

- VOLUME 7
- ISSUE 2
- SUMMER 2010

# OVERVIEW

DEVELOPING FLORIDA'S PLANNING PROFESSIONALS SINCE 1951



## 58TH ANNUAL FPZA CONFERENCE



Director Carol Westmoreland, followed by a session on redevelopment tools. In the afternoon, join a mobile tour of Sarasota's Newtown Neighborhood and learn about how the City has used their Community Redevelopment Area, Enterprise Zone, and other programs to encourage redevelopment.

The annual Awards Luncheon will also be held on Friday, highlighting exceptional projects from around the state, and the Installation Banquet, featuring Tim Dorsey, author and former writer for the Tampa Tribune, will be held Friday evening.

Thanks to our host chapter, Gulf Coast, for once again putting together a terrific event, and especially to the conference co-chairs, Kathleen Thompson and Stephen Thompson, and the program co-chairs, Courtney Mendez and Sharon Tarman. Special thanks also go to former FPZA President Paul Wiczorek, who this year is helping to sponsor conference fees for the student scholarship winners.

If you haven't yet registered, you can go to the website, [www.fpza.org](http://www.fpza.org), to do so.

Come June 9<sup>th</sup>, development professionals from across the state will be convening at the Ritz Carlton in Sarasota for the 58<sup>th</sup> Annual FPZA Conference. This year's theme, "Re-establishing Local Communities," will be showcased with sessions on topics such as web-based public participation, transportation, place-making, airport planning, and creating wetland parks. See inside for a

conference schedule and more information about the sessions.

Thursday's luncheon speaker will be Department of Community Affairs Secretary Tom Pelham. Friday's focus will be on redevelopment, with an update of the Florida Redevelopment Association's ongoing programs and a panel discussion led by FRA Executive

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**NORTHWEST** - VACANT  
**SUWANNEE** - VACANT

## A WORD FROM THE PRESIDENT



As my term winds down, I am very grateful for the energy and enthusiasm of the Executive Board, the State Board, and, of course, our hard-working Chapters. In particular, our incoming 48<sup>th</sup>

President, Rachel Layton, is running before she actually hits the ground. Rachel is building off the ideas generated at our April 23<sup>rd</sup> strategic planning meeting in Fort Myers. At this meeting, we successfully developed constructive and action-oriented ways to increase state-chapter interaction and communication, raise our profile, and increase member services. The state board will be in good hands with future presidents Nancy Roberts and Brady Woods learning the ropes. Our new Executive Board hopeful, Paula McMichael, has earned her nomination through her hard work in the Calusa Chapter and as the editor of the Overview newsletter. We will have to keep up our efforts to re-invent FPZA and to make sure we stay relevant to our members and our mission.

The Fort Myers Quarterly Board meeting went very well. Josh Philpott was a gracious host, and we appreciated the use of the Lee County offices. We enjoyed the ambiance of historic downtown Fort Myers and had a wonderful dinner at Pincher's Restaurant overlooking the beautiful Caloosahatchee River. Calusa members Alexis Crespo, Tina Mayfield, Sharon Jenkins-Owen, and Patrick White also attended one or both of the meetings, and we appreciate their contribution. The Calusa chapter has secured the Naples Beach Hotel and Golf Club for the 2011 conference, which is a first-class hotel, for a very reasonable rate.

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# OVERVIEW

## 2010 FPZA CONFERENCE

### UPCOMING CHAPTER EVENTS

#### SURFCOAST CHAPTER

**What:** Mark your calendars for the upcoming **FPZA Social** ... no seminars, no lectures, no CM credits ... just fun!

**When:** Friday, **May 21<sup>st</sup>**, 5:00 PM

**Where:** **Daytona Alehouse**, 2610 W. International Speedway Blvd., Daytona Beach, FL 32114

**Contact:** Becky Mendez, (386) 748-9074

**How much:** \$1 raffle for \$25 Alehouse tab

**AICP CM Credits:** N/A

#### SURFCOAST CHAPTER

**What:** Creating sustainable projects through partnerships – the **Lyonia Preserve and Environmental Center/Library Complex**. Come and learn about the history of this incredible complex and restoration of a scrub ecosystem and experience a tour of the complex. Learn how partnerships among various government agencies served to make this both a successful habitat restoration project and compatible green-certified joint public use complex. The presenters are Katrina Locke from Volusia County's Parks, Recreation, and Cultural Division, and Steve Kinter, former Director of Volusia County's Environmental Management Division.

**When:** Friday, **June 25<sup>th</sup>**, 11:30 AM to 1:30 PM

**Where:** Lyonia Environmental Center, 2150 Eustace Ave., Deltona, FL 32725

**Contact:** RSVP by Wednesday, June 23, 2010, to Robin at 386-736-5959, ext. 2022 or email [rtodd@co.volusia.fl](mailto:rtodd@co.volusia.fl).

