

# FORESIGHT



**FOCUS ON**

## THE FLORIDA PANHANDLE

It has been a little more than a year since 1000 Friends first launched the Florida Panhandle Initiative to improve land use planning, strengthen local capacity, and foster working coalitions to help communities across North Florida better deal with the impacts of growth. Over that time, we have been busy. We have established partnerships with three local nonprofits to promote more responsible planning, weighed in on a number of new development projects facing the region, evaluated the region's wetlands permitting process, advocated for needed updates of local comprehensive plans, commis-

sioned a white paper on protecting rural lands, and conducted workshops on rural resource protection and nature-based tourism. Still on our plate for this year are a planning for development workshop (see page 4 for details), and a handbook on how to better protect natural resources geared specifically to the Panhandle.

Our three new partners are Panhandle organizations that are receiving technical assistance to achieve their specific goals. 1000 Friends of Florida is working with the Apalachee Ecological Conservancy to monitor local development proposals and comprehensive plans and to disseminate information on promoting smarter growth; the Apalachicola Bay & River Keeper to develop educational materials on protecting the fragile Apalachicola watershed; and the South Walton Community Council to work with the county and other constituencies to improve ordinances dealing with wetlands.

This technical assistance is being made available through 1000 Friends' Florida Panhandle Initiative,

*Florida Panhandle  
Initiative Activities  
Underway*

Continued on page 17

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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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# HINDSIGHT

**T**en years ago, 1000 Friends and the Seaside Institute held a series of community meetings to determine whether the community would support an ambitious regional plan. Out of these meetings was born the South Walton Conservation & Development Plan, which attempted to:

- Protect open space by adding parcels to state park and state forest lands for ecosystem restoration and management.

## Northwest Florida: Last Chance to Protect Paradise

BY ROBERT DAVIS



*Robert Davis, recipient of the coveted Rome Prize Fellowship in Urban Planning and Design, is the founder of the New Urbanist community of Seaside, located in the Florida Panhandle. An active member of the Congress for the New Urbanism, he also serves on the Board of Directors of 1000 Friends of Florida and The Seaside Institute.*

“reconnection” is at the heart of all efforts to re-form cities. Connectedness helps make a place accessible for everyone, not just those with cars. This especially affects young and older people, whose mobility is limited by auto-dependency. Though we can walk long before we start and after we stop driving, few places are left where walking to life's daily necessities and pleasures is possible.

Continued on page 18

- Allow for growth in the form of compact, pedestrian-friendly settlements, surrounded by open space and linked by roadways that encourage various transportation modes
- Set aside sites for neighborhood-scaled schools in developing communities.
- Enable workers to live nearby through incentives for new development to include affordable housing, and creation of a prototype “New Town” with a mix of housing, workplaces, shopping, schools, a library, a county courthouse annex, etc.
- Avoid overdevelopment by using tourism as a magnet to attract mobile, “modem-toting” professionals and entrepreneurs.

The plan has made some difference, but not enough. NIMBYs, wearing the green cloak of environmentalism, killed the “New Town,” leaving just an oversized school, library, and County Annex accessible only by car. And so, South Walton each day becomes more like its neighbors, where automobiles rule.

To catalog the madness of “planning” that has sacrificed livability at the altar of auto-mobility would fill volumes. Instead, I offer a few suggestions for coming to our senses before our coastal paradise is lost forever.

### • “Only Connect” (E. M. Forster)

The planning issue today is how to better connect the isolated enclaves we've created and prevent future ones. Throughout history,

Seaside (pictured), Rosemary Beach and WaterColor are some of the New Urbanist communities described in this guidebook.



The Seaside Institute

## A Guidebook to New Urbanism in Florida

No place else in the world has a density of New Urbanist projects comparable to Florida. This handsome booklet provides information on more than 50 such projects in the Sunshine State. It highlights the application of New Urbanist principles to an increasingly diverse range of projects—from large and small urban infill and downtown redevelopment to projects involving major conservation elements, affordable housing, and greyfield redevelopment.

Produced by the Catanese Center for Urban and Environmental Solutions at Florida Atlantic University and the University of Miami School of Architecture for the Tenth Congress for the New Urbanism held recently in Miami Beach, *A Guidebook* is available for \$19.95 a copy. To order, please visit CNU's online store at <http://store.yahoo.com/cnuinfo/books.html>.

# FROM THE DIRECTOR



Charles G. Pattison,  
AICP

**W**ith most of the remaining undeveloped oceanfront land in Florida in the Panhandle, this region is poised for growth on a scale previously seen only in South Florida. Stretching from east of Tallahassee to Pensacola, this region's 11,000 square miles contain the largest number of streams in the state, and three of our five largest rivers. Today, the area's natural beauty and resources are in pretty good shape. But all of this can change quickly, and not necessarily for the better, if we just sit back and hope for the right things to happen.

The Panhandle's heritage and history have created a unique Florida place. Two out of three residents are natives. Ties to the landscape are strong, and the economy is based largely on agriculture and forestry as well as tourism, and more recently, the military. Development pressures have followed a consistent pattern of predominant

## Panhandle Possibilities

ing south of I-10, generally within a few miles of the coast. We were reminded in 1995 how this development pattern puts people and property at risk, when Hurricane Opal, a modest storm, cost the Panhandle \$10 billion. Since then, rapid development has increased, and so has this problem. Adding to the challenge are outside demands on water supplies, and comprehensive plans that are in desperate need of more up-to-date planning tools.

1000 Friends' work in this region has three emphases: preventing inappropriate growth from impacting sensitive natural areas through land acquisition, easement, and smart growth programs; improving the capacity of the public, citizen groups, and local and state officials to make better land use decisions; and encouraging the formation of business and environmental coalitions to support appropriate economic development that improves and maintains the sensitive environment. We are pleased to welcome as local partners in working toward these goals the South Walton Community Council, Apalachee Ecological Conservancy, and Apalachicola Bay and River Keeper.

