

OVERVIEW

DEVELOPING FLORIDA'S PLANNING
PROFESSIONALS SINCE 1951



2011 FPZA STATE CONFERENCE RECAP



BY TINA EKBLAD, CALUSA CHAPTER

The 59th Annual Florida Planning and Zoning Association (FPZA) Conference was held June 8-11, 2011, at the Naples Beach Hotel and Golf Resort. Over 100 planning, land use, and development professionals celebrated 60 years of FPZA: Yesterday. Today. Tomorrow. The conference balanced innovative session topics and unique networking events. Some of the highlights included the Plenary Session with State Rep. Gary Aubuchon and Ms. Linda Loomis Shelley, an attorney with Fowler White Boggs in Tallahassee, who provided an overview of the Legislative Session and the many changes that have occurred to Growth Management.

Wednesday afternoon included both a Law and an Ethics Session, which discussed the challenging legal and ethical situations that can befall planning professionals. Two mobile trolley tours were offered, one of downtown Naples, where riders experienced local hot spots and the unique planning concepts being implemented in downtown Naples, and one to the Town and University of Ave Maria, where local planners explained the Rural Land Stewardship program and the unique southwest Florida environment. The conference balanced the many serious planning issues with entertaining events such as the Thursday Evening Sunset

Cruise aboard the Naples Princess. Participants were able to relax and enjoy conversation while taking in the sights and sounds around Naples Bay.

The Conference was hosted and organized by the Calusa Chapter, whose members spent many months organizing the various events and speakers to make the conference educational as well as memorable. However, all this would not have come to fruition without the support of the many organizations that made the decision to support the Conference. The Calusa Chapter appreciates the generosity of the following businesses, members, FPZA Chapters, and exhibitors: Henderson Franklin, Morris Depew, Roetzel & Andress, Zyscovich Architects, Theriaque & Spain, the Gulf Coast Chapter of FPZA, Leigh Robinson Kerr & Associates, Kimley-Horn & Associates, GAI Consultants, Mulhere & Associates, SJO Consultants, Paul Wiczorek, AECOM, Waldrop Engineering, Littlejohn Engineering, Florida Bicycle Association, Florida Redevelopment Association, Bike Walk Lee, Florida ASLA, Cycling Savvy, and Florida Gulf Coast University.

The final event of the conference was the Awards Luncheon and Installation of Officers. During this event, the gavel was passed from President Rachel Layton to incoming President Nancy Roberts. Nancy and her team of new state board members have a great year scheduled. We wish them luck and can't wait to see what they do next. We look forward to the 2012 Conference, which will be held in Orlando at the Embassy Suites Downtown, June 20-23, 2012. See you there!

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FPZA OFFICERS & DIRECTORS

EXECUTIVE COMMITTEE

PRESIDENT

Nancy M. Roberts
AECOM
150 N. Orange Avenue, Suite 200
Orlando, Florida 32801
407-843-6552 phone
407-839-1789 fax
nancy.roberts@aecom.com

PRESIDENT-ELECT

Brady M. Woods
bmwoods_1@yahoo.com

VP MEMBER SERVICES

Paula N. C. McMichael, AICP
City of Sanibel
800 Dunlop Road
Sanibel, Florida 33957
239-472-4136 phone
239-472-8826 fax
paulamcmichael@gmail.com

VP FINANCIAL AFFAIRS

Courtney D. Mendez, AICP
City of Sarasota
Department of Neighborhood and Development Services
1565 First Street
Sarasota, FL 34236
941-365-2200 ext. 4351 phone
941-954-4179 fax
courtney.mendez@sarasotagov.com

IMMEDIATE PAST PRESIDENT

Rachel Whitcomb Layton, AICP
Kirk-Pinkerton, P.A.
1301 6th Avenue West, Suite 102
Bradenton, FL 34205
941-364-2471 phone
941-744-9691 fax
rlayton@kirkpinkerton.com

ADMINISTRATIVE COORDINATOR

Wanda Classe
Florida Planning & Zoning Association
P. O. Box 568544
Orlando, Florida 32856
407-895-2654 phone
407-895-2654 fax
fpza@bellsouth.net

'OVERVIEW' EDITOR

Paula N. C. McMichael, AICP
paulamcmichael@gmail.com

'OVERVIEW' LAYOUT DESIGNER

Kimberly Young
kimberlyyoung526@hotmail.com

CHAPTER PRESIDENTS

APALACHEE - Mary-Frances Mullins
1832 South Magnolia Drive
Tallahassee, Florida 32301
850-878-6357 / 850-878-6357 fax
mfmullins@comcast.net

CALUSA - Tina Ekblad, AICP, LEED BD + C
Town of Fort Myers Beach
2523 Estero Boulevard
Fort Myers Beach, FL 33931
239-765-0202
239-765-0909 fax
tina@fortmyersbeachfl.gov

CENTRAL FLORIDA - Matt Boerger, AICP, LEED AP
East Central Florida Regional Planning Council
309 Cranes Roost Blvd. Suite 2000
Altamonte Springs, Florida 32701
407-262-7772
407-262-7788 fax
mboerger@ecrpc.org

FIRST COAST - Amy Johnson
Environmental Resource Solutions, Inc.
1597 The Greens Way, Suite 200
Jacksonville Beach, Florida 32250
904-285-1397
ajohnson@ersenvironmental.com

GULFCOAST - Stephen W. Thompson
Najmy Thompson
1401 8th Avenue West
Bradenton, Florida 34205
941-748-2116
sthompson@najmythompson.com

GULFSTREAM - Terry Virta, AICP
Terry L. Virta & Associates, Inc.
3101 Park Avenue
Riviera Beach, Florida 33404
561-718-1343 / 561-863-7682 fax
tlv31987@hotmail.com

SOUTH FLORIDA - Leigh Kerr, AICP
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Ft. Lauderdale, Florida 33301
954-467-6308 / 954-467-6309 fax
lkerr808@bellsouth.net

SPRINGS - Joseph P. Quinn, AICP
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34609-6899
352-796-7211 or 800-423-1476, ext. 4421
352-754-6749 fax
Joe.quinn@watermatters.org

SUNCOAST - Elaine Lund
515 Wynnwood Drive
Brandon, Florida 33511
813-500-0316
elainelund@gmail.com

SURFCOAST - John Thomson, AICP
Volusia County
123 W. Indiana Avenue
Deland, Florida 32720
386-736-5959
jthomson@co.volusia.fl.us

HEARTLAND - VACANT
NORTHWEST - VACANT
SUWANNEE - VACANT

A WORD FROM THE PRESIDENT

Thank you for giving me the opportunity to serve as President of the State Board of FPZA. I am truly honored and excited to represent this organization.