**How much:** Fee TBD

**AICP CM Credits:** 1.5 pending

## 2010 FPZA CONFERENCE “RE-ESTABLISHING LOCAL COMMUNITIES”

### 2010 CONFERENCE COMMITTEE

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#### SPECIAL GUEST SPEAKER:

Tim Dorsey, Author  
Former Tampa Tribune writer  
Friday evening banquet - June 11<sup>th</sup>, 2010



### RITZ CARLTON ROOM RATE NOTICE

**Make your Sarasota Ritz-Carlton hotel reservation now!** Call 1-800-241-3333 to make your room reservation and mention *Florida Planning & Zoning Meeting* to receive the \$159 per night rate. Also for your added convenience, go to: [www.ritzcarlton.com/sarasota](http://www.ritzcarlton.com/sarasota), enter date of stay, expand the optional information section and enter Group Code: FZAFZAA. Simple as that!

*Please note: You must be a speaker and/or registrant of the conference to take advantage of the great room rate!*

CONFERENCE FEES	BY JUNE 7 <sup>TH</sup>	AFTER JUNE 7 <sup>TH</sup>
<b>Member Rate</b> (includes all sessions & meals)	\$375	\$425
<b>Non-Member Rate</b> (includes all sessions & meals)	\$400	\$450
<b>Student Rate</b> (includes all sessions, breakfast & lunch only)	\$150	\$175
<b>One Day Only Rate</b> (includes all sessions & meals for that day)	\$200	\$225
<b>“Planning in a Nutshell Workshop”</b>	\$25	\$35

#### Please make check payable to “FPZA” and mail to:

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VISIT [WWW.FPZA.ORG](http://WWW.FPZA.ORG)  
TO REGISTER ON-LINE



## REGIONAL TRANSIT FORUM 2010: CONNECTING BUS AND RAIL FOR ENHANCED MOBILITY

BY: **MATT BOERGER, CENTRAL FLORIDA  
CHAPTER**

Most of you are aware of the exciting news that Central Florida is expected to realize commuter rail and high speed rail within the next five years or so. The Central Florida Chapter of the Florida Planning and Zoning Association (FPZA) and State Board of the FPZA wanted to look at how these two systems will work together and how they will be supported. In order for commuter rail and high speed rail to be successful, we need to ensure connectivity with the local bus system and that there is a comprehensive transportation plan for our region that provides for the appropriate mix of land uses adjacent to these corridors and station stops. To that end, we gathered the industry leaders from our area on the evening of April 29, 2010, at the offices of AECOM in Orlando to discuss how these systems might work together to ensure the successful and efficient mobility of our region.



The industry panelists included: Harry Barley, the Executive Director of Metroplan Orlando; Linda Watson, CEO of LYNX; Tawny Olore, Project Manager of SunRail (commuter rail); and Phil Laurien, Executive Director of the East Central Florida Regional Planning Council. Moderating the discussion

was TJ Fish, Executive Director of the Lake-Sumter MPO. Together, these experts discussed the role each organization might play in a regional transit system and the land use mix required to ensure its success.

Some very useful theories, ideas, and plans were explored, resulting in an informative panel discussion. Linda Watson discussed how LYNX plans to enhance or establish multiple bus feeder routes to move people from their trip origins, to the commuter rail stations, and then on to their final destinations. Harry Barley discussed how to create a seamless transition between the various modes of transportation. Tawny Olore discussed the path to creating Sunrail, projected ridership, and some of preliminary plans for the different station stops. Phil Laurien stressed the importance of establishing the correct land uses and transit-oriented design principles for development adjacent to the commuter rail corridor, to ensure that this sizable investment achieves its fullest potential. AECOM also prepared a "booth" that displayed recent transit station area plan designs and model land development codes prepared by AECOM for participants to preview and discuss. Blake Drury, AICP, Jane Lim Yap, AICP, and Tara Salmieri, AICP, all with AECOM, discussed these plans with the attendees.

For further details on the presentations prepared by each of the panelists, please go to [www.fpza.org](http://www.fpza.org) and click on the Central Florida Chapter-FPZA link and then select the "Transit Forum" Power Point slides.

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### A WORD FROM THE PRESIDENT

Our focus is very much on the upcoming Sarasota conference. Please check out the updated information on page 3. I hope that all of you can attend and encourage others to attend as well. The program is excellent and of course downtown Sarasota is a great laboratory for planners and like-minded folks. I look forward to seeing you there!

*-Brad*

### UPCOMING FPZA BOARD OF DIRECTORS QUARTERLY MEETING

**JUNE 12, 2010**

**SARASOTA**

**THE RITZ-CARLTON**

**8:30 - NOON**

Visit the FPZA website [www.fpza.org](http://www.fpza.org) for more information. Please call the FPZA Office at **(407) 895-2654** if you would like to attend.