We invite you to visit our web site to read more about one of our most important programs, the Florida Panhandle Initiative. Not only will you find information on some of the biggest development challenges in the state, but you can learn about some of our best citizen organizations. With an active citizenry and nonprofit groups like our new partners, we are confident that Florida Panhandle communities will take all-important steps to plan their future well, so that as growth and development come, the unique character of this area is maintained for all time.

**1000 Friends of Florida  
is Proud to Present**

# Planning for the Future of the Florida Panhandle

**November 13, 2002, 8:30 - 4:00  
Panama City Civic Center**



**THIS FREE, ONE-DAY WORKSHOP ON STRATEGIES FOR  
PLANNING AND PROMOTING QUALITY DEVELOPMENT IS  
A MUST FOR EVERYONE INTERESTED IN PLANNING IN  
THE PANHANDLE. IF YOU ARE A CITY OR COUNTY  
COMMISSIONER, PLANNING COMMISSION MEMBER,  
PLANNING STAFF MEMBER, OR AN INTERESTED CITIZEN,  
THIS WORKSHOP IS FOR YOU.**

## Featured Topics & Speakers

**CONSERVATION PLANNING** — RANDALL ARENDT will discuss environmentally sensitive designs for new development. A nationally recognized planner and lecturer, Arendt has authored more than 20 publications, including *Rural by Design: Maintaining Small Town Character* and *Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks*.

**THE PAST AND FUTURE OF THE FLORIDA PANHANDLE** — DIANE ROBERTS, a Panhandle native, will provide her perspectives on the many changes facing "The Other Florida." Professor Roberts teaches English at the University of Alabama and is a former editorial writer for the *St. Petersburg Times* and National Public Radio commentator.

**THE BUSINESS SIDE OF CONSERVATION** — ANITA GREGORY and DR. SHERIE BREZINA will discuss the economic impacts of conservation. Gregory is Executive Director of the Apalachicola Bay Chamber of Commerce, and Brezina is a professor at the University of West Florida specializing in marketing and tourism development.

**AFFORDABLE HOUSING** — JAIMIE ROSS will demonstrate ways to promote affordable housing in Panhandle communities using inclusionary housing ordinances. 1000 Friends of Florida's Affordable Housing Director, Ross is nationally known for her advocacy of affordable housing.

**EFFECTIVE PLANNING PARTNERSHIPS** — WENDY GREY and BURT DAVY will talk about the many complex issues facing planning boards and staff and the resources available to address those issues. Grey is Tallahassee-Leon County Planning Department Director, and Davy, a local builder, is the Tallahassee-Leon County Planning Commission Chairman.

**PLEASE CALL 1000 FRIENDS AT 850.222.6277  
TODAY TO REGISTER FOR THIS FREE WORKSHOP.**

This workshop is being supported in part by the Doris Duke Charitable Foundation.

This event is being held in conjunction with the Florida Main Street Conference, November 13-15.

# FLORIDA PANHANDLE INITIATIVE

In 2001, the Doris Duke Charitable Foundation (DDCF) launched a comprehensive program to promote land conservation in the East Gulf Coastal Plain, encompassing the Florida Panhandle and southern Georgia and Alabama. The DDCF committed \$11 million to leverage additional funds to create nature preserves, protect working landscapes in ways that provide economic livelihood while preserving vital wildlife and habitat, and promote better planning in this region. Partners in this far-reaching and ambitious endeavor include 1000 Friends of Florida, The Nature Conservancy, The Conservation Fund, Tall Timbers Research, The Georgia Conservancy, The Trust for Public Land and the Georgia Land Trust Service Center. The goal in Florida is to protect up to 90,000 acres of land in three eco-regions—the Red Hills/St. Marks, Apalachicola and Blackwater regions.

“Florida’s Panhandle is distinctive,” says the Duke Foundation’s program director, Peter Howell. “We want to make sure that community leaders have all the tools they need to

## Doris Duke Charitable Foundation Supports Panhandle Planning and Conservation Efforts

photos: Visit Florida

protect this special landscape for their children and grandchildren to enjoy.”

The East Gulf Coastal Plain is not the only region of the U.S. to be benefitting from the Duke Foundation’s generosity. DDCF has launched similar initiatives in Rhode Island, New Jersey, and the greater Yellowstone region. The Doris Duke Charitable Foundation’s mission is to improve the quality of peoples’ lives by nurturing the arts, protecting and restoring the environment, seeking cures for diseases, and helping to protect children from abuse and neglect.

## FLORIDA PANHANDLE INITIATIVE (CONTINUED)

**M**aintaining a balance between responsible growth and protection of the environment in northwest Florida is the goal of the Apalachee Ecological Conservancy, known as APECO. Founded in 2000 and headquartered at Alligator Point in Franklin County, APECO has entered into a partnership with 1000 Friends of Florida.

Roy DuVerger, the group's president, explains that the group is concerned with plans for rapid growth that are beginning to affect communities in northwest Florida. "We are working with 1000 Friends to help inform citizens about proposed development activities in their area and how they can play a more active role in their local planning process," says DuVerger.

APECO monitors proposed coastal development projects and attends local planning, zoning, and commission meetings in Franklin and Wakulla Counties. A visioning project planned for Franklin County is aimed at helping maintain the area's rural community lifestyle.

Looking forward, DuVerger sees APECO's role increasing. "With the help of 1000 Friends, we intend to expand our monitoring activities to other Panhandle counties, and to develop visioning plans with residents in Wakulla and Gulf Counties."