With the conclusion of the 59th Annual State Conference in June, FPZA is starting its 2011-2012 year. Thank you to all who attended the conference in Naples at the beautiful Naples Beach Hotel and Golf Club. The conference was a big success and attendees had the opportunity to earn 16 AICP CM credits and network with FPZA members from throughout Florida. I would especially like to thank the volunteers of the Calusa Chapter for all of their months of hard work and dedication to make this conference a success. A special thank you to the Conference Committee members: Alexis Crespo, Paula McMichael, Josh Philpott, Patrick White, Shellie Johnson, Tina Mayfield Ekblad, and Arleen Sheehan. I also want to thank Lara Dietrich for serving as the Chair of the Awards Committee and the Awards Committee members, including Thad Crowe, Alexis Crespo, Paul Wiczorek, and Courtney Mendez, for streamlining and improving our process.

Thank you to our sponsors, whose logos are included in this issue of the *Overview*. As with the volunteers, we cannot achieve our goals without your support.

I also especially want to thank the State Executive Board members: Rachel Layton, Brady Woods, Paula McMichael, and Thad Crowe for all of your efforts over the past many years to ensure the success of FPZA. Rachel's efforts this year as State President have been truly amazing. She has worked diligently to keep us all on track with our bylaws, scholarship program, chapter outreach, certification maintenance and many other responsibilities. I think everyone would agree with me when I say that Rachel's dedication and enthusiasm for our organization is inspiring.

Further, Brady has provided invaluable assistance in creating and supporting our social media program and serving as our liaison to build relationships with other planning organizations. Paula has done a fabulous job as both *Overview* Editor and maintaining our budget. And Thad, as our Past President, consistently provided support and direction on all of our critical decisions and future planning efforts. I also want to welcome Courtney Mendez as the newest Vice President for the Executive Board. And as always, thank you to Wanda Classe, our FPZA Administrator for all that you do for us.

I would also like to congratulate Paul Wiczorek as the recipient of the George W. Simons, Jr. Award during the conference. Paul continues to provide invaluable service to our organization.

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As the newest FPZA State Board President, I believe we can accomplish great things to further our mission of education and interchange of information throughout the State. We will continue our mission through the relationships we've built with the Florida Universities offering Master's Degrees in Urban and Regional Planning. We will continue to offer scholarships to students attending Florida Universities to foster the relationships with planning students across the State of Florida. The State Board is also in the process of preliminary planning to host a Golf Tournament to fund an expansion to our student scholarship program. At our last State Board meeting, we appointed a committee to research options and locations, and I will report back to all of you when we have a recommendation from the committee.

We will also further our mission through our Regional Planning Forum Programs. I am really proud of the success we have had with our Regional Forums, which focus on important regional issues facing planners in Florida, and have included the topics of Rail and Transit, the Gulf Oil Spill Recovery, and Ethics. We are now in the process of planning an October Regional Forum in Deland that will focus on Regional Trail Planning and be graciously hosted by the Surfcoast Chapter.

And I really can't say enough about how great our Chapters fulfill our mission each month. The Central Florida Chapter has held a series of successful events under the leadership of President Matt Boerger and has graciously agreed to host our State Conference next year in downtown Orlando. The Chapter Board of Directors is now in the process of negotiating a contract with the Embassy Suites. The Surfcoast Chapter continues to have a strong program under the leadership of President John Thomson and with support



Nancy Roberts, incoming President, at the State Conference in Naples with her nephews Luke and Dillon.

from our State Board Past President Thad Crowe. The First Coast Chapter, with President Amy Johnson, continues to host a variety of successful luncheons and special sessions, as well as provide newsletters to their membership. The Gulfcoast Chapter, with President Stephen Thompson, hosts luncheons every other month and regularly co-hosts events with ULI and the APA Florida Suncoast Section. The Calusa Chapter has done an outstanding job hosting the 2011 State Conference and continues to host successful events. The South Florida Chapter, under the leadership of Leigh Kerr, is sponsoring a Florida Atlantic University (FAU) Planning Short Course on changes to Florida's growth management laws that were recently enacted by the legislature. Also, at the last State Board meeting, we discussed re-energizing the Springs Chapter. Several members are interested in planning an event in Crystal River during April to coincide with a Quarterly Board Meeting.

I look forward to working with all of you in the year ahead to better serve our membership and continue the good work of FPZA. Please feel free to contact me with any concerns or ideas or suggestions you may have for future events.

Nancy Roberts



David W. Depew, PhD, AICP, LEED AP
 planning@m-da.com

2914 Cleveland Avenue
 Fort Myers, FL 33901
 (239) 337-3993
 FAX: (239) 337-3994
 (866) 337-7341

Fort Myers | Gainesville | Tallahassee

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Paul Wieczorek

2011 FPZA AWARD WINNERS

The FPZA Awards define the standard for land development and public/private sector planning statewide. For decades, the awards program has been a centerpiece of the FPZA's intention to identify and promote best practices in planning. FPZA was pleased to accept so many phenomenal entries this year and to recognize so many commendable projects. Congratulations to the winners!

The **Outstanding Public Study Award** was presented to the Northeast Florida Regional Council and the Florida Regional Councils Associations for the *Statewide Regional Evacuation Study Program (SRESP)*.

Plan Elements include:

- Began in 2006 and completed in 2011
- FL State Legislature provided \$29M for planning
- \$24.5M Light Detection & Ranging Data (LiDAR)
- \$4.5M update of the Region's Evacuation Study
- State-of-the-art SLOSH model basins
- Behavioral Survey
- 1,000 professionals worked on the SRESP
- Consistent methodology for all 11 Regional Councils

This was a massive undertaking involving not only the eleven regional councils statewide but also working with numerous state and national agencies such as: Florida Department of Transportation (FDOT), Florida Division of Emergency Management (FDEM), Federal Emergency Management Agency (FEMA), National Oceanographic and Atmospheric Administration (NOAA), National Weather Service (NWS), and the American Red Cross.



Rachel Layton & Pat Steed, Florida Regional Councils

The **Outstanding Private Study Award** was presented to the City of Oakland Park and Leigh Robinson Kerr and Associates, Inc. for the *Powerline Road Planning Assessment*. Plan elements included:

- Further community character – entrance treatment
- Intersection appearance and use
- Rezoning for office, hotel, and sensitive uses
- Neighborhood compatibility with corridor
- Additional adequacy ordinance requirements
- Implement standards of review
- Retro-landscape ordinance
- Amend Future Land Use Element (FLUE)

This project exemplified cooperation among the City's elected officials, appointed board members, and staff, along with the public organizations and the consultants, to further best planning practices in order to bring a more cohesive compatibility between the corridor and its adjacent commercial uses and residents.



