIDA
PROGRAM FOR RESOURCE EFFICIENT
COMMUNITIES

FLORIDA SUSTAINABLE COMMUNITIES SUMMIT

RESOURCE EFFICIENCY IN THE
BUILT ENVIRONMENT

LAKE BUENA VISTA, FLORIDA
FEBRUARY 8, 2005

PROCEEDINGS

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FLORIDA SUSTAINABLE COMMUNITIES SUMMIT

RESOURCE EFFICIENCY IN THE BUILT ENVIRONMENT

INTRODUCTION

From 1990-2000 Florida's population grew by 23.5 percent, with an increase of three million people. Approximately 6,000 people move to Florida each week. Over the last five years, the number of new single-family detached homes built *each year* in the state has grown steadily from 117,310 in 2001 to 185,072 in 2004, making residential construction a primary driver of Florida's economy (U.S. Census Bureau).

As a direct consequence of this growth, demand for energy and water is steadily increasing and Florida's natural environment is being rapidly transformed. Growth impacts Florida in many ways, from its schools, transportation system, and affordable housing market, to the quality of life for current and future Floridians. Such development pressures make Florida an excellent target for introducing sustainability as an integrated approach to addressing the state's environmental, economic, and social needs.

Audubon International and the University of Florida Program for Resource Efficient Communities hosted the Florida Sustainable Communities Summit to engage a variety of stakeholders— including more than 100 municipal planners, developers, architects, builders, natural resource managers, and representatives from regulatory agencies, universities, and conservation organizations— to strengthen efforts to foster sustainable development in Florida (see Appendix B: Attendees). The summit provided opportunities to discuss critical issues associated with resource efficient community siting, design, development, and management, as well as to highlight successful efforts and identify potential barriers that prevent us from moving toward a more sustainable society.

SUMMIT SESSIONS

Summit sessions reviewed a number of best practice examples and addressed some of the common opportunities and constraints to resource efficient communities currently encountered by the summit participants. Each session consisted of a 55-minute panel discussion and a 20-minute structured dialogue between the panelists and among the audience.

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Facilitator:

- Ronald Dodson, President and CEO, Audubon International

Panelists:

- Gene Caputo, Intergovernmental Coordinator, St. Johns River Water Management District
- Greg Golgowski, Director of Conservation, Harmony, FL
- Susan Watts, Senior Vice President, The Bonita Bay Group
- Larry Woolbright, Director of Wildlife Conservation Services, Audubon International

Resource efficient communities begin with careful planning and site selection. The panelists identified common problems, site design considerations, qualities of properly sited developments, and challenges to implementing resource efficient communities in Florida. They concluded with several recommendations for addressing these challenges.

Common Problems

- Lack of planning “fit” between a proposed project and a community’s comprehensive plan.
- Degradation of Florida surficial waterways and aquifers due to poor drainage and storm water runoff from project sites.
- Lack of trust and communication among community stakeholders (e.g., developers, environmental and citizen groups, municipal planners, etc.), especially early in the process.
- Ignoring key natural resources, such as wetlands, wildlife corridors, and other natural areas, in the project siting and design.

Site Considerations

Resource efficient communities require a thorough site evaluation. The evaluation must include site features, such as soils, drainage, water resources, and natural plant communities, as well as consideration of the *functional value* of natural features, especially from a wildlife and water resource point-of-view. An assessment of functional value enables the developer to retain key natural features that continue to serve the needs of wildlife and maintain water quality, while offering natural amenities to community residents. For instance, alterations to the initial design of WCI’s Evergrene Community in Palm Beach Gardens enabled WCI to preserve wetlands and maintain connections with adjacent uplands, so that the wetland complex continues to function as wildlife breeding habitat, as well as provide water recharge and storm water retention.

Audubon International uses a process for evaluating its Gold Signature Program sites adapted and modified from guidelines developed by O’Connell & Noss (1992, Env. Mgmt.16:435). The evaluation includes an assessment of the site location, size, and presence of species or natural communities of regional or national interest, as well as an assessment of the surrounding landscape and how the parcel’s natural resources function on and off site. Such an evaluation aids in the determination of whether the proposed development is appropriate for the site and informs the design of the development so that key natural resources can be protected.