# OVERVIEW

## 2010 FPZA CONFERENCE

### CONFERENCE SCHEDULE AT A GLANCE

	<b>WEDNESDAY JUNE 9, 2010</b>	<b>THURSDAY JUNE 10, 2010</b>		<b>FRIDAY JUNE 11, 2010</b>		<b>SATURDAY JUNE 12, 2010</b>
7:30 - 8:30 AM		Continental Breakfast		Continental Breakfast		
8:30 - 10:00 AM		Plenary Session – Law		Plenary Session – Redevelopment		FPZA Executive Board Meeting 8:30 AM - Noon
10:15 - 11:45 AM		Sustainable Communities of Tomorrow	Economic Development - Manatee County EDC	Redevelopment Toolbox	Resort Rentals in Neighborhoods	
NOON - 1:15 PM		Luncheon - Tom Pelham, DCA Secretary		Awards Luncheon		
1:30 - 3:00 PM	Improve Web-Based Public Participation/ Smart Charlotte 2050	Place Making in the 'Burbs	Golf Carts on Local Street	Mobile Tour - Newtown 1:30 PM - 5PM	Planning Commissioners Workshop 1:30 PM - 5PM	Legislative Update
3:15 - 4:45 PM	Amendment 4 St. Pete Beach's local Hometown Democracy	Transportation Efficient Programs & Development	Wakodahatchee Wetlands: A Study of the Principles of Design for Created Wetland Parks			
6:00 - 8:00 PM	Opening Reception (The Healing Garden)	Reception at the Members Beach House		Installation Banquet - Tom Dorsey, Guest Speaker, 7:30-9:30 PM		



## 2010 FPZA CONFERENCE

## CONFERENCE SESSIONS AT A GLANCE

**IMPROVE WEB-BASED PUBLIC PARTICIPATION / SMART CHARLOTTE 2050**

While laying the groundwork for the development of Charlotte County's new Smart Charlotte 2050 Comprehensive Plan, Growth Management staff decided that it was critical to involve more interests than just the traditional development and environmental community stakeholders.

Charlotte County, with the help of University of Central Florida programmers, developed the PICT system to the high praise of citizens and special interests alike. The tool not only allowed broad public participation, but also allowed web discussion in real time over a larger range of topics than would be practical through traditional meeting or workshop settings. Additionally, policy changes occur in the public eye with explanations as to why they occurred, so greater responsiveness and accountability to citizens was built into the process.

The new web-based tool is available free to all government entities and it is useful for development of comprehensive plans, land development codes and any other government regulations in which superior public participation is desired. The training session will include an overview of the system, hands-on demonstration and a brainstorming session/discussion about improving public participation.

**URBAN GOLF CARTING**

The presentation will discuss the various aspects of encouraging and permitting the use of golf carts on local city streets including the legal and practical requirements for allowing their use. Golf carts can provide an alternative for short length, convenience trips serving as an alternative transportation mode that contributes to TCEA compliance, offers low

public implementation costs, and provides "green" solutions for community transportation.

**PLENARY LAW SESSION (THURSDAY JUNE 10TH)**

This session will help prepare planners, engineers and other land use professionals to be successful in both quasi-judicial proceedings and making a successful transition into professional testimony in deposition and courtroom situations. Cutting edge techniques, role play, and other interaction will be incorporated to make this a fun and useful session. CM Law Credits anticipated.

**PLACEMAKING IN THE 'BURBS: WELLINGTON, FLORIDA**

The essence of place making is the creation of economically vibrant, aesthetically attractive, lively and engaging, pedestrian-friendly places. Increasingly, another factor is coming into play—sustainability—leading to an increased focus on infill, mixed-use, walkable, and transit-served development projects as critical components for building healthy and enduring communities. However, delivering these dividends continues to be full of challenges for both developers and public officials especially in the suburbs where challenges abound. Wellington, Florida is no exception, planned and developed as a master planned community in the late 70s, Wellington, incorporated in 1995, has evolved as the 5th largest city in Palm Beach County, with approximately 60,000 residents. This presentation will review Wellington's efforts to reinvent itself, realizing that it had to change a little bit to stay the same and remain a Great Hometown.

**"RE-ESTABLISH LOCAL COMMUNITIES" THROUGH TRANSPORTATION-EFFICIENT PROGRAMS AND DEVELOPMENT**

Everyone has experienced traffic congestion in one form or another. In Florida, too many people want to drive on the same route at the same time, particularly during peak rush hours, special events and holidays. In Florida, this problem will not go away unless there are better integration of land uses and urban design to reduce single-occupant trips and viable commuter choices to maximize impact in controlling congestion. Integrating mixed-use, walkable communities around transit corridors and hubs are vital to "re-establish local communities" by creating surrounding physical environment to influence a person's choice of commuting. Transportation Oriented Development (TOD) approach is even more apparent now with the signing of House Bill 1B to develop a comprehensive framework for Florida's current and future passenger rail system, including SunRail, Tri-Rail and plans for high speed rail.

The overall goal of this presentation is to inform government officials, planners and the public that the integration of TOD within the transportation system will "re-establish local communities" to improve quality of life and reduce environmental impacts; and that there are viable transportation choices in Florida to provide real alternatives to traffic congestion.

**PLENARY SESSION: FLORIDA REDEVELOPMENT ASSOCIATION (FRIDAY JUNE 11TH)**

The Florida Redevelopment Association (FRA) promotes the improvement of downtown and certain other urban areas through redevelopment and development activities, provided under Chapter 163, Part III, Florida Statutes. The FRA provides a forum for networking, including formal training

## 2010 FPZA CONFERENCE

**CONFERENCE SESSIONS AT A GLANCE CONTINUED**

programs or technical assistance through peer sharing; offers career development through high-quality conventions, seminars, newsletters and the information bank; advocates for its membership in the development of important legislation; pursues new methods of funding; monitors legal issues; provides litigation support to protect the interests of the association; and pursues liaisons with organizations sharing common objectives. Carol Westmoreland, Executive Director of FRA, will lead a panel discussion regarding FRA's programs, success stories and challenges that we face within our local communities and statewide.

