

# OVERVIEW

DEVELOPING FLORIDA'S PLANNING  
PROFESSIONALS SINCE 1951



## SUBURBAN REMIX: CREATING THE NEXT GENERATION OF URBAN PLACES



**BY: David Dixon, FAIA and Jason Beske, AICP**

Concerned about the impacts of rapidly changing demographics and real estate markets, the FPZA invited a diverse group of planners and community leaders from across Palm Beach County to a January 2018 half-day workshop to explore critical issues facing the county's suburbs.

The FPZA invited us to set the stage by briefing the participants on our new book *Suburban Remix: Creating the Next Generation of Urban Places* (Island Press, 2018) and to lead a hands-on exercise in which we asked participants to apply lessons from the book to help them envision

**Figure 1:** Developer Crawford Hoying brought back “offices above the store” at its walkable Bridge Park development, a new urban center organized around a Main Street in Dublin, Ohio, outside of Columbus. (Image courtesy of Crawford Hoying)

the next chapter for Midtown in Wellington—a diverse district embodying the opportunities and challenges facing suburbs across the county, the state...and much of North America.

We started with an overview of the dramatic changes reshaping suburbs across North America, beginning with a remark made by a resident in 2017 at a similar workshop in suburban Roanoke, Virginia: “North America is a suburban continent with an urban population.” The dynamics that powered the post-World War II suburban dream of single-family houses, white picket fences, and a new car in the driveway—and the corresponding nightmare of sprawl—are in retreat. Yet as we cross a demographic, social and economic Rubicon, we’ve discovered the potential to add a far richer, more urban sensibility to what it means to be suburban.

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**FPZA OFFICERS & DIRECTORS****EXECUTIVE COMMITTEE****PRESIDENT**

Helen LaValley  
Planning Solutions Corp  
206 N. Beach Street, Suite 200  
Daytona Beach, Florida 32114  
561-452-0173 phone  
[hvalley@planningsolutionscorp.com](mailto:hvalley@planningsolutionscorp.com)

**PRESIDENT-ELECT**

Alexis Crespo, AICP  
Vice President of Planning  
Waldrop Engineering  
28100 Bonita Grande Dr., Suite 305  
Bonita Springs, Florida 34135  
239-405-7777 phone  
239-405-7899 fax  
[alexisc@waldropengineering.com](mailto:alexisc@waldropengineering.com)

**VP MEMBER SERVICES**

Scott Stuart  
Director of Planning  
Kelly, Collins & Gentry, Inc.  
1700 North Orange Avenue, Suite 400  
Orlando, Florida 32804  
407-898-7858 ext.123 phone  
407-898-1488 fax  
[sastuart@kcgcorp.com](mailto:sastuart@kcgcorp.com)

**VP FINANCIAL AFFAIRS**

Jim Barnes  
Assistant Village Manager  
Village of Wellington  
12300 Forest Hill Boulevard  
Wellington, Florida 33414  
561-753-2504 phone  
[jbarnes@wellingtonfl.gov](mailto:jbarnes@wellingtonfl.gov)

**IMMEDIATE PAST PRESIDENT**

Arleen M. Hunter, AICP  
Assistant City Manager  
City of Bonita Springs  
9101 Bonita Beach Road  
Bonita Springs, Florida 34135  
239-949-6262 phone  
239-949-6239 fax  
[arleen.hunter@cityofbonitasprings.org](mailto:arleen.hunter@cityofbonitasprings.org)

**ADMINISTRATIVE COORDINATOR**

Sunni Simmons  
Florida Planning & Zoning Association  
P. O. Box 568544  
Orlando, Florida 32856  
407-895-2654 phone  
407-895-2654 fax  
[fpza@bellsouth.net](mailto:fpza@bellsouth.net)

**'OVERVIEW' EDITOR**

Branden Roe  
941-233-8204 phone  
[branden.m.roe@gmail.com](mailto:branden.m.roe@gmail.com)

**CHAPTER PRESIDENTS**

**CALUSA** - Alexis Crespo, AICP  
Vice President of Planning  
Waldrop Engineering  
28100 Bonita Grande Dr., Suite 305  
Bonita Springs, Florida 34135  
239-405-7777 phone  
239-405-7899 fax  
[alexisc@waldropengineering.com](mailto:alexisc@waldropengineering.com)

**CENTRAL FLORIDA** - Scott Stuart  
Director of Planning  
Kelly, Collins & Gentry, Inc.  
1700 N. Orange Avenue, Suite 400  
Orlando, FL 32804  
407-898-7858 ext. 123 phone  
[sastuart@kcgcorp.com](mailto:sastuart@kcgcorp.com)

**FIRST COAST** - Amy Reed  
Wildlife Biologist  
Environmental Resource Solutions  
8711 Perimeter Park Boulevard, Suite 1  
Jacksonville, Florida 32216  
904-285-1397 phone  
[areed@ersenvironmental.com](mailto:areed@ersenvironmental.com)

**GULFCOAST** - Kelley Klepper  
Senior Planner / Project Manager  
Kimley-Horn  
1777 Main Street, Suite 200  
Sarasota, Florida 34236  
941-379-7673 phone  
[kelly.klepper@kimley-horn.com](mailto:kelly.klepper@kimley-horn.com)

**GULFSTREAM** - Jim Barnes  
Assistant Village Manager  
Village of Wellington  
12300 Forest Hill Boulevard  
Wellington, Florida 33414  
561-753-2504 phone  
[jbarnes@wellingtonfl.gov](mailto:jbarnes@wellingtonfl.gov)

**SPRINGS** - Joseph P. Quinn, AICP  
Senior Project Manager, Water Resources  
Bureau  
Southwest Florida Water Management District  
2379 Broad Street  
Brooksville, FL 34609-6899  
352-796-7211 phone  
[Joe.quinn@watermatters.org](mailto:Joe.quinn@watermatters.org)

**SUNCOAST** - Diane Chadwick, AICP  
Principal  
Stantec Consulting Services  
777 South Harbour Island Boulevard, Suite 600  
Tampa, Florida 33602  
813-223-9500 phone  
[diane.chadwick@stantec.com](mailto:diane.chadwick@stantec.com)

**SURFCOAST** - Scott Ashley  
Planning Manager  
Volusia County  
123 W. Indiana Avenue  
DeLand, Florida 32720  
[sashley@volusia.org](mailto:sashley@volusia.org)

**APPALACHEE** - VACANT  
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**A WORD FROM  
THE PRESIDENT**

Happy New Year to everyone! We started off the year with the January Regional Forum - traveling to the Village of Wellington in south Florida. I would like to thank Jim Barnes, the Gulfstream Chapter and the Village of Wellington for hosting the event. The topic "Suburban Remix" featured speakers David Dixon and Jason Besche. Both are leading experts on the transformation of suburbs. The event was well attended with approximately 30+ people representing several consulting firms and seven local governments.