Charles Pattison describes 1000 Friends' new partnership with APECO. The groups will work together in developing and disseminating information on smart growth principles and will share with local government and business leaders materials on best management practices, conservation easements, and other strategies to promote environmentally sensitive and fiscally responsible new development, explains Pattison.

"Traditionally rural Florida Panhandle counties such as Wakulla and Franklin are facing explosive growth," says Pattison. "We are working with APECO to protect this region's special character as it continues to grow."

To find out more about APECO, visit its web site at [www.apeco.org](http://www.apeco.org).



## Apalachee Ecological Conservancy



APECO's board includes (back row) Richard Iverson, Van Lewis and Elizabeth Hayes and (front row) Donna Decker, Joy Frank and Roy DuVerger

# Growing Greener Presentation

## Guest Speaker Randall Arendt

Tuesday, November 12  
Monticello Opera House  
Monticello, Florida  
6:30 p.m. Reception  
7:00 p.m. Presentation  
(this event is free)

**NATIONALLY-NOTED LAND USE PLANNER AND SITE DESIGNER RANDALL ARENDT WILL DISCUSS A SIMPLE FOUR-STEP PROCESS OF DESIGNING FULL-DENSITY RESIDENTIAL SUBDIVISIONS WHILE CREATING A COMMUNITY-WIDE NETWORK OF PERMANENT CONSERVATION LAND.**

**Sponsors:**  
Tall Timbers Research Station  
The Conservation Fund  
1000 Friends of Florida

THIS LECTURE IS FUNDED IN PART BY A GRANT FROM THE DORIS DUKE CHARITABLE FOUNDATION.

**A**s challenges from commercial and residential development escalate, stewardship of the Apalachicola Bay and River has taken on new importance. To protect the biodiversity and water quality in these waters, local citizens formed the Apalachicola Bay & River Keeper (ABARK), a grassroots environmental advocacy organization, headquartered in Eastpoint, in Franklin County.

ABARK is committed to addressing environmental and growth issues along all 109 river miles of the watershed and in the estuary of Apalachicola Bay, says David McLain, the organization's executive director. Through a partnership with 1000 Friends, says McLain, "we will work to educate the public and local leaders on the environmental and economic importance of this vital watershed and the many related pressures it now faces." Educational activities include a series of videos, presentations to county commissions, and workshops with community leaders.

## Apalachicola Bay & River Keeper

While the Apalachicola River and Bay comprise one of the most productive estuarine systems in the nation, the national nonprofit,

American Rivers, named the Apalachicola River as one of the nation's eleven most endangered in 2002.

Threats include industrial development, reduced fresh water flows due to water re-allocation to support upstream growth, destructive dredging, loss of wetland habitat, septic tank pollution and overtaken waste treatment infrastructure from rapid coastal residential and commercial development.

ABARK recently developed a set of evaluation criteria for shaping Florida's position on the Tri-State Apalachicola-Chattahoochee-Flint Water Allocation Formula. The criteria have been endorsed by the commissions of each of the six Panhandle counties in the watershed.

Sharing the same goals and interests of ABARK, 1000 Friends of Florida is a ready partner. Says Executive Director Charles Pattison, "With its pristine natural beauty and charm, the Apalachicola is a magnet for development. We must make sure that new development respects the Apalachicola's special environmental needs and is compatible with the region's sustainable fisheries industry."

Find more information on ABARK at [www.apalachicola.com/riverkeeper](http://www.apalachicola.com/riverkeeper) (after October 1, check out [www.abark.org](http://www.abark.org)).



## WE'VE REDESIGNED & UPDATED OUR WEB SITE

If you haven't visited [www.1000friendsofflorida.org](http://www.1000friendsofflorida.org) lately, take a few minutes and take a look. Our redesigned web site now features:

- More than 40 pdf documents on how to build better communities in Florida
- An internal search engine to help you find exactly what you are looking for
- More links to sources of useful information
- An upgraded e-mail alert system to keep you informed about key issues facing our state
- A secure page to enable you to join 1000 Friends or renew your membership on-line.

This is the place to learn about growth management in Florida. Find out why thousands of people a year visit [www.1000friendsofflorida.org](http://www.1000friendsofflorida.org).

We thank the River Branch Foundation for their financial support for this update, and the firm of Glatting Jackson Kercher Anglin Lopez Rinehart, Inc. for developing the new design.

**W**alton County has attracted international acclaim for its pristine crystalline beaches and dramatic powdery dunes. The area also has attracted unprecedented development. In the interest of preserving their community's quality of life and natural environment, in 1995 local residents, property owners, neighborhood associations, and business owners formed an active coalition, the South Walton Community Council (SWCC).

The SWCC is working to develop a cooperative partnership among government officials, business leaders, and environmentalists to revise the local comprehensive plan and land development regulations to ensure that sensitive coastal natural resources are protected. Says SWCC president Nancy Ann James, "We are convinced that protecting Walton County's distinctive coastal environment is key to ensuring a healthy economy and enhanced quality of life for area residents."

James explains that, with assistance from 1000 Friends, the SWCC worked with Walton County to plan a half-day facilitated workshop on wetlands for all stakeholders in the community. Out of that June workshop will come a working group with representatives from many of these stakeholders. In three or four meetings, this smaller group will grapple with taking the community's wetlands issues and ideas and coming to consensus on as many issues as possible. Where differences still exist at the end of this process, county commissioners



## South Walton Community Council



Below: The South Walton Community Council car in the 2002 Seaside-Seagrove 4<sup>th</sup> of July parade featured (l to r) President Nancy James, Sharon Higgins, Vice President Bill Higgins, and board member Mary Brockett.



will be asked to choose from among alternatives. The resulting policies and positions will then be written into the appropriate format for the Comprehensive Plan and Land Development Code, and will go through public hearings before adoption.

Throughout the process, the SWCC will continue keeping participants and the public informed. Says James, "The SWCC has a strong tradition of educating area residents on key issues and bringing about positive policy change."