**RESORT RENTALS IN RESIDENTIAL NEIGHBORHOODS**

During the current economic crisis, coastal communities are experiencing efforts by homeowners to protect investments in homes used by the owners on a seasonal basis. This has led to the use of these homes as rentals, some for terms as short as overnight. In some neighborhoods this has become a nuisance issue, prompting calls for action by permanent residents and property owners' associations. Some communities are looking at means by which this activity can be regulated, while others are involved in litigation to protect single-family neighborhoods from the intrusion of resort-related commercial uses. The intent of this session will be to demonstrate what communities around the State are doing to address this issue in terms of comprehensive plan, land development code, and permitting modifications. Additionally, definitional nuances will be discussed in an effort to assist with creating legally defensible positions for local government.

**AIRPORT COMPATIBILITY & LAND USE, A GUIDEBOOK FOR GROWTH MANAGEMENT AND LAND USE PLANNING BY FDOT**

This session will focus on illustrating the important role of aviation in the State, on properly implementing the Airport Compatible Land Use Guidebook, and on the resources available to comply with and enforce existing laws to protect both airports and land use assets to ensure that these resources are available for both public and private uses and to ensure the State of Florida remains economically competitive. The session will walk participants through the various considerations that should be evaluated while managing their jurisdiction's assets. An interactive presentation will be provided followed by some engaging exercises and a question and answer period.

**REDEVELOPMENT TOOLBOX: HYBRID PLANNING SOLUTIONS THAT WORK**

Communities throughout the State face similar planning challenges. They are seeking the balance between maximizing the unique features of their community, correcting or minimizing neighborhood design issues, and reaching public and political consensus on the Community Vision ... all within very tight budgets and while responding to strengthening State regulations. Each Community is unique. One size does not fit all. This presentation will focus on the redevelopment process and blend best planning practices with regulatory options that implements your community's vision.

**MOBILE TOUR: TOOLS FOR REVITALIZATION: EXPLORING THE NEWTOWN NEIGHBORHOOD OF SARASOTA, FLORIDA (FRIDAY JUNE 11TH)**

From the initial development in 1914, this core African American community has experienced the turn of many life-changing events. Recently, the Newtown Community has

undertaken a grass-roots effort to promote holistic change in North Sarasota, including visions for economic development and neighborhood-based improvements. Addressing the needs of the Newtown Community was established as the number one priority for Sarasota by its City Commission, and continues to remain a high priority. Changes are being realized through a variety of governmental programs, private initiatives, and a strong neighborhood leadership. Recent redevelopment projects that will be visited include the first phase of the Janie's Gardens public housing project which has made the transformation from extreme blight into a vibrant mixed-income community, the Robert L. Taylor Community Center, and smaller projects such as storefront improvement grants for local business owners. Many of these changes have been based on the Asset-Based Community Development (ABCD) philosophy that considers local assets as the primary building blocks of sustainable development. The use of Community Redevelopment Areas, Enterprise Zones, and other programs to help leverage investment will also be discussed.

Additional sessions to be announced!

**2011 CONFERENCE**

**SAVE THE DATE!**

NEXT YEAR'S CONFERENCE  
WILL BE HELD AT THE NAPLES  
BEACH HOTEL & GOLF CLUB

**JUNE 8<sup>TH</sup> – JUNE 11<sup>TH</sup>**

## UNIVERSITY OF FLORIDA'S PLANNING DAY 2010: A URP ANNUAL SUCCESS

BY SARAH PERCH

The University of Florida's Department of Urban and Regional Planning was pleased to present its third annual Planning Day 2010, cosponsored by the Florida Planning and Zoning Association (FPZA), and held on March 26 at Citylab-Orlando. The event featured a Career Development Workshop for current students, as well as two panel discussions eligible for AICP CM credits.

The Career Development Workshop, organized by the Department of Urban and Regional Planning's Advisory Council, featured five panelists who discussed their own careers and provided words of advice for future planners. Panelists included Lilian Chiu, CEO, Morgan Environments; Jamie Cochran, VP/Planning Service Group Leader, RS&H; Kevin Tyjeski, Chief Planning Manager for the city of Orlando's City Planning Division; Kim Gill, an independent consultant with experience in the field of National Intelligence; and Scott Lagueux, Principal, Director of the International Planning and Design Studio, LandDesign. The panelists discussed the importance of networking and using technology when thinking about future career opportunities, skills that are useful for planners, and the importance of graphics in communication. The group was diverse, representing both the public and private sectors, and provided students with a comprehensive view of the many possibilities of a career in planning.

Students found the Career Development Workshop to be quite helpful. Brian Capen, a first-year student, said of the workshop, "the speakers at the career development workshop presented a great look into the types of planning opportunities available to us in the real world." Other students echoed these sentiments. Following the Career Development Workshop, Planning Day 2010 continued with a symposium composed of two panels: the first focusing on law, and the second on ethics.