This event was an example of how the Association can assist or enhance your event with resources and contacts. Jim Barnes, who is the Assistant Village Manager, used the event which included a mini charrette, for himself and his staff to gain valuable information and ideas on the redevelopment of an area in Wellington.

Come join us on March 23, 2018 for our Spring Regional Forum. The event will be held at the Plantation Inn in Crystal River, Florida. Our Springs Chapter and the Florida APA Sun Coast Section are hosting the forum which will include a boat tour of Kings Bay and the Crystal River waterfront. The topic of discussion is Crystal River's waterfront renaissance. The featured speakers will provide information on the waterfront revitalization trends and the natural systems management and restoration efforts of Crystal River and Kings Bay.

Don't forget the 2018 State Conference! Make plans now to attend from June 6th through the 8th. It is being held at the Aloft Hotel in downtown Orlando. This year's theme is *Character Towns*. There are several ways to participate in the conference including attendance, sponsorships, and award nominations. For more information on opportunities to participate please contact Scott Stuart at 407-898-7858. See details in this issue.

I am pleased to welcome Alyssa Henriquez. She joins the Board of Directors as a Presidential Appointee. Alyssa was one of the winners of the 2017 Outstanding Student Award and is currently a planner with City of Winter Springs. After meeting Alyssa I believe she possesses the qualities needed to assist our Board into the future. She is featured in this edition's 'Member Profile'.

As always, thank you to our members and sponsors for your continued participation! I hope to see you at an event very soon!

*Helen LaValley*

State President



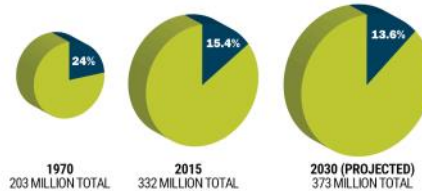
# “SUBURBAN REMIX”

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**Not the end of suburbs, but a new beginning.** Demographic changes have created a compelling real estate opportunity. Households with two adults and kids—the main market for single-family detached housing a group that dominated housing markets for five decades—now buy or rent fewer housing units than single women. For the next two decades, singles and couples will constitute more than two-thirds of all new households. Demographer Chris Nelson has projected that by 2030 America will need more than 50 million “urban” housing units—not the traditional suburban house on a quarter acre, but everything from small-lot detached houses to multifamily apartments. Unsurprisingly, since 2000, per-square-foot values for housing have risen more than 50% faster in urban than in suburban settings—providing a strong market impetus for transforming sprawl into walkable urbanism.

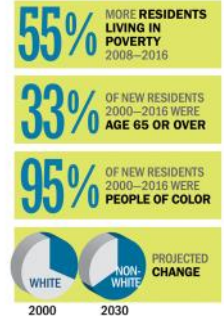
This real estate *opportunity* mirrors an equally compelling economic and fiscal *imperative*. As our population ages, North America will add significantly fewer workers in 2040 than it did in 2010. We already face a significant shortage of skilled and educated workers, and the continuing wave of Baby Boomer retirements will only exacerbate it. At a time when virtually all net new jobs require a college education, jobs and investment increasingly follow educated workers. And multiple studies document where these workers are headed—to walkable, mixed-use, amenity-filled urban centers. Since 2000 office rents have risen more than twice as fast in urban locations as in traditional suburban settings (retail rents have followed a similar trajectory). Correspondingly, demand for office space in suburban office parks has fallen. Suburbs’ economic and fiscal future lies in creating these urban centers.

**School-age Children as a Proportion of the U.S. Population**



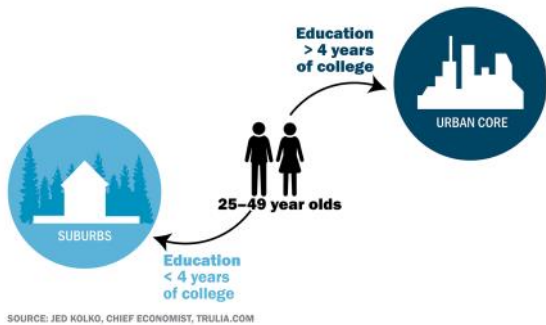
SOURCES  
 \* U.S. CENSUS BUREAU, WWW.CHILSTATS.GOV/AMERICASCHILDRENTABLES.PDF  
 + ANTONIO OLIVO, “THIS MODEL OF HEALTHY SUBURBAN LIVING IS STARTING TO FRAY”  
 WASHINGTON POST, APRIL 2, 2016

**Demographic Shifts Are Changing Suburbs**



**Figure 2:** Changing markets and demographics. (Left) By 2030, the U.S. population will have nearly doubled since 1970, yet the country will only have 2 million more children than it did then. The proportion of two-parent families with children, the main market for traditional suburban homes, will have shrunk dramatically relative to other household types. (Right) In 2030, suburban residents will be poorer, older, and more diverse. Suburban municipalities will face rising costs as they try to meet demands for more, and more kinds of, services. (Stantec’s Urban Places)

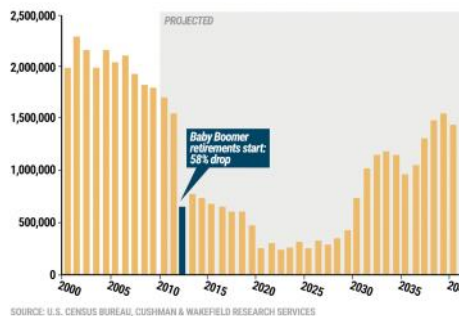
**Millennials Self-Sort by Education**



**Figure 3:** Not all Millennials are moving to cities—just those with four or more years of higher education. (Stantec’s Urban Places, based on data for 2000–2014 from Trulia.com)

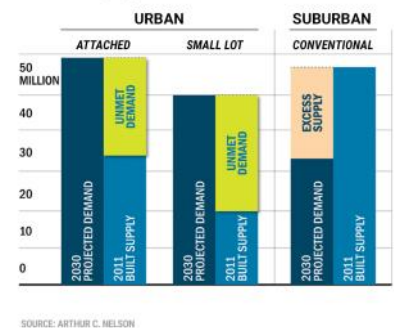
There is serious social dimension to this imperative. The number of poor people living in US suburbs rose by 65% between 2000 and 2014 and now outstrips the number living in cities. By 2040, in part because they have replaced cities as ports-of-entry for immigrants, suburbs will be more racially diverse than cities. At the same time, people 65 and older will represent more than half of suburban population growth well past 2030. Suburbs face a growing tab for the educational, safety-net, and social services that come with increasing economic, cultural and age diversity.