Case Examples

- **Harmony, Florida:** Located just south of Orlando in Osceola County, Florida, Harmony is being developed through the assistance of The Harmony Institute whose mission is “to provide blueprints for healthier living as a natural result of the interactions of animals, people, and the environment.” According to Greg Golgowski, Harmony’s Director of Conservation Management, this 11,000-acre development will preserve 54 percent of the site’s pristine wilderness, approximately 6,000-acres, including two 500-acre lakes whose shorelines will be protected from individual house lots. Another 18 percent, approximately 2,000-acres, will be converted into open space including a golf course designed to co-function as a preserve that promotes increased avian and other animal populations from the pre-developed agricultural land (Figure

1). The majority of the horizontal and vertical built environment within Harmony will be constructed on former pastures to ensure maximum wildlife habitat conservation by focusing population densities away from more natural areas and into already disturbed land.

- **TwinEagles Golf & Country Club, Naples:** The Jack Nicklaus-designed TwinEagles project is within a 1,114-acre site located east of I-75 in Naples, Florida, near the Corkscrew Swamp Sanctuary, the largest forest of ancient bald cypress in North America. The property consists primarily of ditched open pastureland, with isolated naturally vegetated islands of live oaks, cabbage palms, and wet prairie. Used as rangeland for cattle and sod production historically, the property boasts 240 acres of forested cypress wetlands. To increase biodiversity, twelve lakes totaling 64 acres were created and provide habitat for wading birds, such as herons, egrets, and ibis, and feeding opportunities for cormorant, anhinga, and blue-winged teal. TwinEagles is located adjacent to Bonita Bay Club East, another certified Audubon Signature Sanctuary.

Challenges to Implementing Resource Efficient Communities in Florida

The panel identified numerous challenges that must be addressed for residential development to proceed in a more sustainable way, and concluded with recommendations for improved project siting and design.

Regulatory challenges

- Conflicting regulatory environment with differing local, state, and federal definitions and standards.
- Fragmented approaches to management and planning; lack of coordination between agencies and departments, e.g., agencies that oversee water, transportation, wildlife, building, energy efficiency, etc. only deal with their specialty area.
- Insufficient flexibility on the part of regulations to meet overall goals.
- Demand for new housing is outpacing the ability of many municipalities to enact appropriate environmental safeguards or develop adequate plans for sustainable growth.

Inadequate safeguards and protections for wildlife and habitats

- Environmental protection measures often have a limited focus on water and hydrology, while not adequately addressing the need to keep *biological connections* intact. For instance, road development is driven by water regulations, yet under road pipes and culverts don't meet the needs of wildlife.
- Habitat fragmentation and loss is growing across the state. For instance, there is a need to protect wetland-upland habitat complexes, yet there are no regulatory mechanisms in place to ensure such protection.
- Long-term care of preserved natural areas within residential communities. Issues include: community governance, funding, and who will be responsible for management.
- Conflicts between scenic/amenity values and wildlife/ecosystem values of natural features.

Need to broaden the scope of those involved

- Need to improve involvement of large scale production builders and create incentives for them to incorporate resource efficient features and building practices.
- Need to create a greater demand for green homes and more sustainable growth through marketing and consumer education.

Recommendations

- Developers, water management districts, county officials, and planning bodies must *improve coordination* to increase the likelihood of more environmentally sensitive and resource efficient development.
- Municipalities should establish a pre-application process to facilitate coordination and identify environmental concerns *prior to* site design.

- Developers should collaborate with community planners, agencies, and local entities, *early in the process*, during the conceptual phase to ensure good siting and design. Likewise, engaging organizations like Audubon International and the University of Florida Program for Resource Efficient Communities before the design is complete is critical to maximizing the protection of natural resources and informing good design.
- Developers should look for opportunities to establish wildlife corridors and preserve areas.
- Developers should look for opportunities to create shared amenities, such as lakes and nature preserves, instead of privatizing access to natural features. In such designs, costs and benefits, including property values, can be shared more evenly (e.g., Harmony development).
- Developers should utilize third-party green building standards and require builder education through programs such as the University of Florida's Build Green & Profit.
- Developers should construct a model green home and offer resource efficient option packages.
- Developers should establish design guidelines and a design review committee for homes and landscaping to maintain aesthetic and environmental standards and facilitate the long term retention of natural areas and native landscaping.