Charles Pattison calls 1000 Friends' involvement in the process "a wise investment in the future." Says Pattison, "We need to protect these and other valuable community assets."

SWCC's web site at [www.SouthWaltonCC.org](http://www.SouthWaltonCC.org) includes additional information on this organization.

**"No Ordinary Joe"** is the fitting title of the St. Joe Company's 2001 annual report. The state's largest private landowner, this timber-turned-real estate behemoth, owns nearly one million acres of land, mostly in northwest Florida. Holdings include more than 5 miles of sandy beaches, about 39 miles of Gulf of Mexico coastline, and nearly 500 miles of waterfront, about half of it on navigable waters.

According to the annual report, several years ago, "JOE," as the company refers to itself, "began a land planning effort of unprecedented size and scope in an effort to find the highest and best use for each acre JOE owns. Today, JOE has a precise understanding of its land – and the company is working to maximize the per-acre value of its vast holdings." The report goes on to say, "The overall land planning effort is designed to encourage high-quality, smart growth that enhances the region's outstanding quality of life." Leading this effort is Peter Rummell, the former Disney executive who managed the development of the "planned community" of Celebration, Florida, and other real estate projects. He now serves as chairman and CEO of St. Joe.

## "No Ordinary Joe"

Currently, about 7 million visitors come to northwest Florida each year, from places such as Atlanta, Birmingham, Little Rock, Dallas, and New Orleans. St. Joe estimates that, with 30 million people living within a day's drive, there is plenty of room for growth. Already planned for the area between Pensacola and Tallahassee are at least 17 new St. Joe developments geared to more affluent Baby Boomers. Some are currently under construction.

With a strong emphasis on "place-making," each new development is to have its own "distinct character and personality." Leading architects, including Robert A.M. Stern and David Rockwell, are among those retained to design communities that are touted as "authentic, organic and original."

WaterColor, St. Joe's first large-scale resort community, is a close neighbor of Seaside, one of the first "new urbanist" communities. While inland lots in many beach developments in the region sell for \$13-\$20 a square foot, comparable lots at WaterColor command \$61 per square foot. Other resorts being



According to the *Pensacola News Journal*, over the next 25 years St. Joe could develop as much as 90,000 acres in the Florida Panhandle. St. Joe has already identified 26,000 acres in Bay County, 7,000 in Franklin County and 1,600 in Walton County as suitable for development. With zero debt and \$2.5 billion in assets (with almost \$500 million in cash) in 1999, St. Joe is well-placed to finance such large-scale development.



photos: Ray Stanyard

watercolor  
A COMMUNITY DEVELOPMENT COMPANY

# FLORIDA PANHANDLE INITIATIVE (CONTINUED)



planned are to include a “world-class golf facility” with courses designed by Tom Fazio, a “secluded seaside village,” and “a beachfront community that celebrates the timelessness of Old Florida.”

St. Joe is also creating “real estate products” to tap new markets. Targeted to those seeking waterfront woodland retreats suitable for hiking, fishing, and boating, RiverCamps will feature conservation parcels adjoined by one- to two-acre cabin sites.

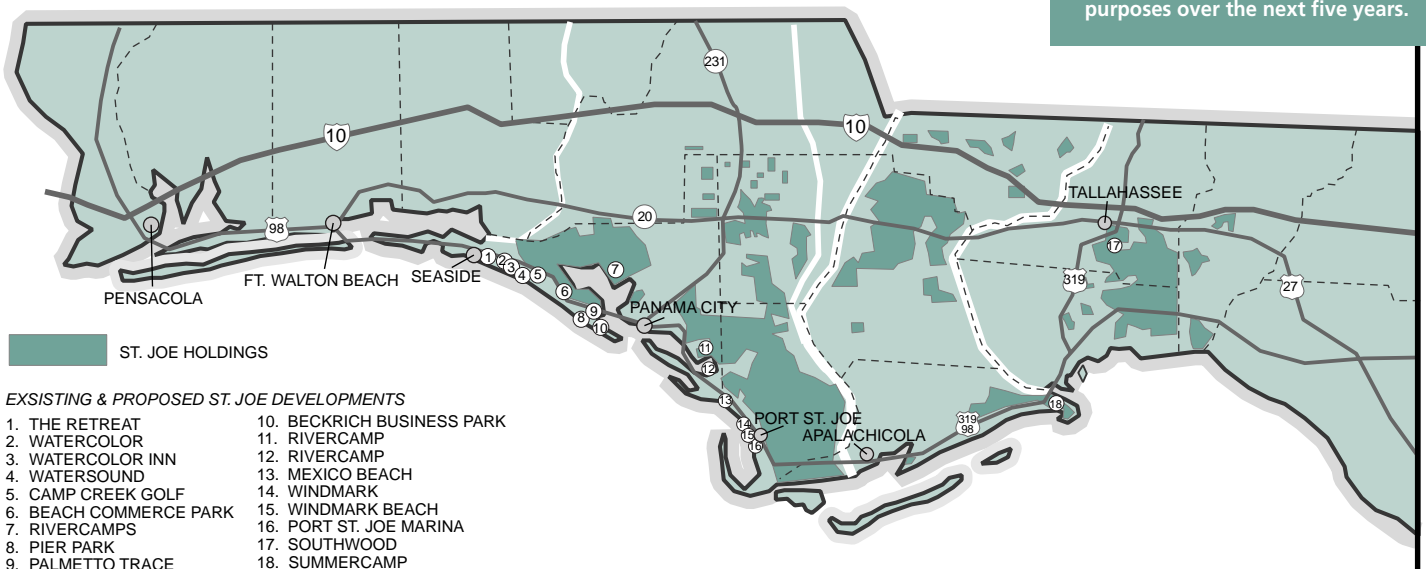
To help accomplish its economic development goals, St. Joe seeks to “brand” the Florida Panhandle (a region sometimes derisively referred to as the “Redneck Riviera”) with the more marketable moniker, “Florida’s Great Northwest.” It also helped establish a nonprofit with the same name that includes economic development representatives from each of the region’s 16 counties.