**Growth of the Working-Age Population**  
 (NET ANNUAL CHANGE FOR THE U.S. POPULATION, AGES 18–64)



**Figure 4:** Changing markets and demographics. (Left) A wave of Baby Boomer retirements has already cut into labor market growth, contributing to a growing shortage of knowledge workers. To compete, knowledge industry businesses and investment increasingly locate in the urban places where these workers want to live and work. (Right) Many of those retirees will want to downsize. Combine that with a Millennial preference for urban settings and you get significant new demand for walkable development. (Stantec’s Urban Places)

**Demand/Supply Imbalance in Housing Types**



Reinforcing both the real estate opportunity and economic and fiscal imperatives, an impending mobility revolution will boost walkable cities and suburbs. While many observers point to the danger that personal autonomous vehicles will spark a new round of sprawl, the real disruption will come from shared autonomous vehicles (SAVs)—6- to 12-passenger, electric vehicles that will enhance the convenience, amenity, and cost advantages of compact, mixed-use, walkable environments in cities and suburbs alike. Rod Schebesch, head of Stantec’s SAV research program, calls SAVs “the ultimate mobile device for urban connectivity.” In part because they’ll be able to offer greater convenience at less than half the cost of any current urban mobility service, he projects that they will be omnipresent on urban streets in cities and suburbs within a next decade.

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## “SUBURBAN REMIX”

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Widespread SAV use will increase urban centers’ amenity value and ability to offer genuine live/work/play lifestyles by making every corner of an urban center literally a click away. Constantly in use or docked for charging they’ll substantially reduce the amount (and cost) of parking needed in new urban housing and office development. SAVs will not disrupt equally. They’ll spread rapidly in urban settings with a critical mass of people and destinations. “Urban” will increasingly signify places where mobility is shared, not owned. In lower-density environments, privately owned AVs (PAVs), although far more expensive to own and operate, will dominate but will phase in more slowly.

### The planning behind a remixed suburb

*Suburban Remix* projects an optimistic future for suburbs that make a conscious choice, followed by concrete action, to trade sprawl for urbanism. Without damaging a blade of grass on a single residential lawn, these suburbs can seize opportunities to transform tens of millions of acres of “greyfields”—outmoded single-use shopping centers, office parks, and industrial sites—into compact, dense, walkable, mixed-use—urban—places that embody a new suburban dream defined by diversity and a stronger sense of community. Changing markets and demographics have set the stage for the new—remixed—suburb whose proudest feature is not a new mall but a new urban center.



**Figure 5:** A phased 10- to 15-year redevelopment plan will replace the Tanglewood Mall parking lot (left) with a walkable, mixed-use town center along Route 419 in suburban Roanoke County, Virginia. (Stantec’s Urban Places)

**Remixing** a suburb to make it more walkable and more urban begins with three baseline requirements:

- **Civic leadership**—an official, property owner, or community leader—who steps forward to begin building the public support and partnerships to move it forward.
- **Transformative planning** that translates diverse perspectives, values, market realities, and other factors into a cohesive vision and achievable strategies.
- **In-depth, inclusive engagement**—a community-wide conversation built on mutual education, communication, and trade-offs.

The remixing process requires a **foundation**:

- **Market-driven demand** that supports redevelopment and empowers public/private partnerships.
- **A compact, critical mass**—a mix of housing, retail, jobs, and public spaces, often representing 3 million square feet or more, developed on a largely contiguous site of at least 50 acres.
- **One or more willing property owners** who own key sites and are willing to take risks and participate in partnerships.
- **A spirit of equity**—housing opportunities, activities, and public spaces that invite the full spectrum of the community.



**Figure 6:** A grid of new walkable streets is transforming acres of surface parking at the edge of South Bay Center—a 1990s, suburban-style shopping center within the Boston city limits—into a new mixed-use neighborhood. (Stantec’s Urban Places)

To achieve their promise, these urban places follow **principles** designed to bring them to life as the civic, economic, and social heart of community life:

## “SUBURBAN REMIX”

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- **Above all, they're walkable**—distinguished by lively sidewalks and animated by a wide variety of shops, food, entertainment, and other amenities that invite people to walk.
- **They connect to their community in multiple ways:** by bike, on foot, by bus (and sometimes transit), and, of course, by car—these are suburbs, after all.
- **They feature a multilayered public realm,** from “active” squares to places of quiet reflection, and they often include a “town green” and other civic spaces.
- **They offer a diverse mix of choices**—for living, working, shopping, and playing, geared to residents’ increasingly diverse lifestyles.
- **They are authentic,** defined by the qualities that distinguish a community and its setting.

### **Placemaking—Bringing the remix to life**

Participants at the FPZA workshop asked for case-study examples of how other North American suburbs have used these placemaking principles to remix areas like Wellington’s Midtown. How did they make new urban development walkable? How did they introduce more varied uses and housing choices? How did they make these districts feel and function more like *places* for community members? While the process and principles for creating walkable, more urban suburbs are straightforward, successful placemaking presents real complexities.

Placemaking as a conscious practice first made its presence felt in the 1980s, long before the term itself was coined. Some of the most influential thinking on the topic emerged from the New Urbanism movement, which worked to develop a more human-centered approach to the forms and organization of suburban development. The placemaking movement arrived in cities in the early 2000s in response to the damaging legacy of midcentury planning and urban renewal, and a desire to recapture traditional urban values.



As a tool adopted by communities and developers, placemaking strengthens existing suburbs by creating walkable, mixed-use urban places that both add character and make these communities more economically competitive. Placemaking channels community aspirations, ideally relying on time-tested principles of urban design. Planners in Florida can point to two suburbs that have applied placemaking with great success to manage the complexities of introducing walkability. Both Mizner Park, once a suburban mall in Boca Raton, and CityPlace, redevelopment of a previously blighted area of West Palm Beach, serve as prime examples of how varying processes and adherence to sound urban development principles can reshape a suburb and provide economic opportunity for communities and residents alike.