The law panel, composed of Thomas Ruppert, Esq., University of Florida IFAS; Nancy Stroud, of Lewis, Stroud and Deutsch; and Past FPZA President Stephen Thompson, of Najamy and Thompson, and moderated by Dr. Dawn Jourdan, Assistant Professor in the Department of Urban and Regional Planning and the Levin College of

Law, discussed the current Supreme Court Case, *Save our Beaches v. Florida Department of Environmental Protection*. The panelists presented different views on what this case means, both locally and nationally. First, Mr. Ruppert introduced the importance of protecting the beach and the various ways in which beaches are protected, such as beach nourishment, which is a favored approach in Florida, and how public access then becomes a concern. Next, Ms. Stroud presented the case itself and its importance as a potential judicial takings and what that means for future decisions. Finally, Mr. Thompson presented another view of the case, asking questions as to what this case means, what the law means, and what constitutes a taking. Following the presentations, the audience was allowed time to ask questions.

The next panel in the symposium, "Ethics for Professional Planners", was presented by Donald Neu of WilsonMiller, with Valerie Hubbard, of Akerman Senterfitt, and moderated by Dr. Richard Schneider, Professor in the Department of Urban and Regional Planning. Mr. Neu discussed basic ethical issues and how that these might be affected by where one works and what one does. His presentation provided the audience with an opportunity to think about the place of ethical action in everyday professional conduct by providing actual ethical dilemmas for the audience to consider. He also gave the audience an ethics quiz, which was discussed following the presentation. His comments were further elaborated on by Ms. Hubbard, who emphasized key topics and concerns.

Together, the panels presented a unique opportunity for students to interact with current planners and others in related fields, bringing together the classroom and the real world. As student Robert C. Narvaez stated of the first panel, "The Law Panel offered interesting insight into the *Stop the Beach Renourishment* case. To hear the different sides gave the audience a comprehensive review of the case. This case will definitely have an effect on planning in Florida and any coastal community in the US. Any planner working on a coast should become familiar with this case." The panel discussions presented a valuable opportunity for students to



better understand how planning interacts with the law, ethics, and other related disciplines.

Planning Day concluded with a reception hosted by the Dean of the College of Design, Construction and Planning, welcoming nearly 100 alumni to Citylab-Orlando. Citylab-Orlando is a joint venture between the college and the University of Central Florida. Currently, it hosts studio classes and provides an opportunity to link design classes with the real-world setting of Orlando.

For more information on Planning Day 2010, including panelist information, please visit <http://www.dcp.ufl.edu/calendar/planning-day-2010>.

Planning Day was initiated by the Department of Urban and Regional Planning at the University of Florida in the spring of 2008 to provide a platform for planners, researchers, and the public to discuss important planning-related issues, both within the state of Florida and the nation. The Department is pleased to have hosted another successful Planning Day symposium, and looks forward to hosting more successful events with the Florida Planning and Zoning Association. The next major event hosted by the department will be the Ernest R. Bartley Memorial Lecture Series,

# OVERVIEW

## LAND DESIGN INNOVATIONS, INC. ANNOUNCES RELOCATION

Land Design Innovations, Inc. (LDI) announces it has moved its office from Winter Park to Maitland. Ms. Tracy L. Crowe is the President of LDI, one of the largest Florida Woman Business Enterprises (WBE), headquartered in Maitland, Florida with a satellite office in Fort Walton Beach, Florida. LDI offers award-winning, land use, urban design and economic development services with certified planners, professional engineers, registered landscape architects and GIS technicians on staff. We are proud that we have LEED® AP professionals that stress sustainable design principles in all design projects. LDI's projects have won awards from the American Planning Association, the National Trails Symposium, the Florida Planning and Zoning Association and the Florida Redevelopment Association.



## MEMBER PROFILE

### LARA K. DIETRICH, FPZA FIRST COAST CHAPTER

**Q. WHERE ARE YOU FROM ORIGINALLY?**

A. Scottsdale, Arizona

**Q. WHAT COLLEGE/UNIVERSITY DID YOU ATTEND/GRADUATE FROM?**

A. Arizona State University and the University of North Florida

**Q. PLEASE LIST YOUR DEGREE(S) AND IF YOU HAVE ANY SPECIALIZED TRAINING.**

A. University of North Florida, Bachelor of Arts, Political Science; University of North Florida, Master of Public Administration; Minors in English, Fine Arts, and French

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

A. I was nominated to be a board member by Lindsay Haga, Past President, First Coast Chapter. The night I was sworn in as a board member, she introduced me to the man I married 2.5 years later. I have been a member since 2005.

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

A. I am the Planning Practice Leader for the Jacksonville office for Kimley-Horn and Associates, Inc. My planning disciplines cover many areas such as: full entitlements, land use and zoning; DRIs; brownfields; grant programs (i.e. EDI, HUD, BEDI); CRA planning and implementation; military installations; school concurrency and school programming; parking master planning; Growth Management Task Force Lead Staff; Neighborhood Action Planning and Implementation; large land master planning;

drafting comprehensive plan GOPs and zoning code regulations; demographics, market studies and needs analysis; and mixed use and economic development.



**Q. WHAT ARE YOUR HOBBIES AND INTERESTS?**

A. Hobbies: cooking, skiing, riding my beach cruiser, gardening, golf; Interests: cooking and wine, politics, architecture, planning and economic development ideas, movies/film, people

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

A. Bartending

**Q. IF A NEW COLLEGE GRADUATE ASKED YOU FOR ADVICE ABOUT YOUR FIELD, WHAT WOULD YOU TELL THEM? WHAT DIDN'T YOU LEARN IN SCHOOL?**

A. Start in the public sector first and put your hand up for everything; try everything; learn how to do everything. I didn't study planning, but that doesn't matter, school only teaches you discipline and how to be resourceful. You learn everything out in the world doing it.

