

OVERVIEW

DEVELOPING FLORIDA'S PLANNING
PROFESSIONALS SINCE 1951



A GUIDE TO LAND USE AND ZONING DECISIONS UNDER FLORIDA LAW



BY: Austin S. Turner, Esq - Land Use and Environmental Law Attorney, with Henderson, Franklin, Starnes & Holt, P.A.

The purpose of this article is to provide readers with a brief overview of the minimum procedural requirements and various standards of review currently governing developers and their land use consultants who are frequently faced with the onerous task of navigating Florida's modern land development regulations.

Historically, the general rule for all local zoning and rezoning decisions required that any such decision be treated as "legislative" in nature and therefore was subject only to the highly deferential "fairly debatable" standard of judicial review.¹ However, following the Florida Supreme Court's seminal 1993 decision in *Board of County Commissioners v. Snyder*², certain zoning decisions, including certain zoning decisions of limited impact (e.g., site-specific rezoning applications or site development plans) must be treated as quasi-judicial in nature, supported by the "competent substantial evidence" elevated standard of review.

local government's quasi-judicial rulings are typically appealable via a common law petition for writ of certiorari, under which Florida courts have narrowly limited the nature and scope of review to the following three-part determination: 1) whether procedural due process was accorded; 2) whether the essential requirements of the law were observed; and 3) whether the administrative findings and judgment were supported by competent substantial evidence.³

In general, legislative acts are distinguished by Florida case law as "decisions which apply to larger segments of—if not all of—society"⁴ most commonly consisting of comprehensive plan amendments, the enactment of original zoning ordinances, comprehensive rezonings which affect a large portion of the public, and the local adoption of land development regulations.⁵

A quasi-judicial decision is generally much less deferential than a legislative decision and will be overturned if there is no competent substantial evidence to support it.⁶

CONTINUED ON PAGE 3

IN THIS ISSUE:

PAGE 2: A WORD FROM THE PRESIDENT
PAGE 3: WINTER REGIONAL FORUM RECAP
PAGE 4: 2018 BOARD OF DIRECTORS BALLOT
PAGE 5: 2018 CONFERENCE AND KEYNOTE SPEAKER PREVIEW

PAGE 5: WELCOME TO SUNNI SIMMONS, OUR NEW ADMINISTRATOR
PAGE 6: SAVE THE DATE FOR THE 2018 CONFERENCE
PAGE 7: CALL FOR 2018 CONFERENCE AWARD NOMINATIONS
PAGE 9: CALL FOR 2018 CONFERENCE SPONSORS

PAGE 11: 2018 CONFERENCE REGISTRATION FORM
PAGE 12: MEMBER PROFILE - JOSEPH P. QUINN
PAGE 13: BOARD OF DIRECTOR MEETING MINUTES
PAGE 15: FPZA MEMBERSHIP APPLICATION

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A WORD FROM THE PRESIDENT

It is officially springtime and summer vacations are being planned. I encourage a staycation in Orlando from June 6th through the 8th. The 2018 FPZA State Conference is being held at the Aloft Hotel in downtown Orlando. Conference registration is open and hotel rates are discounted until May 15th. See our website for more details.

More detailed conference information is included in this issue. Registration information can be found on page 11 and on the website. A tentative schedule has been posted on the website. Sponsorship opportunities are available and welcome! There is still time to submit your award nomination. We all know that outstanding project, plan, or person that deserves an award!

In March the Springs Chapter hosted the Regional Forum and State Board meeting in Crystal River. The events were held at the Plantation Inn on Crystal River. Dr. Anastasiou, from the Southwest Florida Water Management District, gave an informative presentation on the restoration efforts for Crystal River and Kings Bay. Following the presentations, event attendees were treated to a boat tour along Crystal River. Many thanks to Joe Quinn and the Chapter for hosting the event.

It is election time for the Association! Please see the 2018 FPZA State Executive Officers election ballot in this issue. Please vote to show your support. The deadline to return your ballot is May 22, 2018.

Congratulations to Joe Quinn of the Springs Chapter on his nomination for the position of Vice President of Financial Services. Joe is highlighted in our "Member Profile" this quarter. See page 12 to get (re)acquainted with Joe.

As always, thank you for your continued support! See you at the Conference!