SESSION TWO: DESIGN AND DEVELOPMENT STRATEGIES – HOW DO WE PLAN FOR SUSTAINABLE COMMUNITIES?

Facilitator:

- Glenn Acomb, Associate Professor, Department of Landscape Architecture, University of Florida

Panelists:

- Ed Griffith, Vice President & General Manager, WCI Communities, Inc.
- Catherine Hanson, County Commissioner, Lake County, FL
- Alicia Oller, Director Technical Services, Environmental Planning Department, Audubon International
- Bob Swift, The Audubon Partnership, Inc.

The shift from the planning and site selection phase of a project to the design and development phase introduces a unique set of challenges, as well as a variety of opportunities, to promoting resource efficient community projects. Panelists discussed elements for success at this stage of development, as well as the present and future challenges and the benefits of integrating sustainability into the design process and marketing that integration. The discussion focused specifically on the project level and the land use plan for a potential development.

Common Problems

- Lack of a common language for various stakeholders to come together and begin a dialogue on sustainability and resource efficiency in the built environment.
- Failure to overcome the communication hurdle.
- Lack of buy-in on the part of employees.
- Inability to meet product and size regulations – condensing development onto the appropriate locations within a property.
- Missed opportunities to increase open space or design more compact/dense development.

Design and Development Considerations

Traditional business factors – cost, revenue, net profit, and marketability – play an integral role in any development project. However, a redefined net profit – one which is based on additional sets of values beyond traditional business factors – is playing an increasing role in development. This redefined net is known as the *triple bottom line*, a bottom line which takes into account not only economic considerations, but environmental and social factors as well. The shift to a triple bottom line is, in part, a response to a change in customer and market expectations. A continuing shift toward increased environmental awareness and accountability is changing the way developers measure success (and profit) and market their product. Being able to successfully achieve resource efficient community projects according to the triple bottom line is a key element for success.

Another important consideration for resource efficient communities is to account for impacts that occur beyond the project's boundaries. These impacts are not just environmental, but social as well (e.g., fiscal or school impacts). More than merely mitigating impacts, sustainable development should strive to help people in a region actually *benefit* from the development. Redevelopment also presents opportunities to improve communities through better design, (i.e. building future disaster resistance considerations into hurricane recovery efforts).

A third consideration is the need to change corporate culture. Businesses, whether privately held or public companies that answer to investors, are challenged to shift corporate culture toward sustainability. Such a transition will not take place overnight, and for larger companies in particular, their size will provide an additional hurdle to clear along the way. But it is a transition which must and should occur, and one which is already happening as public companies find value in sustainability indexing and a changing mentality and culture among their investors. Developers can take a leadership role in promoting a new corporate culture of sustainability, and thus improve resource efficiency within Florida's built environment.

Finally, city, county, and Florida's state governments have an important role to play, in tandem with developers, in enabling and encouraging resource efficient design and development. That role can include: public land acquisition for open space/natural area protection; regulation; providing incentives; and removing code impediments to the implementation of resource efficient communities.

Recommendations

Development companies seeking to incorporate principles and practices of sustainability must begin by creating an internal structure within the company for setting forth and achieving environmental and sustainability goals. Specific recommendations from WCI, a development company that has actively worked to alter its corporate culture, included:

- Establish goals that are simple and attainable.
- Make sustainability understandable to employees.
- Provide a central source of information.
- Make it business compatible.
- Show there is a return on investment.
- Nurture the shift toward day-to-day acceptance among employees.

Additionally, the panelists recommended that companies:

- Foster a common belief that new developments can be designed, constructed, and managed in ways that fit into the natural environments in which they take place, so that the built environment does not degrade the natural environment.
- Maintain open lines of communication between the project team, the development team, and government agencies.
- Maintain awareness of not just environmental impacts, but also social impacts to surrounding communities.
- Ensure that support and direction for integrating sustainability into development come from the top down.
- Harness the role of amenities. Good environmental planning and design can be marketed as a valuable amenity to home buyers. Developers should increasingly seek to capture the value of "green" features.