Kelly Ray & Leigh Kerr from Leigh Robinson Kerr, with Rachel Layton

The **Outstanding Public Development Award** was presented to Kirk Pinkerton, PA for the *Palmetto Elementary Complex*.

Plan Elements include:

- Ten years in the making
- Multiple governmental agencies and non-profits
- Palmetto Elementary, Boys & Girls Club, Just for Girls, Inc.

- Challenges: vacation of ROW, leased lands on-site, relocate ball fields, off-site retention not owned
- Transfers of property, reciprocal easements, joint use agreements, relocation of facilities, ownership
- Provides educational, after-school & summer programs

This multiple-facility complex serves the students and the surrounding youth throughout this community in many facets, before, during and after school. The hurdles presented during this project were of a scale that historically has ended other projects; however, they were overcome by continued commitment to the children and their families.



Mark Barnebey, Kirk Pinkerton PA, and Rachel Layton

The **Outstanding Public Redevelopment Award** was presented to the City of Fort Myers for the *Downtown Utility and Streetscape Replacement Project*.

Plan elements include:

- Four years, \$60+M, 54-block utility and streetscape plan
- One of the largest simultaneous infrastructure projects in U.S.A.
- 1920's historic preservation; reuse of first bricks
- Kept businesses open: Common Area Maintenance subsidies, Co-Op ads, sidewalk beautification program, weekly "Coffee with the FMRA"; water and ice

2011 FPZA AWARD WINNERS

during water shutdowns to all businesses, temporary paving for events, website updates

- 500,000 historic bricks, 526 curbside spaces, 655 trees, 4.1 miles of underground water lines, 3.0 miles of sewer, 8.1 miles of street lighting conduit, 3.1 miles stormwater, 103 trash cans, 46 bike racks, 25,000 tons of asphalt, 18.4 miles of FP&L conduits
- And MUCH, MUCH MORE!

The Awards Committee called the plan “Herculean” and noted that the manner in which the City of Fort Myers involved the community, small business owners, and visitors was unsurpassed. The massive effort of all that this project entailed is a lesson in how to approach, plan, organize, execute and complete infrastructure projects, or any project for that matter.



Downtown Fort Myers



Rachel Layton; from the City of Fort Myers: Saeed Kazemi, Mayor Randy Henderson, Robert Gardner, Don Paight, Nicole Devaughn, Marvin Collins, Leigh Scrabis

The **Outstanding Redevelopment Study Award** was presented to the City of Ocoee and AECOM for the *City of Ocoee CRA Targeted Areas Special Development Plan*.

Plan elements include:

- Property owners, developers, citizenry involved
- 3 Target Areas in CRA
- Large concentration of vacant & re-developable properties
- T.A. #1 critical near-term development for layout
- T.A. #2 min./max. development standards
- T.A. #3 Health Central Hospital to expand medical
- Plan will help streamline development process

As a result of this study, the City of Ocoee has a long-term vision for approximately 1,668 acres of undeveloped and developed lands that, through sound planning and design practices, will help to preserve its small-town charm while allowing it to thrive for its residents, business owners, and visitors.



Rachel Layton with Nancy Roberts, AECOM



Conceptual Rendering for Ocoee CRA

The **Outstanding Cultural Study Award** was presented to Southeastern Archaeological Research, Inc. (SEARCH) for the *Naval Aviation Station (NAS) Jacksonville (JAX) Rodman Bombing Range Integrated Cultural Resources Management Plan (ICRMP)*.

Plan elements include:

- Established October 12, 1940
- 16 squadrons, 10 aircraft types, 75,000 annual flights
- Works with Cecil Fields and Mayport Naval Base
- Support efforts worldwide
- 37 archaeological sites identified, inventoried, and evaluated
- Results showing occupation as early 6500 B.C.
- Coupling extensive data with base Master Plan
- Serves as a template for Key West, Panama City, Charleston

The unique nature of this project and its findings are staggering. The meticulous, delicate and thoughtful nature of performing the tasks that produced this study were well-organized, leaving in its wake an efficient use of time, energy, and funds for future works.



Rachel Layton with James Pochurek, Vice President, Southeastern Archaeological Research, Inc.

The **Outstanding Military Installation Study Award** was presented to the Avon Park Air Force Range, Central Florida Regional Planning Council, Tetra Tech, Inc., and Miller Legg for the *Avon Park Air Force Range Joint*

2011 FPZA AWARD WINNERS

Land Use Study (JLUS).

Plan elements include:

- Coordination with four counties, three cities, over 3 years
- Study brochure, press releases, website, workshops
- Researched seven local governments in process
- Managed consultants, created GIS, analysis for future conflicts of surrounding lands, implementation strategies, drafted policy statements, ordinances, land use controls
- Implementation assistance with multiple jurisdictions
- Joint Land Use Study Report

The complexity with which a JLUS must be performed is a unique and fascinating process that involves multiple jurisdictions, agencies, administrations, citizens and consultants. The integrity with which a JLUS process is structured takes into account the needs of the military installation, the adjacent and surrounding land owners and inhabitants, natural resources, and future projections and visions. This is a collaborative effort that is not only supported by Florida Statutes and comprehensive planning but is necessary to allow for our military to train like they fight so that they may fight like they trained.



Rachel Layton with Helen Sears, CFRPC, and Lt. Col. MacLaughlin, Avon Park Air Force Range

The **Design Excellence Award** was presented to the Panama City CRA and Littlejohn Engineering and Associates, Inc. for the *Millville Waterfront Vision Plan*.

Plan elements include:

- Marine-oriented businesses/residential
- Historic character tied strongly to waterfront

- Goals, Objectives and Strategies:
- Environmental and cultural resource protection
- Public access to the waterfront
- Retention of viable, traditional waterfront economies
- Hazard mitigation
- Funding matrix of resources identified and followed
- On-going programs & noted development projects

The City and Consultant worked diligently and respectfully to include the previous efforts of the Millville Waterfronts Florida Partnership Committee's vision and citizenry input to further those efforts by establishing goals, objectives and strategies to provide guidance for implementing the Vision Plan.



Rachel Layton with Tracey Crowe, Littlejohn Engineering

The **Innovation Award** was presented to the Ivey Planning Group, Miami Corp., Brevard County, and Volusia County for the *Farmton Local Plan*.