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

A. Personal and retire don't jive. Personally, I would like to add a few more languages to my repertoire and learn how to make really great sauces. Professionally, before I retire, I would like to plan and develop a TOD, complete one of my current large land development projects, and see more local residents engage in taking back their own neighborhoods and stick with it.

**Leigh Robinson Kerr & Associates, Inc.**  
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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 2010 issue is August 16, 2010.**



The University of Central Florida's Department of Public Administration has developed a Master of Science in Urban and Regional Planning, which is in the final stages of the state approval process. The program will be accepting students for the fall 2010 semester beginning June 1, 2010.

Individuals interested in learning more about the program and the application process should contact: Dr. Mary Ann Feldheim at [mfeldhei@mail.ucf.edu](mailto:mfeldhei@mail.ucf.edu) or 407-823-2604.



## LEE COUNTY'S "CREATING BETTER PLACES" TRANSIT-ORIENTED DESIGN COMPETITION

BY: SHELLIE JOHNSON, AICP

"What should Smart Growth and transit-oriented development in Lee County look like?" That was the question raised through the "Creating Better Places" design competition, a collaborative effort put forth by Lee County, the City of Fort Myers, Reconnecting Lee, Florida Gulf Coast University's Center for Public and Social Policy, and the Southwest Florida Regional Planning Council.

The competition, announced in February 2010, was designed to solicit creative ideas and provide information about better alternatives for the physical form of our community. "We are challenging local citizens and design professionals to rethink sprawling development patterns and help visualize better prototypes for our future," said Tammy Hall, Chair of the Lee County Board of County Commissioners.

A total of eight teams and individuals submitted design-based entries for a specific site in the City of Fort Myers with access to potential light rail service, as well proximity to the downtown core and the Caloosahatchee River. Submittal requirements included a generalized site plan, illustrations showing the arrangement of buildings, and a narrative describing the proposal's response to factors such as place-making, multi-modal transportation opportunities, and the encouragement of mixed-use development.

Submissions were reviewed and evaluated by three separate panels: one composed of development professionals, one of financial professionals, and one of lay citizens. Awards for the winning entries were presented on May 7th, 2010, as part of the Friday ArtWalk in downtown Fort Myers River District.



Members of the winning Ensite team

### Winning entries include:

- **First Place Overall, Financial Professionals' Choice & Development Professionals' Choice: EnSite, Inc.**
- **Second Place Overall, Citizens' Choice: Barraco & Associates, Inc.**
- **Third Place Overall: Mitchell Austin, AICP**

The "Creating Better Places" Transit-Oriented Design Competition is viewed as a positive step for Lee County and left participants hopeful for future opportunities to bring their designs to life. Jonathan Romine, RLA with EnSite noted, "The success of a project like this revolves around the community, good design, and buy-in from key stakeholders".

As fuel and construction costs continue to increase, the need for a more compact development form that requires less use of the vehicle and reduces the need for expensive roadways is imminent. Now is the time for Lee County to re-examine its pattern of growth and how investment in transit infrastructure can be designed to accommodate the movement of large numbers of people quickly and efficiently.

## OVERVIEW



## WHO BELONGS TO THE FLORIDA PLANNING AND ZONING ASSOCIATION?

### WOMEN AND MEN WHO ARE...

Planning professionals - public and private zoning staff, transportation engineers, land-use lawyers, expert witnesses, members of the Florida Bar, city, county and state-elected officials, members of local planning and zoning boards, university professors, architects, landscape architects, housing professionals, real estate agents, transportation specialists, surveyors, marketing professionals, communications directors, graphic artists, students of land planning, public relations professionals...and more.

### FOR A CHANCE TO NETWORK WITH LIKE-MINDED PROFESSIONALS AND COMMUNITY LEADERS, WHY NOT JOIN US?

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](http://www.FPZA.org) or contact: **Thad Crowe, AICP** at [crowet@codb.us](mailto:crowet@codb.us) (386) 671-8120, or **Doug Kelly, AICP** at [d.kelly@gaiconsultants.com](mailto:d.kelly@gaiconsultants.com)

## BOARD OF DIRECTORS MEETING MINUTES

APRIL 23, 2010  
LEE COUNTY GOVERNMENT

President Crowe called the Strategic Planning Meeting to order at 2:20 PM with the following present:

- Thad Crowe – Surf Coast
- Rachel Layton – Gulf Coast
- Nancy Roberts – Central Florida
- Tina Mayfield – Calusa
- Josh Philpott – Calusa
- Brady Woods – Central Florida
- Leigh Kerr – South Florida
- Alexis Crespo – Calusa
- Sharon Jenkins Owen – Calusa
- Patrick White – Calusa
- Wanda Classe attended as Administrator

The Strategic Planning meeting was held to review the Strategic Plan established at the September 2007 board meeting to review the progress made by the State Board and to generate new ideas. The following list includes discussion points, suggestions and ideas generated at this meeting.