To increase access to “Florida’s Great Northwest,” St. Joe also includes among its goals to improve the



St. Joe has undertaken several land conservation efforts, working closely with The Nature Conservancy to protect environmentally sensitive lands. In the last five years it has sold over 100,000 acres to the state and other government agencies for conservation, including a 50,000-acre parcel in the Florida Everglades. St. Joe is considering selling another 150,000 acres for conservation purposes over the next five years.

## THE FLORIDA PANHANDLE



This information is derived from the St. Joe Company's materials available at [www.joe.com](http://www.joe.com). This map is a generalized depiction and is not to scale.



region’s infrastructure. It has advocated for and agreed to provide land or right-of-way for several of the region’s seven major road improvement projects now being undertaken. One of these projects is to reroute sections of Highway 98 further inland which will open more land for beachfront development. St. Joe is also working to relocate the Panama City airport to St. Joe land nearby. To be larger than Tampa International Airport, this relocation has received initial approval from the Federal Aviation Administration and is now undergoing the federal Environmental Impact Statement process. St. Joe is also proposing a 1,500-acre industrial park in Bay County. In Tallahassee’s SouthWood community, St. Joe provided land for an FSU charter school and a large state office complex.

St. Joe hopes to capitalize on the synergy between residential and commercial development and job creation. As explained in its annual report, “Growing numbers of rooftops in these communities create greater demand for retail and commercial real estate – which, in turn, generates more jobs and higher demand for rooftops.”

With its vast assets, ambitious plans, and determined leadership, St. Joe is sure to bring dramatic change to this once quiet corner of the state. The challenge is to ensure that new development in this region respects the unique culture and sensitive environmental resources that make the Panhandle so distinctive.



**A**s the Florida Panhandle faces an unprecedented wave of development, 1000 Friends is monitoring plans for some of the larger projects.

### Bay County

**West Bay**—In partnership with the Panama City-Bay County Airport and Industrial District, Bay County and the St. Joe Company have developed a sector plan for 75,000 acres in the West Bay region (until now a relatively undeveloped area with about 1,100 residents and extensive tree farms). The Florida

## 1000 Friends Evaluates Proposed Development

Department of Community Affairs (DCA) is currently reviewing related comprehensive plan amendments.

Plans include a 4,000-acre international airport/ industrial complex, 28,100 dwelling units housing 71,093 residents (Bay County’s 2000 population was approximately 148,000), a village center, business center, and regional employment center. Approximately half of the land would be set aside for conservation to help mitigate the impacts of development.

Besides participating in public hearings and a site visit, 1000 Friends has submitted comments to the DCA regarding: better defining conservation areas, continuing fire ecology practices in Pine Log State Forest, evaluating long-

## FLORIDA PANHANDLE INITIATIVE (CONTINUED)

term water supply, better planning infrastructure, and addressing affordable housing needs. We will remain involved as Bay County addresses the findings and through any adoption and review processes.

**Panama City Beach**—A citizens group requested our help in downsizing a “seasonal resort condominium” project proposed for an unincorporated area adjacent to Panama City Beach. We met with the group, researched land development regulations and the comprehensive plan, sent letters to the planning staff, and made legal suggestions. 1000 Friends will continue tracking this project to determine if formal legal intervention is warranted.

### Franklin County

**SummerCamp**—St. Joe has proposed that this 784-acre vacation community, adjoining the Alligator Harbor Aquatic Preserve, include homes and cottages, a nature center, boardwalks, and bike paths, with 60 percent of the land set aside for conservation.

1000 Friends is working with the Apalachee Ecological



Conservancy (APECO—see article on page 6), Apalachicola Bay River Keepers (ABARK—see article on page 7), and the Florida Wildlife Federation to monitor the development’s progress through the planning process. We have participated in public meetings and outlined a series of concerns to the DCA regarding Franklin County’s comprehensive plan and the proposed amendments. At issue are the protection of natural resources, emergency management concerns, and vague standards for mixed uses.

1000 Friends has offered assistance (technical and financial) in updating the county’s plan, to include issues that were identified in the approved 1997 Evaluation and Appraisal Report (EAR) but not addressed. Further, because the county’s planning horizon ended in the year 2000, the plan’s goals, objectives, and policies need review, and new and projected changes need to be incorporated.

### Gulf County

**WindMark**—Located on the shores of St. Joseph Bay in the Gulf County town of Port St. Joe, Windmark is a proposed 500+ acre vacation community. The project will likely trigger a Development of Regional Impact (DRI) review and require comprehensive plan amendments. 1000 Friends plans to comment on both. In the meantime, we have offered to assist the county with refining its process to plan for affordable housing.

### Wakulla County

**Tide Creek**—We are working with Florida Wildlife Federation and local citizens to oppose this project, which was built in violation of state and federal permit requirements. The Department of Environmental Protection and the Army Corps of Engineers have proposed a consent order requiring restoration of damaged wetlands, certification of required sewer lines, and payment of fines in excess of \$100,000 dollars.

## AWARDS CEREMONY

Once again, 1000 Friends of Florida is accepting nominations for its annual Growth Management Awards program. The deadline for submitting nominations for 2003 is November 15, 2002. Please check on-line at [www.1000friendsofflorida.org](http://www.1000friendsofflorida.org) under “awards” to download a copy of the nomination form, or call 850.222.6277 to obtain a copy. We look forward to seeing you at the award ceremony in March!