Plan elements include:

- Miami Corp, Brevard & Volusia Counties
- One of the largest land set-asides for preservation by private sector in Florida history
- Wildlife corridor from Indian River County to Ocala National Forest is critical
- Preserved 45,000 acres of wildlife corridor
- Both Counties Comp Plans updated

The collaborative efforts between Miami Corp., Brevard and Volusia Counties along with the Ivey Planning Group produced a Comprehensive Plan Amendment that will further the appropriate uses of these lands

while protecting and preserving the natural habitat for more sustainable future development, agriculture, and observance.



Rachel Layton with Joel Ivey, Ivey Planning Group, and Barbara Goering, Miami Corporation

The **Award of Merit** was presented to the South Cape Community Redevelopment Agency, Zyscovich Architects and Lambert Advisory for the *South Cape CRA Vision Plan*.

Plan elements include:

- Physical planning: structures, parks, ROW
- Economic development and marketing
- Programming special events
- Funding
- CRA and Cape Coral Officials, staff and experts
- Focal shift: from incentivizing assemblage to incremental growth through infill and rehabilitation and redevelopment of existing structures
- Budget linkage with the CRA Vision Plan Projects

This project took into account the history of South Cape Coral, its sub-districts and how the past could serve as a lesson in moving forward with a renewed sense of hopeful pragmatism in altering its approach to more thoughtful, inclusive, and efficient land planning practices. The Vision Plan has since streamlined a fragmented process to allow for effective partnerships between the public and private sectors.



Rachel Layton with Patrick White, South Cape CRA

2011 FPZA AWARD WINNERS



Rendering of South Cape Coral Entertainment District

The **Award of Merit** was presented to the City of DeBary, HHI Design, CPH Engineers, Inc. and Akerman Senterfitt for the *City of DeBary Transit Oriented Development (TOD) Overlay District EAR Comprehensive Plan Amendments and Land Development Code*. Plan elements include:

- Serves as one of the leaders in Florida on TOD
- Game-changer for regional mobility
- Comprehensive Plan and LDC updates
- Addresses reduction in greenhouse gases
- Established standards for energy efficient land use patterns and commuter rail policies
- Coordination with FDOT, DCA, Volusia County, ECFRPC, Voltran, VCSchool Board, SJRWMD



Rachel Layton with Ginger Corless, HHI Design

The efforts expended to further the TOD Overlay District elevated the understanding of the City's elected officials and public that proper development form and land uses can increase transit and multi-modal transportation use and reduce vehicle miles traveled (VMT), energy consumption and air pollution. Planning for appropriate new and re-development to occur thoughtfully in proximity to infrastructure and public facilities makes for a more pedestrian and rider-friendly community, furthering the encouragement of functioning mixtures of neighborhood and community services.

The **Outstanding Student Scholar Awards** were presented to the following students:

- Michelle Beamon, University of Central Florida
- Benjamin Bird, Florida State University
- Justin Holober, Florida Atlantic University
- Kristin Murray, Florida State University
- Pam Murray, University of Central Florida

These students exemplify true dedication to the theories and practices of urban and regional planning. They received a full conference attendance package underwritten by FPZA.



L to R: Michelle Beamon, UCF; Benjamin Bird, FSU; Pam Murray, UCF; Kristin Murray, FSU; Justin Holober, FAU

The **Outstanding Journalism Award** was presented to Drew Winchester, reporter for the *Cape Coral Daily Breeze*, for his even-handed approach to reporting on Cape Coral's often contentious issues.

The **Outstanding Elected Official Award** was presented to Commissioner Ray Judah, Lee County Board of County Commission, for his ongoing efforts in the areas of smart growth and environmental protection.



Commissioner Judah with Alexis Crespo, Calusa Chapter President

The **Outstanding Chapter Award** was presented to the Calusa Chapter. This chapter has done an amazing job with juggling chapter affairs while organizing and hosting the 59th Annual FPZA Conference flawlessly. We appreciate the long hours and selfless dedication that the Calusa Chapter has exhibited to its colleagues throughout the planning practice and in cooperation with all other development and service organizations and professionals.



Calusa Chapter board: L to R: Arleen Sheehan, Josh Philpott, Alexis Crespo, Rachel Layton, Tina Ekblad, Paula McMichael, Patrick White

The **Award of Recognition** was presented to the following outstanding officers in appreciation for their dedicated service to the Executive Board and the State Membership of the Florida Planning and Zoning Association:

- Thad Crowe, AICP, Past-President
- Rachel Whitcomb Layton, AICP, President
- Nancy Roberts, President-Elect
- Brady Woods, Vice-President of Membership Services
- Paula McMichael, Vice-President of Financial Affairs



State Executive Committee: Thad Crowe, Paula McMichael, Courtney Mendez, Nancy Roberts, Rachel Layton, Brady Woods

PAUL WIECZOREK RECEIVES GEORGE W. SIMONS, JR. AWARD



Mark Barnebey, Paul Wieczorek, and Rachel Layton

Paul L. Wieczorek is this year's recipient of the George W. Simons, Jr. Award, for his outstanding contribution to the profession of planning and zoning in the State of Florida

and his long-term commitment to the goals and mission of the FPZA. The George W. Simons, Jr. Award was first given in 1977.

Mr. Wieczorek has been involved with FPZA for two decades. He has been on the board of directors since 2003, and served as president in 1999-2000. He has been instrumental in maintaining an active Springs Chapter.

Professionally, Mr. Wieczorek has been a practicing planner since 1977, beginning his career in Libertyville, Illinois. He has worked for Hernando County, where he is presently the Concurrency Coordinator, since 1991. In this position he has been instrumental in both the development of the concurrency

management system and its administration. He has served as the Chairman of the MPO Technical Advisory Committee. He has a Masters of Science degree in Urban and Regional Planning from the University of Wisconsin-Madison and is a certified planner.

For his many achievements and continuing dedication to the promotion of sound planning practices, FPZA is pleased to present Paul Wieczorek with this prestigious award.



HURRICANE PREP: DO YOU NEED INSURANCE?

BY GREG GILES

Editor's Note: Part III in a series on preparing for the big one. These articles originally ran in the Venice Gondolier Sun in July 2010 and are courtesy that newspaper.

Some homes just aren't made to withstand a hurricane. Mobile-home parks are filled with them. As we come upon peak hurricane season (August-October), that's food for thought for the nearly 2,700 mobile-home owners who live within Venice city limits.