SESSION THREE: RESOURCE EFFICIENT CONSTRUCTION PRACTICES – WHY WORRY ABOUT THE BUILDING PROCESS?

Facilitator:

- Pierce Jones, Ph.D., Professor and Director, Program for Resource Efficient Communities, University of Florida

Panelists:

- Karen Childress, Environmental Stewardship Manager, WCI Communities, Inc.
- Warren Nielsen, City Commissioner, Gainesville, FL
- Charles Robertson, Ph.D., President, Robertson Homes
- Bill Zoeller, Senior Associate, Steven Winter Associates, Inc.

Constructing resource efficient buildings is of central importance in reducing demands for energy, water, and other natural resources. The availability of new construction technologies and materials that increase efficiency, along with clear standards for green buildings are helping to spur resource efficient construction. Panelists shared their experience in building and promoting homes that meet the Florida Green Building Coalition (FGBC) Green Home Designation Standard, and discussed a number of benefits of these building practices for homeowners, developers, and city and county governments.

Resource Efficient Construction Considerations

Several standards and guidelines currently exist for constructing energy efficient homes, including the EPA Energy Star® qualified homes, the FGBC Green Home Designation Standard, and the National Association of Home Builders (NAHB) Model Green Home Building Guidelines. The U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Green Building Rating System® is currently developing a standard for green residential construction. Homes constructed to such standards increase energy efficiency over conventional homes by incorporating passive features, such as siting according to solar exposure, and active features, such as efficient HVAC systems, insulation, and zoned air conditioning units. Efficiency may be further increased with the addition of Energy Star® appliances and compact fluorescent lighting. To receive an Energy Star® designation requires a third party rating, such as the Home Energy Rating System (HERS). The value and marketing aspects of Energy Star® or FGBC certified homes increases as home buyers become more aware of the benefits of energy efficiency and as energy costs rise. It is important to note that the FGBC and USGBC standards and the NAHB guidelines address critical sustainability issues beyond energy efficiency, including water conservation, site and landscape issues, indoor environmental quality, material life cycle and durability, and more. Despite the importance of these issues, Session Three of the Summit focused heavily on energy efficiency issues.

Constructing homes that meet Energy Star® or FGBC standards has been slow to take hold among production builders. Several disincentives and concerns include:

- Lack of awareness on the part of production builders.
- The need for fast construction necessary for profit.
- Slowing the process of building slows bonuses.

In addition, the buying public typically places a higher priority on home location and amenities, than on efficiency. In residential communities where energy efficient features are optional, home sales staff need to be trained and educated, so that they can better sell efficient homes and energy conserving appliances and lighting to potential buyers. As an alternative, developers can require that homes within a residential development be built to Energy Star® or equivalent standards to ensure efficiency.