An early adopter of the suburban remix, Rockville, Maryland’s experience demonstrates some of the key qualities of this new model. In particular, it has done a notable job of placemaking, a process that can seem a little mysterious to non-planners just starting to think about creating a new walkable center. Rockville has combined the planning principles laid out above and placemaking to create a walkable urban place at the heart of the community.



**Figure 7:** Belmar, in Lakewood, Colorado, designed the street level of a parking garage as artists’ work/sell space, creating a one-of-a-kin attraction that brings people from throughout the region who might not otherwise visit the district. (Clark Reader/The Lakewood Sentinel)

**Figure 8:** A vibrant restaurant scene keeps Shirlington’s sidewalks full of pedestrian activity and chance encounters. (Federal Realty Investment Trust)

**Figure 9:** Rockville Town Square serves as the town green for Rockville and as a backdrop for community events, social gatherings, and leisure. Locally owned shops, restaurants, and community library add to the vitality of the Square. (Federal Realty Investment Trust)

### **Case study: How Rockville did it**

Development of Rockville Town Square began in 2004. Located near the geographic center of the community on the site of a mall that opened in 1972, the 12.5-acre site features a 28,000-square-foot public space at its center. This square serves the critical role of bringing community members together for events, socializing, and relaxation. Midrise development surrounds the square on all sides, with 180,000 SF of retail and nearly 650 residential units, creating a comfortable sense of enclosure and includes a library (the result of a public/private partnership), an arts and innovation center, and dozens of shops and restaurants with apartments and condos above—a housing choice Rockville had previously lacked.

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**Figure 10:** The figure ground diagram for Rockville Town Square demonstrates how the development fits into the context of the community. The future expansion of the planning area will tie into the internal connectivity of the square and further expand the walkability of the development. The “town green” is located at the center of the diagram. (Justin Falango)

The Town Square is considered a success on many levels, including its centrality to the daily lives of residents. Regularly programmed events—including festivals, parades, formal gatherings, and live music—have worked to establish Town Square as the central gathering place for the community.

Connectivity to and through the Town Square assures walkability throughout, and the development will ultimately tie seamlessly to a larger 60-acre planning area at its edges. Proximity to a Metrorail station assures a direct link to regional amenities and workplaces for car-light or car-free households (three parking garages include nearly 2,000 parking spaces for visitors and workers). The library, flexibly-designed and inviting open space, programmed events, and active sidewalks contribute to the sense of the square as a community gathering place that serves both residents and visitors.

Attention to sound design principles and a process that has taken into consideration the ideals of placemaking and the aspirations of the community are important to the development’s success. Rockville Town Square now plays a key role in accommodating community members’ desire for artistic expression and cultural traditions. As host to community festivals and gatherings, such as a summer concert series, parades, and an arts festival, the Town Square has emerged as a well-integrated and lively gathering place for community members—and a place that has important lessons for suburbs nationwide.

1. A community member commenting on planning for redevelopment of the 419 Corridor in suburban Roanoke County, Virginia, into a walkable “town center,” March 23, 2017.

2. Elizabeth Kneebone, “Suburban Poverty Is Missing from the Conversation about America’s Future,” Brookings Institution, September 15, 2016, accessed February 21, 2017, <https://www.brookings.edu/articles/suburban-poverty-is-missing-from-the-conversation-about-americas-future/>.

## 2018 FPZA BUDGET SUMMARY

On January 20, 2018, the State Board reviewed the FPZA 2018 Annual State Budget that was adopted on October 28, 2017. The budget includes an estimated income of \$58,200 from collection of dues and conference related items with anticipated expenditures of \$58,050 for operating costs, scholarships, and expenses associated with the conference including the Awards Program.

The annual budget includes important programs such as student scholarships and chapter development. Other operating expenses include administration / supplies, website development, newsletter editing and layout, and AICP CM provider registration. A review of our budget to date indicates that we are on track with our projected revenues and expenses. The Board continues to look at ways to expand FPZA’s reach into regions with low or no current FPZA participation. Anything you can do to help spread the word on the tremendous value of an FPZA membership would greatly benefit the organization overall.

You can always direct people to [www.fpza.org](http://www.fpza.org) as a great resource for job postings, upcoming events and membership questions. If you should have any questions regarding the budget or if you would like to review it in its entirety, please contact Jim Barnes, VP Financial Affairs, at [jbarnes@wellingtonfl.gov](mailto:jbarnes@wellingtonfl.gov).

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

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**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).

## 2018 FPZA CONFERENCE PREVIEW

This year's FPZA State Conference is set to take place in downtown Orlando Wednesday June 6th - Friday June 8th. The theme of this year's conference is Character Towns, inspired by Bill Kercher's book of the same title. As Bill describes in his book, Character Towns are comprised of diverse neighborhoods, vibrant main streets with cafes and shops combined with an open space system of wetlands and parks with a respect for historic and natural resources. Successful examples provide us with checklists and practical guides to preserve what we have and build what we need.

Character Towns are the places that let us feel good by appealing to our senses of sight, sound, smell and touch while presenting a strong economic development picture. The role of community leaders is to help the community create the social, economic and physical setting supporting a society that is proud of its hometown, protective of its heritage and committed to its well-being. Vision and leadership change everything!

This year's conference will be broken down into four tracts: **Planning 101, Character Towns, Smart Cities, and Law Enforcement**, and will include 16-18 individual sessions divided amongst the tracts. Also included in your conference registration is a Thursday afternoon Mobile Tour to Sanford via a trip on the Sunrail. The mobile tour will depart from the Church Street Sunrail Station and will include a presentation by Evolve Design Group during the journey to Sanford. Participants will then take the City of Sanford's new Historical Trolley to downtown Sanford. During the trolley ride passengers will have a presentation on the redevelopment efforts and development trends redefining the Character of Sanford. While the cost of dinner is not included, reservations will be made for the Willow Tree Café, an authentic German restaurant, from 5:30 to 7:00. The Mobile Tour, including travel times, will last from approximately 4pm - 9pm.

Registration for this year's conference is open, and there is a registration form with instructions for online registration included below. We look forward to seeing you in Orlando in a couple of months!