Helen LaValley

State President



LAND USE DECISIONS

...CONTINUED FROM PAGE 1

By contrast, when relief from an adverse local government decision is sought by filing a declaratory judgment action in circuit court, a judge will generally only overturn a local government’s legislative decision if it is determined to have been arbitrary and capricious, or lacking any substantial relationship to a legitimate health, safety, or welfare concern.⁷ Furthermore, while all quasi-judicial hearings are required to satisfy certain minimum due process requirements, legislative acts are entirely exempt from all ex parte (*i.e.*, one party providing off-the record information to a decision maker without notice to, or contest by, the adverse party) restrictions and a number of other procedural due process safeguards typically mandated in a quasi-judicial decision.⁸

For example, Florida courts have ruled that comments and opinions of professional staff, as well as expert testimony from certain non-staff professionals, may indeed constitute competent substantial evidence upon which a local government board may base its decision, provided there are sufficient facts on the record to support such comments and opinions. Conversely, other generalized statements provided by neighbors or laypersons which are offered merely to support or oppose a particular project, would not likely be deemed valid as competent substantial evidence in any quasi-judicial proceeding.⁹ Also, while Florida courts have ruled that no weight may be accorded to an expert opinion which is totally conclusory in nature and is unsupported by any discernable, factually-based chain of underlying reasoning, it is also well established that lay opinion testimony must be rejected when offered as evidence in any proceeding where technical expertise is required.¹⁰

Given the constantly evolving nature of Florida’s intricate regulatory growth management program, both local developers and planning consultants are strongly encouraged to attain an understanding of the various minimum procedural requirements and corresponding legal standards of review mentioned above. Most importantly, in order to effectively minimize important pro forma costs and preemptively resolve any potential exposure to future unanticipated permitting delays or costly avoidable surprises, practitioners should coordinate as early and often as possible with developer clients and others well in advance of filing any formal permit application or zoning request.

¹ See *Village of Euclid v. Ambler Realty Co.*, 272 U.S. 365 (1926)

² 627 So. 2d 469 (Fla. 1993)

³ See *Deerfield Beach v. Vaillant*, 419 So. 2d 624, 626 (Fla. 1982)

⁴ See *McKinney v. Pate*, 20 F. 3d 1550, 1557 (11th Cir. 1994)

⁵ See *Board of County Commissioners of Sarasota County v. Karp*, 662 2d 718 (Fla. 2d DCA 1995)

⁶ See *City of Miami Beach v. Ocean & Inland Co.*, 3 So. 2d 364, 367 (Fla. 1941)

⁷ *Id.*

⁸ See *Jennings v. Dade Cty.*, 589 So. 2d 1337, 1340 (Fla. 3d DCA 1991) (parties must be provided notice, opportunity to be heard, opportunity to present evidence, cross-examine witnesses, and informed of all the facts upon which the action is taken)

⁹ See *Miami-Dade Cty. v. Walberg*, 739 So. 2d 115, 117 (Fla. 3d DCA 1999)

¹⁰ See *Jesus Fellowship, Inc. v. Miami-Dade Cty.*, 752 So. 2d 708, 710 (Fla. 3d DCA 2000)

SPRING REGIONAL FORUM RECAP

Engaging topics, great speakers and perfect weather for a tour of Kings Bay were the cornerstones for the Regional Forum hosted jointly by the Springs Chapter FPZA and Sun Coast Section FAPA in Crystal River on March 23rd. The event topic, *Crystal River’s Waterfront Renaissance*, enticed attendees from around the state to come hear guest speakers Dave Burnell, Crystal River City Manager, and Dr. Chris Anastasiou, Chief Environmental Scientist with the Southwest Florida Water Management District. Their presentations highlighted various projects designed to restore and protect the unique Kings Bay springs system, as well as landward redevelopment activities to restore, enhance and promote the City’s waterfront opportunities. After lunch and formal presentations at the Plantation on Crystal River, the speakers joined attendees on a boat tour of Kings Bay to further review spring and bay restoration efforts, such as the living shoreline projects, as well as upland projects like the Riverwalk and Hunter Springs Park improvements.