According to Don Caillouette, former Venice city planner, in 1992 Hurricane Andrew devastated so many mobile home park communities the state updated its building code to require more resilient residential structures. "Unfortunately, most mobile home parks today still consist of a mixture of newer, hurricane-tolerant mobile homes within a sea of older mobile homes," said Caillouette. "If a storm would occur, it would be possible that the older homes may break apart due to the intensity of hurricane winds. These loose structural components will become flying missiles that may impact the integrity of other structures, including the more resilient ones."

He devotes an entire chapter in his new book, "The Hurricane Book: Planning for a Hurricane Tolerant Lifestyle," on "cocooning" mobile-home parks.

There are options available to mobile-home associations and home owners who want to create a more hurricane-tolerant community, he said. The information, however, "should not encourage anyone in a hurricane-prone area to ride out the hurricane in a manufactured home." One solution is to fortify the outer area of a mobile home park with a 10-foot-high concrete wall or earthen berm. He also suggests fortifying any community buildings within the park.

"Existing mobile-home parks should consider working with local governments and FEMA to design an on-site hurricane shelter," Caillouette said. "The new hurricane shelter could be multi-functional and designed to serve several purposes. Funding is available through the state and FEMA with a pre-disaster mitigation grant that may fund up to 75 percent of a project." If an on-site location is not realistic, an off-site location could be secured through an agreement with, for

example, a church, using the same funding source.

Within the park, stabilization can entail using commercial hurricane screens of lightweight fabric cast over a manufactured home, then anchoring all the ends of the netting to the ground.

Another option is tie down straps, but corrosion and rust can weaken them, allowing straps to be broken in hurricane force winds. "A simple remedy would be checking the tie-down straps annually and coating the straps and components with an inhibitor against rust and corrosion," he said.

In 2007, the state finally allowed hurricane-resistant modular buildings within a mobile-home park. "It will be easier to obtain hurricane insurance coverage for the full



CONTINUED FROM PAGE 9

value of a modular structure as oppose to a manufactured home,” Caillouette said. In any case, “it is important that you try to obtain as much homeowners insurance coverage as is available. If your manufactured home is damaged, in most cases the house will not be repairable. You will have to remove the old structure and replace it with a new manufactured home or modular structure.”

Residents should think ahead about relocating their personal valuables to a secured site, if necessary. That means looking for a newer storage facility built to hurricane standards — one that isn’t located within a storm surge area, he said.

As stated in part I of this series, residents should have their evacuation route planned well ahead of time, or have survival supplies in hand if they decide to stay nearby, and a well-thought-out post disaster plan to ride out the devastation.

Caillouette’s biggest fear is what planners call a “silver tsunami” disaster, with thousands of baby boomers heading south in their retirement years unaware of how real the hurricane threat is, and without a plan to cope should they find themselves in harm’s way. “Due to financial restraints, many of these retirees will be acquiring pre-Hurricane Andrew mobile homes at a very affordable price,” Caillouette said. “Many of these retirees will forgo the hurricane insurance because of the high cost. “There is a great possibility that in the future we will find ourselves with a massive silver tsunami disaster with thousands of seniors being homeless after a hurricane disaster.”

Caillouette believes mobile-home communities need to reach out to inform the silver tsunami group and help them prepare for this potential disaster. He suggests each park create a hurricane awareness program for residents, with informal meetings held to raise overall hurricane awareness. “Times have not changed a lot during the last several decades concerning the issues of hurricanes and people evacuating,” he said. “It is a hard decision for people to make. Should they leave their home for a safer refuge? “Dealing with a hurricane is neither a game nor a contest. In a hurricane event there is only one story, and that story belongs to you.”

MEMBER PROFILE

DIANE CHADWICK, AICP, FPZA SUNCOAST CHAPTER

Q. WHERE ARE YOU FROM ORIGINALLY?

A. I was born and raised in Plant City, FL with the exception of a short time in Ocala and another one on Pine Island when my father took short-term jobs. I lived in Bradenton for many years before moving to Tampa in 1999.

Q. WHAT COLLEGE/UNIVERSITY DID YOU ATTEND/GRADUATE FROM? PLEASE LIST YOUR DEGREE(S) AND IF YOU HAVE ANY SPECIALIZED TRAINING.

A. I have a B.A. in Business Management from National Louis University.

Q. HOW DID YOU BECOME INVOLVED IN FPZA AND HOW LONG HAVE YOU BEEN A MEMBER?

A. I have been a member of FPZA for 25 years (probably longer). I don’t recall how I became involved in FPZA except that it was most likely due to repeated invitations to attend functions from people like Jerry West, former Planning Director for the City of Bradenton. I’ve held a variety of officer and chapter director positions for both the Gulf Coast and Sun Coast Chapters. I have been on the State Board at least 15 years throughout my membership.

Q. WHAT IS YOUR CURRENT POSITION AND AREA(S) OF EXPERTISE?

A. I am a Principal with WilsonMiller Stantec where I am a Practice Leader in the Planning & Landscape Architecture group. I specialize in Planned Developments, Comprehensive Planning, Developments of Regional Impact, Sector Plans and long range development strategies for large land holders.

Q. WHAT ARE YOUR HOBBIES AND INTERESTS?

A. I love to travel to places that have great photographic opportunities. I take two surprise trips each year with my sisters. One of us plans the trip as a surprise to the other two – the only

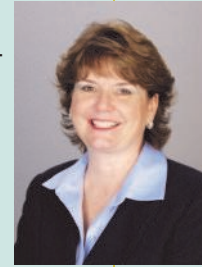
clue you get on where you’re traveling is based on the recommended clothing in a packing list sent by the trip planner. It’s a great adventure.

I also bake every chance I get. My specialty is cheesecakes – I actually sell 75+ cakes per year.

Cheesecakes will probably be a small business venture once I retire from the planning profession.

Q. WHAT DO YOU THINK YOU’D BE DOING NOW IF YOU HADN’T CHOSEN YOUR CURRENT PROFESSION?

A. I would be an architect designing houses or working with a charitable children’s organization.



Q. IF A NEW COLLEGE GRADUATE ASKED YOU FOR ADVICE ABOUT YOUR FIELD, WHAT WOULD YOU TELL THEM?

A. Find a job that will make them happy and not look to what pays the most because money doesn’t buy job satisfaction. You’ll spend more time at work than you will in free time so love what you’re doing. I’d suggest they pay attention to appearance and body language – dress and act appropriately for the job you want. Being the smartest kid on the block doesn’t always get you noticed until you present the best image. Keep your sense of humor and be generous with your time and money – you will be rewarded ten-fold.