**FPZA Annual State Conference**  
June 6-8, 2018  
Aloft Orlando Downtown  
"Character Towns"

**REGISTRATION FORM**

		By 11-May	After 11-May	Quantity	Amount
Name: _____	<b>Member Rate</b>	\$ 300.00	\$ 350.00	_____	_____
Firm/Agency: _____	(Includes all sessions and events)				
Name on Badge: _____					
FPZA Chapter: _____	<b>Non-Member Rate</b>	\$ 350.00	\$ 400.00	_____	_____
Address: _____					
City/State/Zip: _____	<b>Student Rate</b>	\$ 150.00	\$ 175.00	_____	_____
Phone: _____	Student Volunteers. Call Linda Trujillo (954) 864-5451				
E-mail: _____					
<b>Credit Card payments through www.fpza.org</b> <b>Make Checks Payable to FPZA and mail to:</b>					
FPZA PO Box 268544 Orlando, Florida 32856					
<b>Mobile Tour / Workshop</b> <i>Includes transportation (Sunrail) to/from City of Sanford with presentations (3.0 credits). Reservations will be made for dinner; however, the cost of food and drinks is not include with the registration.</i>					
Registrant meals included, Guests are Additional. Please check which event you and/or a guest will attend.					
	<b>Registrant</b>	<b>Additional Guests</b>			
Wednesday - Opening Luncheon	___ (included)	\$ 25.00	\$ 35.00	_____	_____
Wednesday - Opening Reception	___ (included)	\$ 25.00	\$ 35.00	_____	_____
Thursday - Luncheon with Keynote Speaker	___ (included)	\$ 25.00	\$ 35.00	_____	_____
Thursday - Evening Mobile Tour (Sunrail to Sanford)	___ (included)*	\$ 5.00*	\$ 10.00*	_____	_____
	*Does not include price of dinner	\$ 25.00	\$ 35.00	_____	_____
Friday - Awards Luncheon	___ (included)	\$ 25.00	\$ 35.00	_____	_____
<b>One Day Only Rate</b> (allows you to attend all sessions for a day)		\$ 150.00	\$ 175.00	_____	_____
<b>GRAND TOTAL:</b>					_____

**Cancellation Policy**  
Registration is refundable less a \$75.00 processing fee up to 14 days prior to the conference. No refunds will be given if notice of cancellation is less than 14 days prior to the conference.

To qualify, early registration must be received by May 11th, with payment being received by May 18th.

For additional information please contact:  
Scott Stuart 407-898-7858  
email: sastuart@kcgcorp.com

To qualify, early registration must be received by May 11th, with payment being received by May 18th.  
For hotel registration, please contact Aloft Downtown at (407) 380-3500.  
Rooms are limited under the FPZA rate of \$149.00/night.

## SAVE THE DATE 2018 FPZA Conference

When: June 6-8<sup>th</sup>

Where: ALOFT HOTEL  
Downtown Orlando

  
Orlando

Why: Once upon a time  
Florida was a blank slate.  
Now we are a place filled  
with lots of characters and  
CHARACTER TOWNS. Please  
make plans to join us as we  
explore how a character town is  
formed and how planners can continue  
to help create them.





**FPZA**  
FLORIDA PLANNING AND  
ZONING ASSOCIATION

## 2018 PLANNING AWARDS

**DEADLINE: APRIL 30, 2018**

It's time again for the Florida Planning and Zoning Awards! The FPZA Awards recognize outstanding land development and public/private sector planning statewide. For several decades, the awards program has been the centerpiece of FPZA's acknowledgment and promotion of best practices in planning throughout Florida.

FPZA encourages members to submit award applications. Projects must have been approved or completed during the last calendar year (2017). The categories are as follows:

1. **Outstanding Development/Design Excellence:** Newly planned, designed, or built "brick and mortar" projects that demonstrate superior form and function.
2. **Outstanding Redevelopment:** Reuse of a site, facility or structure.
3. **Outstanding Study/Plan:** Reports, studies, plans, documents, planning analysis, etc.
4. **Infrastructure:** Plans or projects that skillfully blend facilities or services into the community.
5. **Innovation:** Project or development that is unusual or ahead of its time.
6. **Education:** Plans or efforts that effectively promote planning and zoning best practices.
7. **Grassroots/Non-Profit Initiative:** Recognizes a nonprofit or neighborhood organization that has furthered the quality of life through the planning process within its community, such as: new or redevelopment, infrastructure, outreach, cultural events, education, health, festivals, tourism, and environmental.
8. **Sustainability:** Plans or projects that improve on and harmonize with the natural environment and reduce energy costs.
9. **Outstanding Elected Official:** Local, state or federal elected official who champions sound planning practices and accomplishes positive gains in areas of smart growth, environmental preservation, sustainable development, or equity planning.
10. **Outstanding Journalist:** Journalist who effectively and accurately puts forth information about planning and zoning issues to the public.
11. **Outstanding FPZA Chapter:** The chapter that increases or maintains their membership, achieves FPZA goals, and provides quality programs for its chapter members.
12. **George W. Simons, Jr. Award:** Candidate must be a current member of FPZA; evaluation is based upon the person's work and efforts over time, rather than just for the past year; and evaluation will also be based upon work directed towards the stated purposes, mission and goals of FPZA.

### EVALUATION CRITERIA

Each award entry must state how the development, study, project, design, innovation, chapter or person meets one or more of the following purposes of FPZA:

- To promote cooperation among official planning and zoning boards and commissions, civic bodies, citizens, technicians and students interested in planning and zoning in Florida.
- To cultivate and stimulate interest in planning and zoning in the State of Florida.
- To encourage the observance of sound planning and zoning practices.
- To furnish information, advice and assistance to its members and provide a medium to exchange information, advice and assistance among them.
- To engage in research and issue publications on planning and zoning and related matters.
- To promote education concerning matters related to planning and zoning.



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In addition, each award entry will be judged based upon the following criteria:

**Background:** History or context within which the project is significant; indication of expenditure of time, type of personnel, budget, population and size of jurisdiction.

**Innovativeness:** Use of an original concept or refinement of an existing technique or procedure.

**Effectiveness:** Project/strategy impact on the subject matter.

**Implementation:** Project/Strategy method or application to the subject matter; adaptability to changing conditions; and consideration of and solution to practical constraints.