Related links:

- [Crystal River Bayside Vision Plan](#)
- [Crystal River Riverwalk Project](#)
- [Springs in West-Central Florida](#)



OVERVIEW



2018 FPZA ELECTION BALLOT FOR STATE EXECUTIVE OFFICERS

2018/2019 Slate of Officers

Please Check the Officer or indicate selected Write-In

PRESIDENT

Alexis Crespo, AICP
(Waldrop Engineering)

PRESIDENT-ELECT

Scott A. Stuart
(Kelly, Collins & Gentry, Inc.)

or

Write-In Candidate

VP MEMBER SERVICES

Jim Barnes, AICP
(Village of Wellington)

or

Write-In Candidate

VP FINANCIAL AFFAIRS

Joseph P. Quinn, AICP
(SW Florida Water Management District)

or

Write-In Candidate

IMMEDIATE PAST PRESIDENT

Helen LaValley
(Lake County School District)

Please Return Your Ballots to Florida Planning and Zoning Association by either:

E-Mail: info@fpza.org

Fax: FPZA (407) 894-7673

Mail: FPZA, P.O. Box 568544, Orlando, FL 32856

**BALLOTS MUST BE E-MAILED, FAXED, OR POSTMARKED BY
MAY 22, 2018**

Results of the state election of officers will be announced at the Annual State Conference in Orlando on Friday, June 8, 2018.

2018 FPZA CONFERENCE & KEYNOTE SPEAKER 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.

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 Thursday afternoon Keynote Speaker is award winning author of *Oh, Florida, The Scent of Scandal*, and *Manatee Insanity*, Craig Pittman.

Craig Pittman is a native Floridian. Born in Pensacola, he graduated from Troy State University in Alabama, where his muckraking work for the student paper prompted an agitated dean to label him "the most destructive force on campus." Since 1998, he has reported on environmental issues for Florida's largest newspaper, the *Tampa Bay Times*.

He has won the Waldo Proffitt Award for Distinguished Environmental Journalism in Florida four times, and twice won the top investigative reporting award from the Society of Environmental Journalists. Stories he has written for Sarasota magazine have won three first-place awards from the Florida Magazine Association. He's the co-author, with Matthew Waite, of *Paving Paradise: Florida's Vanishing Wetlands and the Failure of No Net Loss*, (2009), which won the Stetson Kennedy Award from the Florida Historical Society. His second book was *Manatee Insanity: Inside the War Over Florida's Most Famous Endangered Species* (2010), which the Florida Humanities Council named one of 21 "essential" books for Floridians. His latest book, *Oh, Florida! - How America's Weirdest State Influences the Rest of the Country* - explores the character and contradictions that make Florida the most interesting state.

Registration for this year's conference is open, and there is a registration form with instructions for online registration included on page 11. We look forward to seeing you in Orlando!



WELCOME TO SUNNI SIMMONS, FPZA'S NEW ADMINISTRATOR!

As we shared with the members of FPZA in the Fall Issue of the *Overview*, Wanda Classe retired after 14 years of dedicated service to the Florida Planning & Zoning Association. It is with great excitement that we have the opportunity to share with the organization that we have a new Administrator!

Please join President LaValley and the entire Board of Directors in welcoming Ms. Sunni Simmons as our new FPZA Administrator. Sunni was Wanda's assistant for many years, and as such she is familiar with the organization and its members which has made for a smooth transition to Administrator.

For those of you who are not familiar with Sunni – she is the point of contact for many of us. She updates the Association's website, distributes event notifications and the quarterly newsletters, maintains our membership database and will now assume the additional responsibilities of the State FPZA Administrator.

Sunni can also receive press releases, articles or requests for advertisement for the *Overview*, as she coordinates directly with Branden Roe, the current *Overview* editor, as well as the State Board of Directors.

We are confident that Sunni will continue to provide the support and services that the Association has become accustomed to in the past. Feel free to contact her for assistance with website posting of your chapter events, a current chapter membership list, or even copies of documents such as the Association's tax exempt certificate.

We look forward to Sunni's new role and her continued work with our association!

OVERVIEW

SAVE THE DATE 2018 FPZA Conference

When: June 6-8th

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.



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.

FZPA 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.

OVERVIEW



2018 PLANNING AWARDS

DEADLINE: APRIL 30, 2018

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

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.



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 with any questions.