# LEGAL ADVOCACY

# 1000

Friends is pleased to welcome Janet Bowman as its legal director. This August she took the reins

to carry forward 1000 Friends' proud tradition of legal advocacy, from providing one-on-one assistance to concerned citizens and groups, to guiding local governments, to litigating on issues of statewide concern. Noting Bowman's fifteen years of legal work focusing on growth management, land use, and environmental

issues in Florida, 1000 Friends'

Executive Director Charles Pattison

says, "Janet brings a wealth of

pertinent experience to the table. We look forward to her building on the strong foundation laid by previous legal directors Terrell Arline, Richard Grosso, and Steven Pfeiffer."



## Janet Bowman Is New Legal Director

A member of the Florida Bar and a 1987 honors graduate of the Florida State University College of Law, Bowman served most recently (1998-2002) as the attorney for the Florida Senate Committee on Comprehensive Planning, Local and Military Affairs. In that capacity, she researched, drafted, and analyzed growth management legislation as well as

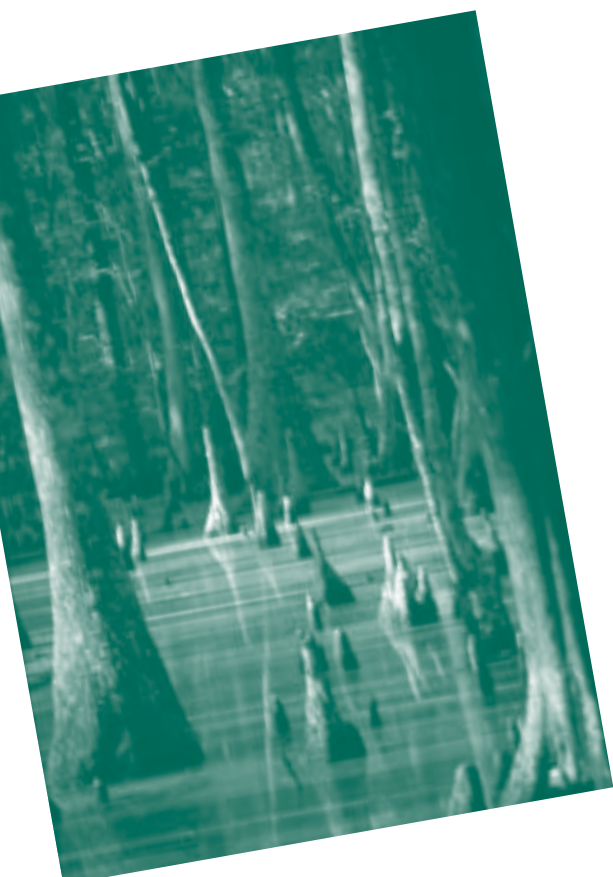
preparing interim reports on streamlining local government comprehensive plan amendment reviews, the Florida Sustainable Communities Program, and integrating water supply planning and local government comprehensive planning. Senate Presidents Jennings and McKay appointed her to serve as a special master to conduct evidentiary hearings on claims bills.

Bowman began her law career as an associate with the Tallahassee law firm of Messer, Vickers, Caparello, Madsen & Lewis (1987-90), where she practiced primarily in the areas of environmental and land use law and the representation of special taxing districts. She became Assistant General Counsel to the Florida Department of Environmental Protection (1990-95), working with the petroleum storage tank program and representing the department's Southeast District in enforcement matters. Next, as staff attorney for the Legislative Committee on Intergovernmental Relations (1995-98), Bowman reported on local government issues related to constitutional revision, local government formation and function, urban policy, and local government finance.

Bowman says she welcomes the opportunity to be an advocate for meaningful growth management in Florida. "It is an honor to follow in the footsteps of so many fine lawyers, all of whom I count as friends as well as colleagues."

In June, the Florida Supreme Court handed growth management advocates in this state a major victory. It upheld a Fourth District Court of Appeal ruling requiring a developer to demolish a \$3.3 million apartment complex that violated Martin County regulations requiring new development to be consistent with existing development. This suit, filed by private citizens Karen and Paul Shidel, upholds the legal superiority of local comprehensive plans and its policies, and reflects the importance of citizen participation in Florida's planning process. 1000 Friends was proud to file an amicus brief and provide extensive legal support on this landmark case. 1000 Friends' amicus brief is available at [www.1000friendsofflorida.org](http://www.1000friendsofflorida.org). To read more about this case, also see the Winter 2001 issue of *Foresight*.

## "Supreme" Victory for Growth Management



**T**he Department of Environmental Protection has initiated rulemaking proceedings in an effort to develop an Environmental Resource Permit (ERP) program in Northwest Florida. The adoption and implementation of an ERP program will help ensure, among other things, the protection of isolated wetlands, which include those not connected to navigable water bodies.

### The Need for an ERP Program in the Panhandle:

The protection of isolated wetlands in Northwest Florida has become a matter of critical concern as a result of the U.S. Supreme Court's January 9, 2001 ruling in *Solid Waste Agency of Northern Cook County (SWANCC) v. United States Army Corps of Engineers*. In SWANCC, the nation's high court ruled that the U.S. Army Corps of Engineers, the body which had previously regulated virtually all isolated wetlands across the country, did not have jurisdiction over those waters.

The Supreme Court's ruling had little effect in the Florida outside the Panhandle area because four of the state's five water management districts were already regulating isolated wetlands through ERP programs. Due to a multitude of reasons, including the lack of statutory authorization and funding, neither the Northwest Florida Water Management District (NFWFMD) nor the Department of Environmental Protection (DEP) has been able to provide the same level of protection to isolated wetlands in the Panhandle as in other parts of the state.

## Creation of an ERP Program in the Florida Panhandle

BY DAWN JOURDAN, ESQ.