**Comprehensiveness:** Scope and consideration of project/strategy in relationship to all aspects of the subject matter.

**Clarity:** Clearness of the award entry application.

### SUBMITTAL PROCEDURES

- A cover letter that states the name of the nomination, the award that is sought, the name of the recipient(s), and the name, phone number, address and email of the applicant.
- A brief summary to be used for ceremony purposes, if selected. (100 words or less)
- A brief description of the nomination for the award relevant to the award category. (500 words or less)
- A narrative of the nomination which clearly demonstrates the evaluation criteria, as outlined on page one (1) of this "Call for Entries" (1,000 words or less).
- Applicable images and graphics representing the projects, in JPEG or PDF format.
- Letter(s) of recommendation.
- Nomination submittal packages on CD preferred but not required.
- **Submit nominations to:**  
Alexis Crespo by email to [alexis.crespo@waldropengineering.com](mailto:alexis.crespo@waldropengineering.com)

**NOTE:** For the Outstanding Journalist and Chapter Awards, in lieu of the above submittal procedures, only a one (1) page statement in support of the nominee is required, while further supporting information is encouraged.

**NOTE:** For the George W. Simons, Jr. Award, the nomination application must be submitted by an FPZA member with a statement by FPZA member(s), however; additional endorsements included in the application may be from non-members.

The FPZA Awards Committee reserves the right to reclassify the category for any submittal.

**Award recipients will be announced at the Awards Luncheon at the FPZA State Conference being held June 6-8, 2018 at ALOFT Hotel in Downtown Orlando. The Awards Luncheon will be held on Friday, June 8th.**



## 2018 FPZA CONFERENCE SPONSORSHIP OPPORTUNITIES

**Re: 2018 Florida Planning and Zoning Association - State Conference  
June 6-8, 2018 @ The Aloft Hotel – Orlando, Florida**

On behalf of the Florida Planning & Zoning Association, I am pleased to invite you to share in the goals of our organization to cultivate and encourage observance of sound planning and zoning practices in our state through sponsorship of the 2018 State Conference, *“Planning Character Towns – A future for small cities and towns”*.

The conference will be held from June 6th through June 8th at the Aloft in downtown Orlando.

The annual FPZA State Conference brings together professionals from multiple disciplines within the planning world, including public and private sector planners, developers, attorneys, elected officials, landscape architects, engineers, citizens, environmentalists, and design professionals. We are working diligently to ensure the 2018 conference provides an excellent forum to advertise and network with public and private land planning professionals around the state, promote land planning related services, as well as provide outstanding educational sessions while supporting FPZA.

The sponsorship is also an opportunity to promote your company’s name and recognition through the State Conference, FPZA activities, the Overview newsletter, and the awards program. The funding derived from the conference sponsorship program will be targeted to defray the cost of registration and encourage student participation at minimal or no cost.

Thank you in advance for your consideration. Please contact me directly at (407) 536-7970 or email: [jsutton@chenmoore.com](mailto:jsutton@chenmoore.com) with any questions.

Sincerely,

Jason Sutton, RLA  
Vice President of FPZA Central Florida Chapter  
407.536.7970



## 2018 FPZA CONFERENCE SPONSORSHIP OPPORTUNITIES

To meet your specific marketing needs, the Central Florida Chapter of FPZA has developed a variety of sponsorship opportunities to meet every budget.

### Sponsorship Benefits

#### **\$5,000**

- Complimentary FPZA Group Membership (four individuals) for one year (\$240 value)
- Two 2018 State Conference Registration (\$600 value)
- Recognition as a sponsor on the FPZA website and link to your firm's webpage
- Recognition with ad / logo on applicable State Conference material
- Recognition with onsite signage at the State Conference
- Full page ad within the FPZA statewide Quarterly Forums for 1 year (\$500 value)
- Presentation of a certificate of appreciation at the 2018 State Conference
- Table to Display / Participate in the exhibitor hall
- Support of FPZA and the Central Florida Chapter (Priceless)

#### **\$2,500**

- One complimentary FPZA membership (\$70 value)
- One 2018 State Conference Registration (\$300 value)
- Recognition with ad / logo on applicable State Conference material
- Recognition with onsite signage at the State Conference
- Half page ad within the FPZA statewide Quarterly Forums for 1 year (\$250 value)
- Table to Display / Participate in the exhibitor hall

#### **\$1,000**

- Recognition with ad / logo on applicable State Conference material
- Recognition with onsite signage at the State Conference
- Table to Display / Participate in the exhibitor hall

***Custom sponsorship benefits packages available.***



The Springs Chapter of FPZA and Sun Coast Section of APA Florida Proudly Present...



## ~ Spring 2018 Regional Forum: Crystal River's Waterfront Renaissance ~

As a designated Waterfronts Florida Community, the City of Crystal River has a rich and diverse history centered around its namesake Crystal River and spring-fed Kings Bay. Join us for a lunch and boat tour as we review exciting trends in the City's waterfront revitalization, as well as natural systems management and restoration efforts within Kings Bay/Crystal River.

Featured speakers include City Manager Dave Burnell and Dr. Chris Anastasiou, Chief Environmental Scientist with the Southwest Florida Water Management District, who will provide engaging presentations on these topics, followed by a boat tour of the bay and river waterfront.

**2.5 CM Credits!**

**WHEN:** Friday, March 23rd from 11:30 a.m. 'til 2:30 p.m.

**WHERE:** Plantation on Crystal River 9301  
West Fort Island Trail  
Crystal River, FL 34429

**COST:** \$25 includes lunch, boat tour & credits Register Online:

<https://www.eventbrite.com/e/crystal-rivers-waterfront-renaissance-tickets-43129332996>.



## CALL FOR ARTICLES

Would you like an opportunity to share an opinion, review or analysis of a current planning topic of personal or state interest?

We are looking for contributions for upcoming issues of the Overview. One time or recurring contributors are welcome. Contributions can include, but are not limited to: news articles, press releases, analytic reviews and narratives, legal briefs and reviews. The views expressed in the Overview are those of the Editor or other contributors and do not necessarily reflect the opinions of the Florida Planning & Zoning Association. Articles may be edited to conform to space and/or style requirements, and may be reserved for use in later issues if appropriate.

If you are interested in submitting a contribution, or would like additional information, please contact Branden Roe, the Overview Editor at [branden.m.roe@gmail.com](mailto:branden.m.roe@gmail.com).

## AD SPACE AVAILABLE

Quarter, half and full page advertising space is available. Exact ad dimensions and costs are available on request. All advertisements should be sent as a .jpg or .tif.

### BUSINESS CARD AD:

4 issues \$100, or \$50/issue  
Maximum Ad dimensions: 2" x 3.5"

### QUARTER-PAGE AD:

4 issues \$150, or \$75/issue  
Maximum Ad dimensions: 4.6" x 3.75" or 2.3" x 7.25"

### HALF-PAGE AD:

4 issues \$250, or \$125/issue  
Maximum Ad dimensions: 9.2" x 3.75" or 4.6" x 7.5"

### FULL-PAGE AD:

4 issues \$500, or \$250/issue  
Maximum Ad dimensions: 9.2" x 7.5"

Contact the FPZA office at (407)895-2654 or [fpza@bellsouth.net](mailto:fpza@bellsouth.net) for more information.