Sincerely,

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

OVERVIEW

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 (only 1 available)

- Complimentary FPZA Group Membership (four individuals) for one year (\$240 value)
- Two 2018 State Conference Registration (\$600 value)
- Top Recognition as key sponsor on the FPZA website and link to your firm's webpage
- Top Recognition as key sponsor on applicable State Conference material
- Top Recognition with onsite signage at the State Conference
- Full page ad within the FPZA statewide Overview Newsletter 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 Overview Newsletter 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
- Quarter page ad within the FPZA statewide Overview Newsletter for 1 year
- Table to Display / Participate in the exhibitor hall

\$500

- Recognition with logo on applicable State Conference material
- Recognition with onsite signage at the State Conference
- Business card size ad within the FPZA statewide Overview Newsletter for 1 year
- Table to Display / Participate in the exhibitor hall

Custom sponsorship benefits packages available.

OVERVIEW



FPZA Annual State Conference

June 6-8, 2018

Aloft Orlando Downtown
"Character Towns"

REGISTRATION FORM

		By 11-May	After 11-May	Quantity	Amount
Name: _____	Member Rate	\$ 300.00	\$ 350.00	_____	_____
Firm/Agency: _____	<i>(Includes all sessions and events)</i>				
Name on Badge: _____					
FPZA Chapter: _____	Non-Member Rate	\$ 350.00	\$ 400.00	_____	_____
Address: _____					
City/State/Zip: _____	Student Rate	\$ 150.00	\$ 175.00	_____	_____
Phone: _____	<i>Student Volunteers. Call Linda Trujillo (954) 864-5451</i>				
E-mail: _____					
Credit Card payments through www.fpza.org Make Checks Payable to FPZA and mail to:					
FPZA PO Box 268544 Orlando, Florida 32856					
Mobile Tour / Workshop					
<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.					
	Registrant	Additional Guests			
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*	_____	_____
<i>*Does not include price of dinner</i>					
Friday - Awards Luncheon	_____ (included)	\$ 25.00	\$ 35.00	_____	_____
One Day Only Rate (allows you to attend all sessions for a day)		\$ 150.00	\$ 175.00	_____	_____
GRAND TOTAL:					_____

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.



WHO BELONGS TO THE FLORIDA PLANNING AND ZONING ASSOCIATION?

MEN AND WOMEN 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.

OVERVIEW

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.

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 for more information.

MEMBER PROFILE
JOSEPH P. QUINN, AICP**Q. WHERE ARE YOU FROM ORIGINALLY?**

A. Born in Washington, D.C., but moved to Florida as an infant. My grandparents had lived here since the 1940s.

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

A. I graduated from the University of South Florida with a Bachelor of Arts in Physical Geography and a minor in Business. Go Bulls!

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

A. I was introduced to the Florida Planning and Zoning Association through Paul Wieczorek over 20 years ago and have been active in the Springs Chapter. I previously served as co-chair for the Annual Conference in Gainesville.

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

A. I'm a Senior Project Manager with the Water Resources Bureau of the Southwest Florida Water Management District, with over 25 years of public and private sector experience in environmental and land use planning. I've also served as a volunteer for a number of community/organizational committees, including city and county planning commissions, city police pension board, and Make-A-Wish.

Q. WHAT ARE YOUR HOBBIES AND INTERESTS?

A. Music, reading and traveling with the family.

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

A. Body surfing at Cocoa Beach. Just kidding, probably insurance, as my parents owned an insurance brokerage.

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

A. My advice would be that graduation is just the beginning of your real education. Always be on the lookout for extra assignments when you get into the profession, these will provide excellent learning opportunities and greatly enhance your value to the organization.

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

A. I'm excited about being part of the innovative solutions being developed to meet our growth-based future water demands, while managing and protecting our natural resources that make Florida such a unique treasure.

BOARD OF DIRECTORS MEETING MINUTES

PLANTATION ON CRYSTAL RIVER

MARCH 24, 2018

President LaValley called the meeting to order at 9:06 AM.

The following were present:

HELEN LAVALLEY – SURFCOAST

ARLEEN HUNTER – CALUSA

PAULA MCMICHAEL – CALUSA

DIANE CHADWICK – SUNCOAST

JOE QUINN – SPRINGS

ALYSSA HENRIQUEZ – CENTRAL FLORIDA

JIM BARNES – GULFSTREAM

VIA TELEPHONE:

ALEXIS CRESPO – CALUSA

SCOTT ASHLEY – SURFCOAST

SCOTT STUART – CENTRAL FLORIDA

WELCOME AND INTRODUCTIONS

President LaValley welcomed everyone and thanked them for participating in today's board meeting. Each person introduced themselves and their chapter.