Case Examples

- **Harmony, Florida:** Harmony promotes healthy social interaction and conserves natural resources like energy and water. A selection of the social initiatives at Harmony include: environmental education programs; a pedestrian oriented town square; small animal and horse barns; pet parks; a community vegetable garden; a 20 percent set-aside for affordable housing; an extensive network of sidewalks, cart paths, and bikeways; live/work planning principles; and the neighborhood-wide installation of Dark Sky Lighting to limit light pollution and promote celestial observation. Harmony will use less energy than comparable communities by requiring all new homes to meet the EPA’s Energy Star® qualified homes standard. The EPA states that Energy Star® qualified homes are typically at least 30 percent more efficient than homes built to meet the national Model Energy Code. Homes within Harmony will meet this requirement through technologies such as: high performance windows; improved insulation; tighter construction; and energy-efficient heating and cooling equipment. Water conservation efforts will be emphasized by promoting the application of Florida Yards and Neighborhoods (FY&N) program principles. FY&N’s major objectives are to reduce stormwater runoff, decrease non-point source pollution, conserve water, enhance wildlife habitat, and create beautiful landscapes with a major emphasis on Xeriscaping and native landscaping.
- **Madera:** This 88-home, for-profit residential community was developed by GreenTrust, LLC, in collaboration with the University of Florida Program for Resource Efficient Communities (PREC). PREC collaborators designed and financed construction of the Madera sales/model center, a high performance green home with a Florida-friendly landscape and a (93) HERS rating. Madera practices low-impact development through features such as clustered housing, preservation of low-lying areas for natural stormwater management, and wooded buffers for wildlife habitat.
- **Gainesville Green Building Ordinance:** The City of Gainesville owns its own utility (water, natural gas, telecommunications) and boasts rates that are among the lowest in the Southeast. Projected energy demands will begin to exceed supply by 2012. As the city anticipates its energy needs for the next decade, it has singled out green building as a way to help slow energy demand and reduce global warming. The city has adopted a green building ordinance, which is voluntary for private sector residential and commercial buildings, and mandatory for city buildings. The city rewards developers who adopt the ordinance by fast tracking the permit process and reducing fees by 50 percent for green building. The ordinance uses the USGBC LEED NC (Version 2.0) Green Building Rating System® and the FGBC Green Home Designation Standard for third party oversight on commercial buildings and residential construction respectively.
- **Venetion Golf & River Club:** This WCI Communities, Inc. residential development in North Venice is committed to building all homes to FGBC standards. WCI pioneered its green model home at its Evergrene community in Palm Beach Gardens, where its green home prototype, Geni-G, became the FGBC’s highest rated green home in the state. Its newest green home, “Casa Verde,” builds upon the strengths of Geni-G to offer Venetion residents numerous green building features. Both Venetion and Evergrene have achieved Audubon International’s Gold Signature Certification, which sets the standard for WCI communities.

Recommendations

Though the number of green homes is increasing, more can be done to facilitate a shift toward greater efficiency in home construction. Development companies that are getting started in green building might consider the following points, based on the experience of the panelists:

- The building director can implement standards with production builders.
- Developers and builders must recognize that attention to detail is required to achieve FGBC standards. Meeting standards is not something that can be done as an “add on.” It needs to be made the focus of someone’s job.
- The University of Florida’s Build Green and Profit training is a useful tool for helping companies in the early stages of green building.
- Making the shift to building green requires a “culture change” throughout all levels of a company. The message needs to be repeated and reinforced often through a variety of avenues (e.g., brochures, articles, staff training, green teams).
- The company purchaser is key to making green building happen.

SESSION FOUR: LAND MANAGEMENT SOLUTIONS – HOW DO WE TEND TO THE NATURAL AND BUILT ENVIRONMENT?

Facilitator:

- Kevin Fletcher, Director of Programs & Administration, Audubon International

Panelists:

- Jay Exum, Director of Environmental Services, Glatting Jackson Kercher Anglin Lopez Rinehart Inc.
- Tim Hiers, Golf Course Manager, The Old Collier Golf Club, Naples, FL
- Mark Hostetler, Ph.D., Associate Professor, Department of Wildlife Ecology and Conservation, University of Florida
- Nancy Richardson, Director, Audubon Signature Program, Audubon International

Integrating sustainability into residential development means that the “job” is not finished upon completion of a given project. With planning, site selection, design and construction complete, the challenge becomes how to transfer the initial commitment to sustainability into a long-term reality via land management practices and a transfer of value and responsibility from the developer to the owner, resident, or managing body.

Common Problems

- Designated natural areas that are set aside without provision for long-term monitoring or management may experience a decline in their ecological value, especially if invasive species are present.
- Lack of clarification of roles and responsibilities and failure to designate persons responsible for natural area management, especially as oversight of the development shifts from developer to community association or managing board.
- Maintaining the commitment of the ownership once the developer’s primary responsibilities have been fulfilled.
- Sustaining an ethic of stewardship towards the land in the face of a demographic shift and a population influx in Florida. Of particular concern are homeowners moving to Florida from other parts of the country, who don’t understand Florida’s unique ecology, plants, or management considerations.
- Lack of an adequate budget for long-term natural area management.
- Public perceptions and expectations for resource efficient communities don’t match the reality of what’s happening “on the ground.”

Considerations for Land Management

The goal of any resource efficient community is to maintain the long-term ecological and financial functioning of the project. The danger comes in failing to meet that long-term goal, and the project runs the risk of *greenwashing* - marketing and promoting the project as a resource efficient community, when in reality, the developer or subsequent residential community association has failed to achieve or maintain that reality. Maintaining an awareness of this risk, understanding the available information, and being conscious of the difference between perception and reality can help to bring long-term functioning to fruition.