### FINANCE

1. New Merchandise
  - Check Café Press for new merchandise to be made available online with no inventory maintained by FPZA
  - Umbrellas, folios, etc.
2. State-Chapter Financial Coordination
  - Continue to withhold Chapter rebate funds from Chapters who are not reporting on time
  - Consider penalty to Chapters that do not report on form supplied by FPZA as this results in an increased cost to the State Board for CPA services.
3. Sponsorships/Fundraising
  - Be on continued alert for opportunities
4. Overview
  - Make an effort to sell more ads

### EDUCATION

1. Media/Public Awareness
  - The goal is to raise the profile of FPZA
  - Get the FPZA name out at every opportunity
  - More press releases – especially awards
  - Work with Chapter Secretaries to promote awards won in their area

2. Chapter Handbook & Conference Handbook
  - Develop current handbooks
  - Chapter handbooks would be developed for new chapters and/or struggling chapters containing state bylaws, sample budget, sample financial statement and list of speakers and committees
  - Search old files for past handbooks
  - Each host will place their conference materials in handbook and pass the book to the next host
  - Rachel Layton will work to assemble a conference handbook
3. Newsletter
  - Encourage chapters to submit more articles regarding their chapter events
  - Continue with current schedule and format of current *Overview*
4. Conference Liaison
  - Determine an Officer to hold this position – possibly President Elect
  - Work closely with current host and report back to the board
5. Speaker Database
  - Administrator to prepare an Excel Spreadsheet on web site with speakers from chapters and state conference and update when information is received
6. PDO Policy
  - Rachel Layton is working on draft of policy and will be presented at the June meeting for board approval
7. Suggestion for FPZA to create a study manual for AICP

### MEMBERSHIP

1. Chapter Membership
  - Officers will be assigned chapters to mentor
2. State Board/Chapter Communication
  - Monthly email blast to members from an Executive Committee member
  - Ask for feedback in the communication
  - Attempt to keep membership up-to-date on FPZA on web site
3. Establish State Board Committees
  - Prepare a Chapter Election Report Form asking for names of officers, directors

(continued on page 10)

## BOARD OF DIRECTORS MEETING MINUTES

### CONTINUED

and chairmen of committees to correspond with State Board committees

- Chapters will be asked to complete the form annually
- 4. Regional Issues
  - Hold regional forums in different locations throughout the state
- 5. Incentives of Membership
  - Partnering with other organizations such as Florida Bar, Florida Engineering Society, ASLA, FRA, Environmental groups
  - Suggestions for new incentives:
    - Purchase in bulk – example is books
    - Planner of the year award
    - Peer Review Committee
- 6. Membership Application
  - Update to ask for personal email

### COMMUNICATION

1. Web Site
  - Assess and update as needed – desire to keep website current
  - Encourage chapters to send in their chapter events
  - Upcoming events to be placed on the front page and education page
2. Newsletter
  - Keep same schedule and format
  - Include Chapter events if timely or add articles on the event after its occurred

## BOARD OF DIRECTORS MEETING MINUTES

APRIL 24, 2010  
LEE COUNTY GOVERNMENT

President Crowe called the meeting to order at 8:35 AM with the following in attendance:

- Thad Crowe – Surf Coast
- Rachel Layton – Gulf Coast
- Nancy Robert – Central Florida
- Brady Woods – Central Florida
- Paula McMichael – Calusa
- Sharon Jenkins-Owen – Calusa
- Tina Mayfield – Calusa
- Josh Philpott – Calusa
- Kathleen Thompson – Gulf Coast
- Stephen Thompson – Gulf Coast



- Diane Chadwick – Sun Coast
- Leigh Kerr – South Florida
- Alexis Crespo – Calusa
- Paul Wieczorek – Springs
- Scott McGrath – Surf Coast
- Wanda Classe attended as Administrator

**ADMINISTRATOR'S REPORT** – Wanda Classe called attention to her report that was in the directors' packets. The report showed 693 total members – 228 individual members, 446 members from 144 agencies, 18 students and one honorary member.

The March 30, 2009 bank statement reflected a total of \$49,496.13 compared to the March 30, 2010's total of \$40,789.92.

Members were asked for additions or corrections to the January 16, 2010 minutes. Paula McMichael asked that her name be corrected from Paul to Paula. With this correction noted, Leigh Kerr made a motion to approve the minutes. Paul Wieczorek seconded the motion; approved.

**FINANCIAL** – Treasurer Woods distributed a January through March 2010 budget report. In review of the report, Treasurer Woods was asked to move the \$5,240 from line 13 to line 15 to show the credit card income for the current year. With this correction Rachel Layton made a motion to accept the financial report. Nancy Roberts seconded the motion; approved.

**PRESIDENT ELECT'S REPORT** – Rachel Layton distributed a draft of a proposed State Board Policy outlining the responsibilities of the Chapter and State's Professional Development Officers. After discussion and review she will take the comments and ideas presented and incorporate them into the policy and present at the next board meeting for approval.

Rachel continued to report that FPZA is continuing to work with the various colleges and an effort is under way to determine the scholarship winners. The winners will attend the conference with FPZA picking up their room cost for Wednesday and Thursday nights. There was discussion as to whether or

## BOARD OF DIRECTORS MEETING MINUTES

### CONTINUED

not FPZA should pay for their parking. Paul Wieczorek committed to donate \$250.00, Thad Crowe committed to \$50 and Surf Coast committed to \$50.00 toward paying expenses incurred by the students.