Q. WHAT DIDN’T YOU LEARN IN SCHOOL?

A. The extent and impact of external influences on planning.

Q. WHAT PERSONAL GOALS WOULD YOU LIKE TO ACHIEVE (BEFORE YOU RETIRE)?

A. I am really enjoying where I am in both career and life at this moment. I hope to maintain this feeling throughout the final years of my career. I want to make serious progress on the book my sisters and I are writing to tell all the funny (and often dysfunctional) stories of our lives and travels.

The University of Central Florida, Department of Public Administration, is currently accepting fall semester applications for the Master of Science in Urban and Regional Planning. Find out more at www.cohpa.ufl.edu/pubadm or call (407) 823-2406.




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RECENT CHAPTER EVENTS: GULF COAST CHAPTER

BY COURTNEY MENDEZ, CITY OF SARASOTA

PALM AVENUE PARKING GARAGE EVENT A SUCCESS

On Thursday, June 23rd the Gulfcoast Chapter, in conjunction with the City of Sarasota, APA Sun Coast Chapter, and USGBC Myakka Branch hosted an event at the Palm Avenue Parking Garage in Downtown Sarasota. The event far exceeded expectations, with approximately 100 people in attendance.



The Palm Avenue Parking Garage has taken what is usually a utilitarian piece of public infrastructure and elevated it to an exemplary civic structure for the City of Sarasota. The six-story garage accommodates approximately 743 vehicle parking spaces, 20 motorcycle spaces and 80 bicycle spaces. It also includes 12,000 square feet of retail and restaurant space on the ground level. The project is projected to meet LEED Gold certification. The Garage opened to the public on December 31, 2010, nine months after ground was broken on the project. It cost approximately \$12.2 million.

Representatives from the entire project team came together to showcase and educate participants about project from conception through design and LEED Certification. The event kicked off with a presentation held on the top floor of the garage with beautiful views of downtown Sarasota and the bay front.

Presenters included Courtney Mendez (City of Sarasota), Steve Stancel (City of Sarasota), Jonathan Parks (Jonathan Parks Architects), Chris Hice (Kimley-Horn and Associates), Michael Beaumier (Mills Gilbane) and Michael Carlson (Michael Carlson EcoConsulting). The late afternoon heat was slightly tempered by the rooftop canopy and a nice breeze off the water. The presentation was followed by a tour of the garage which included the architecture and

design (including the unique “sail” façade of the garage), streetscape design, use of CPTED principles, LEED Certification and special green features of the structure, the retail space and more. A big draw on the tour was the two Chevy Volts parked at the garage’s electrical vehicle charging station (one driven by Chris Sharek and the other provided by Sunset Chevrolet in Sarasota). The event wrapped up with a happy hour at Café Epicure, located across the street from the garage. FPZA Gulfcoast sponsored the gourmet pizzas for everyone to snack on as they caught up with colleagues and friends. Many thanks go out to everyone who attended.

WORLD-CLASS ROWING COMES TO SARASOTA AND MANATEE COUNTIES

On May 12th, members of FZPA Gulfcoast Chapter, ULI Tampa Bay, and APA Suncoast came together to learn about the Benderson Rowing Facility. This session explored efforts in Sarasota and Manatee County to leverage park and athletic opportunities into major economic development. Central to the tour and presentation was the Nathan Benderson Park, which has taken a large, mostly forgotten dredged lake and transformed it into a world-class rowing facility. This past season, both the FIRA College State Championship and FRSA High School State Championships were held at the facility. After having some appetizers, participants boarded a trolley to the park and toured along the rowing course. No boats were out for the event, but a very large gator made a guest appearance. Participants then returned back to the meeting facilities to learn more about the future expansion plans. Paul Blacketter with Benderson Development led the tour and discussion. Related efforts in adjacent Manatee County, including a river-based rowing facility at Fort Hammer Park and a Downtown Bradenton Riverwalk project, were also discussed by presenters from Manatee County and Kimley-Horn and Associates.

Ultimately, the Nate Benderson Park facility will be a \$25 million public-private partnership designed



to improve the park and surrounding area. It’s an effort that includes building boathouses, adding docks, and expanding the course to the international rowing standard of 1.25 miles, or 2,000 meters. The park will also include amenities such as running trails, picnic areas, and other features to serve the public. The park is also situated adjacent to a major planned new mixed-use development and is centrally located to Lakewood Ranch, Sarasota, and Bradenton.

Unfortunately, since the event, Governor Scott chose to eliminate economic development funding earmarked for a portion of the project from the State budget using his line-item veto power.

However, given the momentum and other financial and resource commitments made to the project, we have no doubt that the project will continue to move forward with great success.

UPCOMING FPZA BOARD OF DIRECTORS QUARTERLY MEETING

OCTOBER 15TH, 2011

9:00 AM to 12 Noon
Deland, FL
Location TBD

Check back at our website, www.fpza.org, for more information. Please call the FPZA Office at (407) 895-2654 if you would like to attend.

OVERVIEW

AD SPACE IS AVAILABLE!

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Mail payment (payable to FPZA) to: FPZA, PO Box 568544, Orlando, FL, 32856-8544.

I SHOULD HAVE BEEN A POPE

Dr. Neno J. Spagna is offering, free of charge, his thoughts regarding planning in the State of Florida over the past 60+ years, entitled "I Should Have Been a Pope (but instead I ended up a Planner)." Dr. Spagna received his first planning experience in 1947 as a student at the University of Miami, where he was required to produce a land use map depicting the location of citrus trees throughout Florida. He has been an FPZA supporter since 1955. He is one of the few remaining active Florida pioneer planners who helped popularize planning and zoning in Florida during the early 1950's and 60's by helping to introduce and promote many new and innovative planning techniques, such as the Planned Unit Development, OPUG (Optimum Population and Urban Growth) theory, and the Transfer of Development Rights.

Neno has a Bachelor of Arts degree from the University of Miami (Coral Gables, Florida), a Master of Science degree from the University of Tennessee, a Master of Planning degree from

the Universidad del Valle (Cali, Colombia, S.A.), and a Doctor of Public Administration degree from Nova University (Ft. Lauderdale, Florida). He has served as the planning director for the City of Hollywood, Florida, Manatee County, Florida, and Collier County, Florida.

Neno is presently retired and is devoting his time to advocating planned communities and the prevention of sprawl. If you are interested in receiving a free, electronic copy of "I Should Have Been a Pope," please email Dr. Spagna directly at nenospagna@comcast.net.