### Concerns Regarding the Proposed Rule:

While the proposed ERP rules mirror those utilized by the other water management districts, we believe that a few unique challenges must be carefully scrutinized in the development of an ERP program governing the protection of wetlands in Florida. Such challenges include the applicability of the Bert J. Harris Act to the proposed rules and the role of the NFWFMD in the implementation of those rules. Perhaps the biggest challenge associated with the proposed rule is whether the NFWFMD and/or the DEP will obtain funding from the Legislature to implement the ERP program. Without sufficient funding to administer an ERP permitting program, the protection of isolated wetlands in Northwest Florida will not occur.

### Opportunities for Additional Public Comment:

The DEP plans to hold additional workshops to entertain questions and concerns regarding the proposed rules. Interested parties should contact Jeanese McCree at 850-921-9901 or [jeanese.mccree@dep.state.fl.us](mailto:jeanese.mccree@dep.state.fl.us) for more information regarding the proposed rules or workshops. To review a copy of the proposed rules and other relevant documentation prepared by 1000 Friends of Florida, please log on to our website at [www.1000friendsofflorida.org](http://www.1000friendsofflorida.org).

Adoption and full implementation of new rules is a time-consuming process. Local governing bodies should consider taking action to protect isolated wetlands from encroachment in the meantime. First and foremost, Florida counties and municipalities should act immediately to adopt special land development regulations that effectively balance the fragile biodiversity of isolated wetlands with the desire for community expansion. With the assistance of funding from the Doris Duke Foundation, and as a part of its Panhandle Initiative, 1000 Friends of Florida is working with the South Walton Community Council to develop a wetlands protection ordinance for Walton County. Other localities should follow suit, as this is perhaps the best short-term solution to wetlands preservation.



Photos: Kevin McGorty

# AFFORDABLE HOUSING

**W**e often decry Florida's development errors of the past. Sprawling development disconnected from essential services and traffic congestion are just a few. One lesson we have learned is that a healthy, prosperous community must provide housing opportunities for its entire population. This means all those who comprise a livable community's workforce, including teachers, health care givers, law enforcement, emergency services providers, and many others. When an area is prime for new development or redevelopment there is fresh opportunity to do it well.

Florida local governments have broad "home rule" powers. In addition, Florida statutes give all counties the power to adopt comprehensive plans, establish zoning regulations, establish housing programs and "perform any other acts not inconsistent with law." (Chapter 163, S.125.01 (1), Florida Statutes) Among the Housing Element requirements in the Local Government Comprehensive Planning and Land Development

Continued on page 17

## **An Opportunity to Create Inclusive Communities in the Panhandle**

BY JAIMIE ROSS, AFFORDABLE HOUSING DIRECTOR

**Inclusionary Housing Ordinances must be tailored to the unique circumstances of each local government. However, the following are some elements that all such ordinances are likely to share.**

1. A threshold number of market rate units that activates the inclusionary requirement with a corresponding percentage of affordable units required;
2. A requirement that the affordable units are comparable in quality and aesthetics to the market rate units, so that even if they are smaller or of a different type, they will blend into the community;
3. Developer benefits such as a density bonuses;
4. A provision for payment in-lieu (a payment of money instead of providing the units) when the nature of the development makes it practicably infeasible to include affordable units (in-lieu may not be applicable for extremely large developments);
5. A housing trust fund as the depository for the payments in-lieu, and a mechanism for using those dollars to provide affordable housing within the community.
6. Long term preservation of the affordable units.



## CREATING INCLUSIVE COMMUNITIES IN FLORIDA:

A HANDBOOK FOR LOCAL ELECTED OFFICIALS AND STATE AND FEDERAL  
AND NONPROFIT LEADERS TO SET IN MOTION AFFORDABLE HOUSING

**ABOUT THIS BOOK:**  
*A Message to Local Elected Officials and Their Staff*

**T**his book is the National Housing Coalition's answer to a particularly persistent obstacle to providing affordable housing: local elected officials are regularly lulled by the story of homelessness' prevalence and being told persistent affordable housing. Components of NHC's work include media, public and legislative public proceedings, formation of local coalitions, plan implementation, increased case of homelessness, property rights disputes, and stability of most local housing needs. Local government elected officials are the backbone to the NHC's work, it is essential that you get the information you need to avoid and overcome the negative aspects of NHC's work.

This 30 page book is filled with color photos of affordable housing in Florida and covers the following topics:

CHAPTER ONE	The Affordable Housing
CHAPTER TWO	Measuring Affordable Housing
CHAPTER THREE	The Local Official's Role in the Community
CHAPTER FOUR	How Affordable Housing is Measured
CHAPTER FIVE	The Local Program to Combat the Problem
CHAPTER SIX	The Role and Impact of...
CHAPTER SEVEN	What is the Affordable Housing Affordability Program and How it Works
CHAPTER EIGHT	How can Local Government and Legal Leaders Use NHC's Work

The book also includes a comprehensive comparison of housing assistance and the affordable housing in Florida with direct information and a bibliography of projects that can be provided by the National Low Income Housing Coalition.

The Florida Housing Coalition, in cooperation with local and state governments, from Florida's Housing Coalition has produced this publication provided to the Department of Community Affairs.

Florida Program for Training and Technical Assistance funded under the William D. Ruskoff Affordable Housing Act



This book is provided to local government leaders by the Florida Housing Coalition as the NHC's work is always a top priority.