Paula McMichael is currently working on the May issue of the *OVERVIEW* which will be the conference issue. Deadline for receiving materials for the newsletter was set for the middle of the following week.

#### VP MEMBERSHIP SERVICES REPORT –

Nancy Roberts reported that she is still working to get the Springs Chapter into an active mode. It was again discussed as in the planning meeting that in the future State Officers would be assigned chapters to mentor.

On April 29, 2010 there will be a Regional Forum held at her office on the topic of rail. She stated that she would like to carry this format throughout the state on topics relevant to the area as a way for chapters and state to work together for the benefit of the members. Other possible topics could be gambling or ports.

Nancy stated that she did receive a nice thank you from UCF for FPZA's resolution supporting their planning program.

#### OLD BUSINESS

**CONFERENCE 2010** - Kathleen Thompson stated that the Gulf Coast Chapter is very concerned with attendance and sponsorships at the conference. She also asked for assistance in printing a conference brochure. Scott McGrath, Diane Chadwick, Kathleen Thompson and Brady Woods all committed to printing either 100 or 200 brochures. Doug Kelly had previously volunteered to print 200. They will get them to the FPZA office as soon as possible so they can be mailed. FPZA will absorb the cost of the postage.

The following is the proposed slate of 2010 Officers: President, Rachel Layton; President-Elect, Nancy Roberts; VP Member Services, Brady Woods; and VP Financial Affairs, Paula McMichael. There was a discussion regarding

the bylaws stating that the ballot had to be mailed to the members 30 days prior to the conference. Paul Wieczorek made a motion to interpret the bylaws as emailing being the same as mailing. Stephen Thompson seconded the motion; approved. Wanda will prepare the ballot and will email it to the membership as the Executive Committee approves it.

**CONFERENCE 2011** – Calusa Chapter presented a proposal from The Naples Beach Hotel & Golf Club for June 7 – 11, 2010. They have proposed a room rate of \$129.00. Leigh Kerr made a motion for Calusa Chapter to proceed in negotiations with The Naples Beach. Stephen Thompson seconded the motion; approved.

**CONFERENCE 2012** – Central Florida Chapter is still looking into different properties in the area.

**CONFERENCE 2013** – Surf Coast has volunteered to host the conference in 2013.

#### NEW BUSINESS

**SUMMARY OF STRATEGIC PLANNING MEETING** – Each item listed in the Strategic Planning Notes was reviewed.

#### CHAPTER REPORTS

**SURF COAST** – Scott McGrath reported that they will hold a chapter board meeting in the first week of May. He stated that March and April were hectic with meetings to compete so they were relatively quiet but they are now getting back in the schedule for their meetings.

**CALUSA** – The chapter reported that they had a joint venture with the bar association on land use. They continue to hold monthly luncheons and they are gearing up for next year's conference.

**CENTRAL FLORIDA** – They continue to hold monthly meetings and are planning a luncheon with Amendment 4 being the topic. They reminded board members that everyone

was invited to their rail forum on April 29.

**GULF COAST** – Their meetings are averaging attendance of 20-40. Currently they are putting a lot of effort into the upcoming conference.

**GULF STREAM – SOUTH FLORIDA** – Leigh Kerr reported that the two chapters recently held a successful joint venture. He stated that 23 had attended and he had hoped more would attend and believes they will when future programs are held possibly every two to three months. There was a discussion regarding dues and the formula between state and chapter dues. (*The Chapter determines the amount of their dues – the state received \$45.00 for each individual membership and \$100.00 for each agency membership*)

**SPRINGS** – Paul Wieczorek stated that there has been some interest in the chapter but as of now, no one has stepped forward to become president. Springs will be one of the chapters that will be mentored next year.

**SUN COAST CHAPTER** – Diane Chadwick reported that the majority of officers of the chapter are no longer in their jobs or have moved out of the area and there has been very little activity in the chapter.

**OTHER BUSINESS** – Tina Mayfield made a statement that there appears to be some confusion regarding membership within a company stating that companies may be telling employees that they are assuming another employee's membership when that person leaves the company but the employee leaving may be under the impression that they are still a member. It was determined membership stays with the person/company paying the dues. A suggestion was made to have a spot on the application asking for a personal email so that if they do leave the company, FPZA can still keep in touch with them. The next board meeting will be held Saturday morning June 12, 2010, after the conference.

**ADJOURN** – With no further business, the meeting was adjourned at 11:40 AM.

# 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	\$55	\$125	\$125
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 • Gadsen • 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.
AFFILIATION	1. _____
ADDRESS	2. _____
CITY/STATE/ZIP	3. _____
PHONE	List additional names as applicable for Elected or Appointed Board Members.
FAX	1. _____
EMAIL	2. _____
LOCAL CHAPTER	3. _____
REFERRED BY	4. _____
FPZA DUES \$	5. _____

Mail application with check payable to FPZA to:  
**Florida Planning & Zoning Association**  
P. O. Box 568544  
Orlando, Florida 32856-8544  
Phone / Fax (407) 895-2654  
www.fpza.org  
fpza@bellsouth.net