## MEMBER PROFILE

### ALYSSA HENRIQUEZ

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

A. I'm originally from Fairfax, Virginia

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

A. I received my Bachelor of Science in Environmental Policy and Planning Degree with a minor in Watershed Management from Virginia Tech, and my Master of Urban and Regional Planning Degree with a concentration in International and Community Development from the University of Florida.

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

A. I became involved with FPZA when I received the Outstanding Student award at the 2017 FPZA State Conference. I have been a member of FPZA for nearly a year.

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

A. I am currently the City Planner for the City of Winter Springs. Through my formal education and past work experience, my expertise was in environmental planning and international community development, primarily focused on the social aspects of planning. In my current role, I have broadened my expertise to include development review and other essential municipal planning tasks.

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

A. I enjoy traveling, eating and cooking new foods, the beach, Disney, and spending time with and exploring the world with friends, family and my dog!

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

A. Throughout graduate school, I explored careers in international development planning and social work, but realized I love the state of Florida, and the planning challenges it faces currently and in the future, which led me to my current position.

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

A. Since I am a recent college graduate myself (April 2017!) I would share what I've learned in the past 6 months in my current role—there will probably be a steep learning curve in any planning job in a city you are unfamiliar with. Ask as many questions as possible, continue on your quest for knowledge, and never lose sight of the community you envision, no matter what challenges and barriers your community may face.

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

A. In the longer term, I would like to add as many "tools" to my "planner toolbox" as possible—including elements of civil engineering, building construction, and land development.



**BOARD OF DIRECTORS MEETING MINUTES**

WELLINGTON COMMUNITY CENTER

JANUARY 20, 2018

President LaValley called the meeting to order at 9:08 AM.

The following were present:

**HELEN LAVALLEY – SURFCOAST**

**PAULA McMICHAEL – CALUSA**

**ALEXIS CRESPO – CALUSA**

**SCOTT ASHLEY – SURFCOAST**

**RANDY WOODRUFF – CENTRAL FLORIDA**

**JIM BARNES – GULFSTREAM**

**VIA TELEPHONE:**

**ARLEEN HUNTER – CALUSA**

**JOE QUINN – SPRINGS**

**BRANDEN ROE – STATE**

**WELCOME AND INTRODUCTIONS**

President LaValley welcomed everyone and thanked them for participating in today's board meeting. Each person introduced themselves and their chapter. Arleen Hunter and Joe Quinn joined the meeting at 9:23 AM.

**ADMINISTRATOR'S REPORT**

Paula McMichael gave the administrator's report. Membership as of January 15, 2018, showed 472 total current members: 133 individual members, 315 members from 74 agencies, 14 students, 5 honorary students, 4 Past President Emeriti and one Paid President Emeritus. The bank balance as of December 2017 was \$44,727, down from December 2016 balance of \$59,644. The minutes of the October 28, 2017 meeting were emailed to everyone as well as appearing in the *Overview*. Alexis Crespo made a motion to approve the minutes as distributed. Jim Barnes seconded the motion; approved.

Paula distributed the board listing and asked from corrections or updates.

**VP FINANCIAL AFFAIRS REPORT**

Treasurer Jim Barnes distributed the final 2018 budget, tabled at the October 28, 2017, board meeting, showing total income of \$58,000 and total expenses of \$58,050. Paula McMichael made a motion to approve, seconded by Alexis Crespo. Motion carried. [After the meeting, it was discovered that the budget had been approved at the October board meeting.]

He then reviewed the year-end financial report. While all line items match the bank statements, the total bank balance does not match the bank statement. He will work with Sunni Simmons to resolve the discrepancy and distribute a final report. The report was tabled until the next meeting and no motion was made.

Jim states he will be sending out requests for chapter financial reports, which are due mid-February. Surfcoast is the only chapter that has submitted their financial report so far.

Alexis Crespo stated the reimbursement for the state seed money for the 2017 conference will be mailed to the state administrator on Monday.

Jim also gave a recap of the regional forum. Approximately 35 people attended. The speakers and topic were well-received, and the speakers will provide copies of the PowerPoint presentation for the website. He thanked the board for providing seed money for the event. The state board provided dues reimbursement plus monies from chapter development for a total of \$500. The event also received two sponsorships, \$500 from Calvin Giordano and \$250 from Treasure Coast APA. One of the speakers required reimbursement for airfare and hotel room. He believes the event will break even. His goal for the Gulfstream Chapter is to increase municipal membership.

**VP MEMBERSHIP SERVICES REPORT**

Scott Stuart was not in attendance. Helen stated that she had noted in reviewing chapter membership lists that some members who should be in the Gulfstream Chapter are listed in the South Florida Chapter. After board discussion, it was decided that the chapter membership for these two chapters would be combined for the time being, with Jim Barnes heading both chapters, while the board investigates the feasibility of combining the chapters.

**PRESIDENT ELECT'S REPORT**

Alexis stated that she is still working on the speaker list and it should be completed by the

next board meeting. She is working with the Suncoast Chapter to plan a "meet the planning director" lunch for the Chapter, possibly with Hillsborough County.

Joe Quinn reported that the Springs Chapter was planning the next regional forum and board of directors meeting, to be held at the Planation Inn in Crystal River March 23rd and 24th. The regional forum would include lunch and a boat tour of the Crystal River and Bay and a presentation from the city manager of Crystal River regarding downtown revitalization. Crystal River has been designated as a Waterfront Florida Community. Joe will develop a flyer, and Alexis will help with the flyer and registering the regional forum for AICP CM credits. The rate for the Planation Inn is \$170/night. Joe will investigate setting up online registration for the event.

**STUDENT OUTREACH**

Linda Trujillo was not in attendance. President LaValley mentioned that a young planner attended the regional forum and she had offered to post his resume on the FPZA website. Jim Barnes asked about investigating a reduced conference rate for students, and suggested less than \$100 if they volunteer. Registration rates are set by the conference host chapter. Jim will follow up with Scott Stuart.

**PRESIDENT'S REPORT**

President LaValley stated that she had no presidential appointments at this time. She asked the chapters if they had completed the community projects. No new projects have been undertaken.