2011 LEGISLATIVE SESSION SUMMARY

Missed the conference, and like to see a summary of the 2011 Legislative Session, including HB 7207? Click [here](#) for the summary provided by the Florida House of Representatives. One correction: substantial deviation thresholds, where increased, have been increased by 5%, not 50%.

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Call the state office of FPZA at (407) 895-2654 for chapter membership within Florida and your local community. Visit our website at www.FPZA.org or contact: **Thad Crowe, AICP** at tcrowe@palatka-fl.gov or **Doug Kelly, AICP** at d.kelly@gaiconsultants.com (407) 423-8398.

BOARD OF DIRECTORS MEETING MINUTES

JUNE 11, 2011

THE NAPLES BEACH HOTEL & GOLF CLUB | NAPLES, FL

President Roberts called the meeting to order at 9:06 AM. The following were present:

NANCY ROBERTS – CENTRAL FLORIDA
PETE LEE – SPRINGS
JOE QUINN – SPRINGS
COURTNEY MENDEZ – GULF COAST
KELLY RAY – SOUTH FLORIDA
STEPHEN THOMPSON – GULF COAST
LEIGH KERR – SOUTH FLORIDA
RACHEL LAYTON – GULF COAST
BRADY WOODS – CENTRAL FLORIDA
DIANE CHADWICK – SUN COAST
PAUL WIECZOREK - SPRINGS
THAD CROWE – FIRST COAST
LARA DIETRICH – FIRST COAST
ARLEEN SHEEHAN - CALUSA
PAULA MCMICHAEL – CALUSA
ALEXIS CRESPO- CALUSA
JOHN THOMSON – SURF COAST
TINA EKBLAD – CALUSA
KATHLEEN THOMPSON – GULF COAST
WANDA CLASSE ATTENDED AS ADMINISTRATOR

WELCOME AND INTRODUCTION – President Roberts welcomed everyone and thanked them for attending. Introductions were made by each individual stating name and chapter affiliation. She thanked the 2011 Conference Committee on a very successful conference.

2011 CONFERENCE – Alexis Crespo gave an overall view of the past few days stating that the committee felt confident that the conference would come close to breaking even and hopefully clear a small amount due to the number of registrants, sponsors and in-kind support. At this point there are no firm figures due to the fact that all income and expenses have not been received.

ADMINISTRATOR'S REPORT – Wanda Classe distributed director packets. The June 7, 2011 Membership Report showed 599 total membership, 193 individual members, 397 members from 126 agencies, 6 students and three Past President Emeritus.

The April 2011 bank balance was \$37,480.33 compared to the May 2010 bank balance of \$36,474.65.

She stated that at a previous board meeting, the board had authorized the expenditure of up to \$300 to replace the display board. She



stated that she will explore this possibility further after this conference. This expense will be coded to Projects to be Determined.

Members were asked for additions or deletions to the minutes of the March 26, 2011 board of directors meeting. Leigh Kerr made a motion to approve the minutes. Stephen Thompson seconded the motion; approved.

She called everyone's attention to the proposed bylaw changes in the packets stating that the bylaws were sent to the membership along with the ballot in accordance with FPZA current bylaws. She continued to report that all 25 ballots and 12 bylaws votes were in approval and no write-ins or comments were received. The new bylaws require the chapters to notify the President, Treasurer and the FPZA office of any change in their dues by May 15th of each year for the June preparation of dues invoices. For the 2011-2012 dues, chapters will be given until July 1, 2011 to change their dues structure. A discussion was had on membership certificates. In the previous year the certificates were mailed to the president of the chapter for chapter distribution. Lara Dietrich made a motion for the FPZA office to send a digital certificate to those joining FPZA and no certificates be issued to renewing members. Courtney Mendez seconded the motion; approved.

She called everyone's attention to the bylaws requiring FPZA to hold an Annual Meeting. After discussion, it was decided that the Awards Session of the conference would also be promoted and advertised as the Annual Meeting.

A list of 2011-2012 Officers was contained in the packets. President Roberts will get in touch with the Presidential Appointees to see if they are willing to continue to serve. When this has been determined, Wanda will send out an updated listing of Officers, Directors, Appointees and Past Presidents.

SCHOLARSHIP COMMITTEE UPDATE – Lara Dietrich stated five students attended the conference and were very appreciative of the opportunity. Each of the students will write an article for the newsletter.

VP FINANCIAL AFFAIRS - Treasurer McMichael distributed a report for January 1, 2011 through April 30, 2011. After review, Rachel Layton made a motion to accept the financial reports as presented. Brady Woods seconded the motion; approved.

Treasurer McMichael reported that she met with Courtney Mendez, the 2011-2012 Treasurer, and all the paperwork was turned over to her. Courtney will email the chapters

CONTINUED ON PAGE 15

OVERVIEW

MEETING MINUTES CONTINUED

asking for their January through June financial reports.

VP MEMBERSHIP SERVICES - Brady Woods reported that Paula McMichael will be the new chair. Springs Chapter is still planning a meeting to begin the reactivation of the chapter. Tracy Crowe, presenter at the conference and Past President of FPZA, has agreed to be the speaker at this meeting.

The scholarship recipients should work with Paula to get FPZA more involved with the colleges.

He reported that chapters have been encouraged to have their own Facebook and he set up a state LinkedIn. He continued to state that anyone requesting to be part of the LinkedIn is being allowed however, if they are not a member, they are being sent an email asking them to consider membership. Kelly Ray and Amy Johnson have been his committee members. Kelly Ray stated that she would continue on the committee and Brady will check with Amy.

Heartland Chapter's monies have now been transferred into the FPZA's bank account.

PRESIDENT ELECT REPORT – Nancy Roberts stated that Brady Woods is the new President Elect and she will meet with him and turn over the list of Professional Development Officers and will register him.

OVERVIEW Newsletter – Paula McMichael stated that the deadline for the next newsletter is June 24, 2011. The major portion of the newsletter will be a recap of the conference. Pete Lee of Springs and Diane Chadwick of Sun Coast will be profiled. Courtney Mendez will write an article on the last chapter event.

CHAPTER REPORTS

Calusa – Tina Ekblad is President. The chapter has been holding quarterly events. The upcoming September event will be held in conjunction with other associations.

Central Florida – Matt Boerger is President and has hosted two chapter luncheons this year at his office. The chapter is also serving as a subcommittee for the 2012 Conference.

First Coast – The chapter is holding quarterly

luncheons and has had a couple of socials. They also hold fall educational seminars and an Annual Awards Event.