# Inclusive Communities

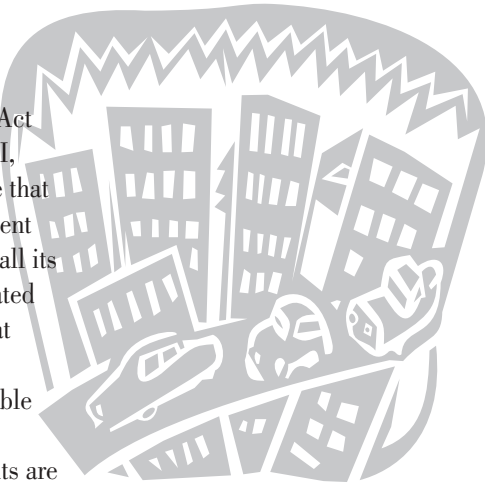
Continued from page 15

opment Regulation Act (Chapter 163, Part II, Florida Statutes) are that every local government provide for housing all its current and anticipated populations, and that adequate sites are available for affordable housing.

Local governments are not expected to build affordable housing, but they are expected to do whatever they are able, to assist the private sector to provide affordable housing. To that end, they may provide a local government contribution to developers seeking state and federal funds, waive or pay impact fees when possible, expedite all permitting for affordable housing, and adopt regulatory incentives such as linkage fees or inclusionary housing ordinances. An inclusionary housing ordinance (expressly authorized in Sections 166.0415 and 125.01055, Florida Statutes) is the optimum way to provide housing choice, because it mitigates the effects of traditional zoning, which allows exclusionary land use practices.

An inclusionary housing ordinance is a land use ordinance that assists local government in meeting its legal responsibilities under the Housing Element by requiring developers of a certain number of market rate units, perhaps 25, 50, or 100, to include within their development a certain number of affordable units, perhaps 10 to 20 percent. In this way, the local government uses its regulatory authority to ensure that the private sector does not use all the developable residential land for only middle or upper income housing or develop in such a manner that the members of the community's workforce are unable to afford local housing. An inclusionary housing ordinance is also the optimum way for local governments to meet their "affirmative duty to further fair housing" in accordance with the Community Development Block Grant program.

A growing number of counties and cities in Florida are developing inclusionary housing ordinances to deal with the effects of past mistakes created by exclusionary zoning. The Florida Panhandle has a rare and precious opportunity to do it right from the beginning. If local governments throughout the Panhandle would adopt inclusionary housing ordinances before permitting the large developments looming on the horizon, they could ensure that those developments would create inclusive communities, serving the good of the entire community.



# FOCUS ON THE FLORIDA PANHANDLE

Continued from front cover

funded by the Doris Duke Charitable Foundation. Each of our nonprofit partners will receive up to three years of technical assistance from 1000 Friends, geared to its unique demands. Each partner is also receiving a pass through grant of \$10,000 from the Duke Foundation to assist with specified activities. Complementing these partnerships, 1000 Friends is offering a series of leadership training workshops, preparing educational materials, promoting nature-based tourism opportunities, and offering other services to interested Panhandle communities.

This is a time when communities throughout the Panhandle are facing some of the most intensive development pressure in the state, says Charles Pattison, 1000 Friends' Executive Director. "We want to help local organizations better partner with their local governments and business leaders to address these pressures. Our goal," he adds, "is to ensure that when development occurs, it is sensitive to the environment, fiscally responsible, and compatible with community needs for the future." For more information on our partners and their fine work, please see pages 6-8.

To find out more, go to 1000 Friends' web site at [www.1000friendsofflorida.org](http://www.1000friendsofflorida.org) and click on "Florida Panhandle Initiative."



(above) Tallahassee Democrat / Craig Litten and (left) Ray Stanyard



Palm Beach County Convention & Visitor's Bureau

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## HINDSIGHT Continued from page 2

### • Promote Diversity and Inclusion

Diversity and inclusion means that communities should include people from various backgrounds, young and old, rich and poor; it also means communities need a fine-grained mix of housing, shops, restaurants, schools, parks, etc. That a community's workforce should be able to live nearby makes economic sense. Instead of spending millions on highways for workers to commute long distances from "more affordable" communities, why not build local affordable housing?

### • Connect Schools with Community

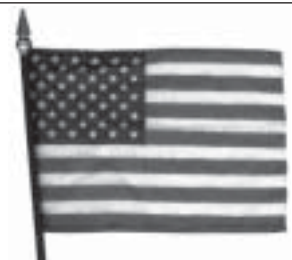
Children ought to be able to walk or bike to school, and schools ought to be centers of neighborhood and community, located near parks, playing fields, and libraries. Instead of accepting the governing principle of building schools where land is cheapest, those concerned for the health of communities should tackle this challenge—quickly!

### • Say No to NIMBYs (Not In My Back Yard) and BANANAs (Build Absolutely Nothing Anywhere Near Anything)

Even NIMBYs who have gone completely BANANAs cannot like the results of their efforts, as they sit on congested roadways going to school, work, or home. Once, city councils proactively commissioned community plans designed to accommodate foreseeable growth. Since the 1950s, a more reactive approach to planning has helped produce a blighted environment. The default setting for land use politics—the easy answer—is more sprawl. This must change.

It is time to abandon developer-driven, project-oriented, reactive planning. Let citizens determine how their community should grow, using a visioning and planning process. When confronted with sprawling subdivisions that consume farms and forests vs. compact, livable communities, most people will make the better choices. What is needed is a political process that would make better choices possible. This is not easy, but I am confident that with the leadership of 1000 Friends of Florida, choice is still possible for Northwest Florida.

In  
Remembrance



September 11, 2001

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To Our Members...

# Thanks

The Board and Staff of 1000 Friends of Florida wish to thank all of our members! Your membership in 1000 Friends is very important to us. Your support enables us to strengthen Florida's quality of life and aid in the protection of our fragile environment. From monitoring comprehensive plan amendments and working with companion organizations, to keeping the citizens of Florida better informed regarding land use issues, the staff of 1000 Friends will continue to work diligently on your behalf for a better Florida. Our members truly make a difference!



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.

FROM THE CHAIRMAN EMERITUS



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. We are 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 Emeritus, 1000 Friends of Florida



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