Essential to the success of sustainable development are future homeowners and property managers. Homeowners impact the long term success of a sustainable development in numerous ways: homeowner attitudes either support or derail efficient resource management; home landscaping may complement or negatively impact natural or preserved areas; homeowner expectations for maintenance and landscaping of both privately owned and common areas and the interaction of highly manicured vs. natural areas can impact water use, chemical use, and ecological connections throughout the development; and homeowner financial support for long term management of preserve areas is critical. Generating long-term buy-in from homeowners is key to the long term functioning of resource efficient community.

Likewise, future property managers must be knowledgeable about and trained in natural resource management if conservation goals are to be achieved. Property managers, natural resource managers, community associations, and, in the case of golf/residential developments, golf course superintendents need to understand ecological goals for the property and carry out management practices in support of those goals.

Case Examples

Panelists presented several case examples of projects and programs that have demonstrated success in long term management and monitoring, as well as in securing homeowner “buy in.”

- **Baldwin Park:** During the residential redevelopment of Baldwin Park, sustaining water quality was a high priority throughout the process. Twenty five percent of the site is made up of lakes, with another fifth comprised of parks and open space. Developers worked to *sell* the quality of the lakes to potential homeowners (in effect, marketing a green amenity), thus helping to transfer a sense of value to the residents with regards to water quality in the lakes. That value transfer ultimately translates to long-term stewardship of the resource for which Baldwin Park is now pursuing guidance.
- **Audubon Signature Program:** The certification process of Audubon International’s Signature Program provides a built in mechanism for ongoing monitoring, training, and education. Continuing certification and site visits offer several advantages for a developer: the independent third party assessment legitimizes the efforts (for sustainability and the environment) and helps to ensure that they continue once the property is operational; it awards recognition to the leaders of the project; and can be used as a valuable marketing tool. In addition, the program stipulation that project have a natural resource manager on staff ensures that someone is responsible for long term management and attainment of conservation goals.
- **Harmony, Florida:** In order to engage homeowners in environmental stewardship practices at Harmony, project managers focused on educational panels located along wildlife walks and trails throughout the community. These kiosks were aimed at getting information to homeowners (on subjects such as wildlife, energy, water, natural history, and other community attributes), while a companion website offered expanded content. The anticipated end result of the educational efforts should be more enlightened residents that take voluntary actions to make the community’s green image a reality.

Recommendations

At the municipal level:

- Municipalities must identify key natural areas and resources and develop and follow a plan for sustaining large-scale conservation areas in the long term. Failure to do so may result in losing important natural areas or the quality of natural resources piece-meal to poorly planned development, lack of planning, zoning and parcel sizes, etc.
- Municipalities should explore ways to encourage developers to adopt sustainability principles into their projects. Incentives may include a reduction in the cost or time involved in the permitting process. Mandated or incentivized participation in third-party programs may also help to achieve long-term management goals.

At the project level:

- Developers and homeowner associations must work to secure homeowner buy-in. This process ideally begins when homes are sold so that the project’s environmental aspects are viewed as an integral part of the development. It continues with homeowner education regarding good environmental stewardship practices.
- Conduct long-term biological monitoring. Long-term monitoring (e.g., water quality testing, wildlife surveys, natural community monitoring) provides valuable feedback about the ecological functioning of

the property. This information helps managers to tailor maintenance practices and conservation management measures to ensure that initial goals and standards are being met and maintained over time.

- Manage technology. Use advances in technology to your advantage (i.e., improved irrigation systems resulting in decreased water consumption), while at the same time be aware that unmanaged technology will not fix a problem. Technology requires knowledgeable human input to achieve the best performance.
- Periodically check perceptions and reality: Is the community still meeting its goals for sustainability?

SUMMIT CONCLUSIONS

Achieving greater resource efficiency in the built environment requires further research, education and training, and conservation assistance, as well as governmental policies that facilitate and reward more sustainable developments. But it also needs *champions*— developers, home builders, and citizens, governmental agencies, municipalities, and non-profit organizations. A summit such as this provides a forum for building momentum for resource efficient development. The ability of its participants to engage corporations, institutions of learning, governmental agencies, and citizens in improved development siting, design, construction, and management is key to its ultimate success.