ADMINISTRATOR'S REPORT

Paula McMichael gave the administrator's report. Membership as of March 15, 2018, showed 481 total current members: 141 individual members, 316 members from 74 agencies, 14 students, 5 honorary students, 4 Past President Emeriti, and one Paid President Emeritus. The bank balance as of February 2018 was \$44,101.49, down from February 2017 balance of \$57,556.75. The minutes of the January 20, 2018, meeting were emailed to everyone as well as appearing in the *Overview*. Paula made one minor correction that the deadline for the *Overview* had been listed as 2017 instead of 2018. Arleen Hunter made a motion to approve the minutes as distributed with the minor correction. Joe Quinn seconded the motion; approved.

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

There will be no chapter reimbursement of membership dues until the state conference in June.

VP FINANCIAL AFFAIRS REPORT

Treasurer Jim Barnes stated that a sponsorship check for the January regional forum had been lost in the mail; however, once it is re-issued, the Gulfstream/South Florida chapter should be able to return approximately \$200 to the state for chapter development funds.

Jim reported that First Coast and Surfcoast Chapters have submitted their semi-annual chapter reports, which were due in February.

Central Florida Chapter has not requested the conference advance seed money for the annual conference. Scott Stuart, conference chair, stated that they will not be requesting the seed money [\$2,500].

Springs Chapter is requesting \$250 from chapter development funds to cover the costs incurred for the March regional forum. In reviewing the adopted 2018 budget, Arleen Hunter made a motion to move \$250 from student scholarships into chapter development to cover the request. Seconded by Jim Barnes; approved.

The quarterly report was again tabled and no motion was made.

VP MEMBERSHIP SERVICES REPORT

Scott Stuart stated that FPZA has 1,058 contacts in LinkedIn. He stated that he had lost access to the account and was not sure whose email address was associated with it. He will double-check with Sunni Simmons, FPZA Administrator, to ensure that administration of the LinkedIn account was transitioned to her. He had not been receiving email requests to join.

Regarding chapter mentoring, Scott had not contacted anyone within the Apalachee Chapter. Helen stated the Barry Wilcox was an FPZA member and contact within the chapter. She will follow up with Barry regarding re-activating the chapter.

Scott will request merchandise to sell at the conference from Sunni. Diane stated she would like to purchase a few items to use as door prizes for Suncoast events. Joe may be interested as well. Scott will review the inventory to determine if there is a need to purchase additional merchandise.

Helen stated that one of the small FPZA banners had broken. Scott will check with the company that the signs were purchased from to see if it can be fixed.

PRESIDENT ELECT'S REPORT

Alexis stated that she will review chapter Professional Development Officers (PDOs) to make sure all those listed are still active and in

charge of events at the local level. She offered to help register conference events for continuing education credit if needed by Central Florida.

Regarding chapter mentoring, the Springs chapter just hosted the regional forum. Joe Quinn stated that approximately 25 people were in attendance, and the boat tour was enjoyed by all. Joe thanked the board for their help with the event. Diane Chadwick has been working to organize an event for the Suncoast Chapter, which she hopes will take place in conjunction with USF. The preliminary topic is public-private partnerships. No date has been set. Jim Barnes has been working to re-energize the Gulfstream/South Florida combined chapter. He will concentrate on Broward and Palm Beach Counties for a chapter board. He is looking at the middle of the year for an event, possibly co-sponsored with the Treasure Coast APA.

Alexis sent out a speaker list as a board-level resource for state speakers.

STUDENT OUTREACH

Linda Trujillo was not in attendance. President LaValley reported that Linda is looking for outstanding student award nominations. The deadline is April 30, 2018. Alyssa Henriquez stated she would reach out to the student organization at UF for a nomination. Scott Stuart said he would contact UCF. Joe Quinn stated he will get in touch with the UF student who attended the regional forum. Diane has a possible USF contact.

Helen also stated that Linda will be looking for a new student representative for the board, and has two students who have expressed interest, one from FAU and one from UF. Alexis will make the appointment at the June board meeting as the incoming president.