She stated that the contract with Sunni Simmons of Nth Degree Management, LLC, as the new FPZA administrator had been signed. The board needed to make a motion to approve Sunni Simmons as an authorized signer of the bank account. Right now, only Arleen Hunter and John Thomson are authorized signers. Arleen made a motion to approve Sunni Simmons, Alexis Crespo and Scott Stuart as authorized signers. Joe Quinn

**MEETING MINUTES CONTINUED**

seconded. The motion was approved.

Helen brought up that a selection committee should be formed to select the next Vice President of Finance. Arleen as Past President will chair the selection committee. Jim Barnes and Helen LaValley will serve on the committee. Arleen will set up a conference call for the selection committee and will bring back a slate at the next board meeting for a board vote. The final slate will be published in the *Overview* and be voted on prior to the conference.

**OVERVIEW**

Deadline for articles for the next issue is February 7, 2018. Branden listed the following articles needed for the newsletter: cover story, conference registration, conference call for sessions, conference call for sponsors, conference call for awards, conference save-the-date, member profile, board meeting minutes, president's message, save-the-date for the spring regional forum and board meeting, budget recap, and regional forum recap. Jim Barnes will provide the budget recap and regional forum recap. Alexis will provide the call for awards flyer. She will also contact a local land use attorney to write a cover story.

Branden also stated that he would like to change the format of the newsletter, and will send out samples for board consideration. The next issue will utilize the existing template.

**CHAPTER REPORTS**

- **Calusa Chapter** – Calusa held their holiday party in downtown Fort Myers as a joint event with the local APA chapter. Their next luncheon is schedule for January 26th and is a luncheon with the planning director of the City of Punta Gorda. The following luncheon will be with the planning director of Collier County. On March 23rd, they are co-sponsoring a daylong symposium with the local APA chapter that will offer 8 AICP CM credits.
- **Central Florida** - The chapter held a holiday event that was well-attended. Their focus is the upcoming conference.
- **First Coast** – Helen received an email from Amy Reed, who is the new president of First Coast, with a list of new board members. Not all of the board are members of FPZA. Helen will follow up to make sure everyone renews or joins.
- **Gulfstream** – Again, the chapter is focusing on increasing membership. Accounting for the regional forum will be sent to Sunni Simmons as administrator.
- **Springs** – The chapter is planning the spring forum. They hope to do another event in the late summer/early fall. Helen LaValley stated the board could assist with flyers if needed.
- **Suncoast**– No one from the chapter was in attendance, but Diane Chadwick had sent in a report via email. They are working with the USF Master's Program Director to set up a program for students, possibly as part of the USF/Suncoast FAPA Mentoring program. Hillsborough County Planning Directors may speak. They will offer free membership to students who attend. The bank account has been transferred to Alexis and Diane.
- **Surfcoast** – Their holiday awards gala was well-attended with approximately 60 in attendance. Their next event is January 26th regarding "Why Solar Energy" at the Daytona Beach Kennel Club.

**2018 CONFERENCE**

Scott Stuart was not in attendance. Helen will follow up with him regarding the status of conference planning efforts. Surfcoast has volunteered to host the 2019 conference and is considering a "destination" conference in Key West with a mobile boat tour to Cuba. She would like members from other chapters to help chair conference committees, such as hotel, sessions, and mobile tours. The Surfcoast Chapter has only discussed the location preliminarily but will be meeting January 31st to consider.

Alexis as chair of the awards committee stated the deadline for awards will be April 30th and submittals will only be accepted via email. Helen will coordinate with Linda Trujillo regarding student awards.

**OLD BUSINESS**

Quarterly Board Meeting Schedule

**Spring:** March 24th at the Plantation Inn in Crystal River—Joe Quinn will coordinate

**Conference (BOD Meeting):** Friday, June 8th Aloft Hotel in Orlando

**Fall:** First Coast has volunteered to sponsor in September/October

ADJOURN – with no further business, the meeting was adjourned at 10:34 AM.



## MEMBERSHIP IN FPZA

### 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

#### INDIVIDUAL MEMBERSHIP DUES

Chapter	State Dues	Local Chapter Dues	Total Dues
Apalachee	\$50	\$10	\$60
Calusa	\$50	\$20	\$70
Central Florida	\$50	\$20	\$70
First Coast	\$50	\$35	\$85
Gulfcoast	\$50	\$15	\$65
Gulfstream	\$50	\$15	\$65
Heartland	\$50	\$10	\$60
Northwest	\$50	\$10	\$60
South Florida	\$50	\$10	\$60
Springs	\$50	\$10	\$60
Suncoast	\$50	\$20	\$70
Surfcoast	\$50	\$25	\$75
Suwannee	\$50	\$10	\$60

#### GROUP MEMBERSHIP (MINIMUM FOUR INDIVIDUALS)

Chapter	State Dues per Person	Local Chapter Dues per Person	Total Dues per Person
Apalachee	\$40	\$8.00	\$48.00
Calusa	\$40	\$15.00	\$55.00
Central Florida	\$40	\$20.00	\$60.00
First Coast	\$40	\$23.00	\$63.00
Gulfcoast	\$40	\$12.00	\$52.00
Gulfstream	\$40	\$15.00	\$55.00
Heartland	\$40	\$7.00	\$47.00
Northwest	\$40	\$7.00	\$47.00
South Florida	\$40	\$7.00	\$47.00
Springs	\$40	\$8.00	\$48.00
Suncoast	\$40	\$13.00	\$53.00
Surfcoast	\$40	\$23.00	\$63.00
Suwannee	\$40	\$7.00	\$47.00

- ♦ To find out the chapter you will belong to, visit the [FPZA website](#).
- ♦ Return your application form with payment to:  

**FPZA**  
**Post Office Box 268544**  
**Orlando, Florida 32856**
- ♦ For questions call (407) 508-7974 or email [fpza@bellsouth.net](mailto:fpza@bellsouth.net)

#### A NOTE ABOUT AGENCY DUES:

The minimum number of individuals for a group is now four, but there is no longer a maximum number; you may add an unlimited number of additional people to your overall group. You now also have the option to pay a group rate for a combined group with members of different local chapters or for combinations of professional staff and board/commission members, rather than the previously separate categories.

Type of Membership Applying For:    Individual    Agency (minimum four reps)    Student (copy of i.d. required)

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Company: \_\_\_\_\_ FPZA Chapter: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

If Agency, list additional names and email addresses below (minimum four per agency):

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_ Email: \_\_\_\_\_