Gulf Coast – Stephen Thompson reported that up until this year there had been strong attendance at their luncheons. Ten people attended the last one. They are still being held at the Country Club and the price is \$14.00. They have also been inviting unemployed planners at no cost to them. They paid conference registration and room for an unemployed planner to attend this conference.

South Florida – Kelly Ray and Bernadette Rabb have been working with FAU. Joe McManus still has the checkbook and is having problems with opening a bank account without being incorporated as a Chapter. It appears that he has reincorporated the chapter. Stephen Thompson will try to assist in this situation.

Springs – As reported previously, they are planning a reactivation meeting.

Sun Coast – Diane Chadwick reported no activity.

Surf Coast – John Thomson, President of Surf Coast Chapter, stated that a long time/major supporter of the Chapter is no longer employed in the area and it has been a loss to the chapter. The chapter is also hosting the fall board meeting.

NEW BUSINESS**Proposed Quarterly Board Meetings:**

- October 2011 – Daytona Beach (Surf Coast Chapter)
- January 2012 – Orlando (Central Florida Chapter) or possibly in Tampa at the WilsonMiller Stantec offices.
- April 2012 – Crystal River (Springs Chapter)
- June 2012 – Conference - Orlando (Central Florida Chapter)
- A Regional Forum is being planned in conjunction with the Fall Board Meeting in the Surf Coast Chapter area. Historic preservation and Legislation are two topics that have been suggested for the forum.
- Conference 2012 Update – Brady Woods announced that the conference is tentatively scheduled to take place June 20 -23 at the Embassy Suites Downtown.

Membership Drive/Fundraising/Charity Initiative – A committee was formed and Nancy Roberts will chair the committee. Working on the committee will be: Lara Diettrich, Leigh Kerr, John Thomson, and Joe Quinn. Tina Ekblad will be an advisor to the committee.

Additional Items – The FPZA Office had been requested to post a job opening on the web site. Wanda Classe had told them that the company was not a member and there would be a cost to post it. After discussion, Leigh Kerr made a motion to suspend this policy for a period of one year and revisit the issue in one year. Diane Chadwick seconded the motion; approved. It was discussed that by posting all jobs, unemployed members have a better chance of securing a position.

ADJOURN – With no further business, the meeting was adjourned at 10:45 AM.

*The OVERVIEW is a quarterly publication of the Florida Planning & Zoning Association. Publication dates are February, May, August, and November. The views expressed in the OVERVIEW are those of the Editor or other contributors and do not necessarily reflect the opinions of the FPZA. News articles, press releases, or other contributions are encouraged. Ad space is also available. Business card ads are \$100/year or can be pro-rated for fewer issues. Material should be emailed to the Editor and may be edited to conform to space and/or style requirements. Letters must be signed. **News and advertising deadline for the Fall 2011 issue is October 28, 2011.***

COMPLIMENTARY MEMBERSHIP

.....
FPZA will extend a complimentary membership, for up to one year, to current members who have been laid off or lost their job due to the economic situation. Please contact the FPZA Office at (407) 895-2654 or fpza@bellsouth.net, or the VP of Member Services, Paula McMichael, at paulamcmichael@gmail.com for more information.

OVERVIEW

MEMBERSHIP IN FPZA LOCAL CHAPTERS

DUES

TO JOIN THE FLORIDA PLANNING AND ZONING ASSOCIATION, IDENTIFY A CHAPTER CONTAINING YOUR LOCATION ON THE LIST AT LEFT. REFER TO THE CURRENT LIST OF CHAPTER DUES BELOW TO DETERMINE THE APPROPRIATE DUES AMOUNT. THESE AMOUNTS INCLUDE BOTH STATE AND LOCAL DUES.

Chapter	Individual Dues	Agency/ Organization Dues	Planning Boards*
Apalachee	\$55	\$125	\$125
Calusa	\$60	\$130	\$130
Central Florida	\$65	\$160	\$160
First Coast	\$80	\$170	\$170
Gulfcoast	\$60	\$135	\$135
Gulfstream	\$60	\$145	\$145
Heartland	\$55	\$120	\$120
Northwest	\$55	\$120	\$120
Springs	\$55	\$125	\$125
South Florida	\$55	\$120	\$120
Surfcoast	\$70	\$170	\$170
Suncoast	\$65	\$140	\$140
Suwannee	\$55	\$120	\$120

- Agency/Organizational membership may have a maximum of three individuals. Elected / Appointed Planning Board may have a maximum of five individuals. Include these names with the attached application form for them to receive all the FPZA benefits.
- Full-time Students may utilize a Student Membership and may join at a dues rate of \$5.00 per individual. Include student identification with this application. (First Coast Student dues are \$15.00 per individual.)
- Sustaining Members, wishing to increase their financial support of FPZA, may increase individual dues to \$100.00.

CHAPTERS BY COUNTY

APALACHEE CHAPTER

Franklin • Gadsden • Jefferson • Leon
Liberty • Madison • Taylor • Wakulla

CALUSA CHAPTER

Charlotte • Collier • Hendry • Lee

CENTRAL FLORIDA CHAPTER

Lake • Orange • Osceola • Polk • Seminole • Brevard

FIRST COAST CHAPTER

Clay • Duval • Nassau • Putnam • St. Johns

GULFCOAST CHAPTER

Manatee • Sarasota

GULFSTREAM CHAPTER

Indian River • Martin • Palm Beach • St. Lucie

HEARTLAND CHAPTER

Desoto • Glades • Hardee • Highlands • Okeechobee

NORTHWEST CHAPTER

Bay • Calhoun • Escambia • Gulf • Holmes • Jackson
Okaloosa • Santa Rosa • Walton • Washington

SPRINGS CHAPTER

Alachua • Citrus • Hernando • Levy • Marion • Sumter

SOUTH FLORIDA CHAPTER

Broward • Miami-Dade • Monroe

SURFCOAST CHAPTER

Flagler • Volusia

SUNCOAST CHAPTER

Hillsborough • Pinellas • Pasco

SUWANNEE CHAPTER

Baker • Bradford • Columbia • Dixie • Gilchrist
Hamilton • Lafayette • Suwannee • Union

MEMBERSHIP APPLICATION

NAME	List additional names as applicable for Agencies or Organizations. 1. _____ 2. _____ 3. _____
AFFILIATION	
ADDRESS	
CITY/STATE/ZIP	List additional names as applicable for Elected or Appointed Board Members. 1. _____ 2. _____ 3. _____ 4. _____ 5. _____
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EMAIL	
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REFERRED BY	
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