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APPENDIX A: AGENDA AND SPEAKERS

The focus of the *Florida Sustainable Communities Summit: Resource Efficiency in the Built Environment* is to facilitate networking with representatives from Florida's government agencies, universities, conservation organizations, and corporate entities who are focused on the siting, design, development, and management of the built environment throughout the state. The purpose is to provide an opportunity to discuss issues associated with sustainable community development and management, and to highlight successful efforts and identify potential barriers that prevent us from moving toward a more sustainable society.

Audubon International and the University of Florida Program for Resource Efficient Communities are aware of the power a proactive approach has in addressing environmental issues. Consequently, we feel that sharing successful design, construction, and management practices, and exploring methods to replicate these positive results can facilitate actions that lead Florida in a more sustainable direction.

Each of the following sessions focuses on one critical aspect of the development and management process in the built environment. Each session will consist of a 45-minute panel discussion and 30-minutes of structured dialogue between the panelists and among the audience. The goal of the day is to use the panel discussion and subsequent dialogue with the audience to identify lessons, opportunities, and constraints for creating a more sustainable built environment in Florida.

8:30 – 9:00 a.m. Introductions and Opening Remarks

9:00 – 10:15 a.m. Site Considerations: Where Should We Build?

Facilitator: Ron Dodson, President & CEO, Audubon International

Panelists:

- Greg Golgowski, Director of Conservation, Harmony, FL
- Gene Caputo, Intergovernmental Coordinator, St. Johns River Water Management District
- Susan Watts, Senior Vice President, The Bonita Bay Group
- Larry Woolbright, Director of Wildlife Conservation Services, Audubon International

10:30 – 11:45 a.m. Design & Development Strategies: How Do We Plan for Sustainable Communities?

Facilitator: Glenn Acomb, University of Florida Program for Resource Efficient Communities (PREC)

Panelists:

- Ed Griffith, Vice President & General Manager, WCI Communities, Inc.
- David Risinger, Director of Planning, The Audubon Partnership, Inc.
- Catherine Hanson, County Commissioner, Lake County, FL
- Alicia Oller, Director Technical Services, Environmental Planning Department, Audubon International

LUNCH

1:00 – 2:15 p.m. Resource Efficient Construction Practices: Why Worry About the Building Process?

Facilitator: Pierce Jones, Director, University of Florida Program for Resource Efficient Communities

Panelists:

- Karen Childress, WCI Communities, Inc.
- Charles Robertson, Robertson Homes, Harmony, FL
- Warren Nielsen, Commissioner, City of Gainesville
- Bill Zoeller, Senior Associate, Steven Winter Associates, Inc.

2:30 – 3:45 p.m. Land Management Solutions: How Do We Tend to the Natural & Built Environments?

Facilitator: Kevin Fletcher, Director of Programs & Administration, Audubon International

Panelists:

- Tim Hiers, Golf Course Manager, The Old Collier Golf Club, Naples, FL
- Jay Exum, Director of Environmental Services, Glatting Jackson Kercher Anglin Lopez Rinehart, Inc.
- Mark Hostetler, Associate Professor, Dept. of Wildlife Ecology and Conservation, University of Florida
- Nancy Richardson, Director, Audubon Signature Program, Audubon International

4:00 – 4:30 p.m. Sponsors' Summary Panel & Closing Remarks

Co-Facilitators: Ron Dodson, Audubon International & Pierce Jones, University of Florida

Panelists:

- Harmony FL representative
- The Bonita Bay Group representative
- WCI Communities Inc. representative
- Collier Enterprises, LTD representative
- Walt Disney Corporation representative

4:30 – 6:30 p.m. Reception

APPENDIX B: SUMMIT ATTENDEES

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APPENDIX C: EVENT SPONSORS AND SUPPORTERS

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The Town of Harmony is a new mixed-use community being developed on 11,000 acres outside of Orlando in eastern Osceola County. The Harmony Development Co. is closely aligned with the Harmony Institute, a non-profit organization with a philosophy that people live better when they live in regular contact with animals and nature. The development program seeks to facilitate that through its planning as well as through cost-effective sustainable development practices. For more information about Harmony Florida, please visit the Harmony Florida website at www.HarmonyFL.com.

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WCI Communities, Inc., named America's Best Builder 2004 by the National Association of Home Builders and Builder Magazine, has been creating amenity-rich, master-planned lifestyle communities since 1946. In cooperation with Audubon International, WCI has created four Gold Signature Sustainable Developments with additional communities in the design stages. It also has more projects in the Audubon International Signature program than any other developer. Florida-based WCI caters to primary, retirement, and second-home buyers in Florida, New York, New Jersey, and Connecticut. The company offers traditional and tower home choices with prices from the mid-\$100,000s to more than \$10 million and features a wide array of recreational amenities. The company currently owns and controls approximately 18,000 acres of developable land. For more information about WCI Communities, please visit their website at www.wcicomunities.com



For more than 50 years, Pulte Homes has been helping individuals, couples, and families build a better life. Today, the Company's operations span more than 40 markets throughout the United States. Through its Del Webb brand, the Company is now the country's leading builder of Active Adult communities. In building more than 370,000 homes in its history, Pulte Homes has been honored as "America's Best Builder," and was named Builder of the Year 2002. Providing excellent customer service and offering a wide variety of loan products, Pulte Mortgage LLC, Pulte Homes' national mortgage company, meets the financing needs of Pulte Homes' customers throughout the country. Whether it's a first-time buyer or a growing family, Pulte Homes' commitment to quality is reflected in the way it builds homes, demonstrated in the way it treats customers, and evident in the 11,000 employees who provide customers with exceptional value and a buying experience that exceeds their expectations. For more information about Pulte Homes, please visit their website at www.pulte.com.

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The Bonita Bay Group is a real estate development company based in Bonita Springs, Florida, whose hallmark is environmentally responsible development. The company was formed in the early 1980s on a foundation of developing in harmony with nature and is today a nationally recognized icon of land stewardship. During the past two decades, the company has set new standards in site planning, land use, environmental preservation, water management, and social infrastructure. In each of its

six master planned communities wetlands are preserved, natural flow ways are restored, and water-conservation efforts are practiced to ensure the protection of our precious resources. The Bonita Bay Group has more golf holes certified through the Audubon International Signature Program than any company in the world and has been honored with many other awards, including the national Award of Excellence from the Urban Land Institute and the *Golf Digest* Environmental Leader in Golf Award. www.bonitabaygroup.com



The Old Collier Golf Club, located in Naples, Florida, is an eighteen-hole golf course covering 267 acres in the Cocohatchee River basin. As the first Certified Audubon Gold Signature Sanctuary, The Old Collier Golf Club and the parent company, Collier Enterprises, LTD, made the commitment to balance economic goals with environmental goals—focusing on protecting water, wildlife, and natural resources throughout the design, development, construction, and management of the property. With resourceful management of water as a primary concern, Seashore Paspalum is used on the entire golf course. It is the first golf course in the world to irrigate with

brackish water, and the first to landscape with indigenous plants that are 100% salt tolerant. Mangrove and wetland habitat bordering the river were set aside as a wildlife preserve and continuous native habitat corridors have been preserved for the protection of the plentiful wildlife that has increased substantially since the development was completed. The partnership with Audubon International, initiated in 1993 when Collier's Reserve became the first Certified Audubon International Signature Sanctuary in the world, has led to numerous environmental awards for the golf course and staff at The Old Collier Golf Club. For more information, please visit The Old Collier Golf Club at their website www.theoldcolliergc.com.



The Walt Disney World® Resort is home to five championship 18-hole golf courses, and for more than 30 years has hosted a PGA TOUR event. Disney Golf is very proud that all five courses are Cooperative Wildlife Sanctuaries certified by Audubon International. Walt Disney World® Resort is one of just 17 Gold Medal Golf Resorts in the continental United States, and one of only two in

Florida, as honored by GOLF Magazine. For more information, please visit Walt Disney World Golf at their website www.disneyworld.disney.go.com/wdw/moreMagic/golfHome?id=GolfHomePage.