PRESIDENT'S REPORT

President LaValley stated that she had made two presidential appointments, Alyssa Henriquez from the City of Winter Springs and Randy Woodruff from Okaloosa County. Okaloosa County is in the Northwest Chapter, which is currently inactive.

She stated that the Surfcoast Chapter will be undertaking another community service project, although the details had not yet been

MEETING MINUTES CONTINUED

determined.

She also would like to look into the cost of updating the FPZA brochures, perhaps as a one-sheet, two-sided flyer, as the current brochures are out-of-date.

OVERVIEW

Deadline for articles for the next issue is April 4, 2018. Editor Branden Roe was not in attendance but had sent an email with the following articles needed for the newsletter: cover story, conference keynote speaker, conference registration, state board executive committee nominees, conference call for sponsors, conference call for awards, conference save-the-date, member profile, board meeting minutes, president's message, and regional forum recap. President-Elect Crespo will work with a local attorney to provide a cover story. President LaValley will provide a welcome for the new FPZA administrator. Joe Quinn will be the member profile. Nothing has been provided regarding a new template for the *Overview*, so that discussion was tabled until the next meeting.

2018 CONFERENCE UPDATE

Scott Stuart reported that 16 of 18 speakers for the conference have been confirmed. The chapter currently has \$6,000 in sponsorships. The keynote speaker will be Craig Pitman from the *Tampa Tribune*. The hotel rate at the Aloft Orlando Downtown of \$149/night is available through May 15th. Scott will work on a block schedule to post to the website.

Award chair Alexis stated the invitation to submit will be sent out to membership again. No submittals had been received.

NOMINATING COMMITTEE

Arleen Hunter, as chair of the nominating committee, passed out a draft ballot. Ms. Hunter made a motion to nominate Joe Quinn to the executive committee as treasurer, and to waive the criteria for nomination per Subsection 13.b.4. of the bylaws. Jim Barnes seconded the motion; approved. Ms. Hunter made a second motion to approve the slate of officers as presented; seconded by Paula McMichael; approved. The ballot will be posted on the website and sent out to membership in advance of the conference.

CHAPTER REPORTS

- **Calusa Chapter** – Calusa held a “meet-the-planning-director” luncheon in January in Punta Gorda. They also co-sponsored a ULI event regarding airports and will be an in-kind sponsor on another ULI event to be held April 4th. They will work to schedule another luncheon.
- **Central Florida** - The chapter will be hosting a mixer with Associated Builders & Contractors (ABC). This is the second year that they will be hosting the event. The chapter focus is the upcoming conference.
- **First Coast** – No update was provided by the chapter; however, President-Elect LaValley had received an invitation to a legislative update event in Jacksonville on March 29th.
- **Gulf Coast** – Diane Chadwick reported that a walking tour of downtown Sarasota will be held in April.
- **Gulfstream/South Florida** – Again, the chapter is focusing on increasing membership.
- **Suncoast**– Diane Chadwick reported that she now has control of the bank account. Alexis Crespo is also a signer.
- **Springs** – The chapter hosted the spring forum. They hope to do another event in the late summer/early fall.
- **Surfcoast** – Scott Ashley reported that their January 26th event regarding “Why Solar Energy” at the Daytona Beach Kennel Club went well. They will be hosting a boat tour on April 13th in New Smyrna Beach. They will be working with APA Atlantic Coast to co-sponsor events. They are trying to get Planning Commission members to join FPZA as a training opportunity. The chapter is also working to plan the 2019 conference in Key West and will have more updates on that at the next quarterly board meeting.

OLD BUSINESS

Quarterly Board Meeting Schedule

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

Fall: First Coast has volunteered to sponsor in September/October – date/location TBD

Winter: A central Florida location was suggested. Jim Barnes will research Clewiston as a possible location, with a regional forum of a sugar mill tour and board meeting at the Clewiston Inn. Helen will research Sebring with board meeting location of Inn on the Lakes or Kenilworth. Alyssa will research LaBelle as a possible location.

Spring: Diane Chadwick volunteered Suncoast and a Tampa location.

2019 Conference: June 2019 in Key West

ADJOURN – With no further business, the meeting was adjourned at 10:42 AM.

OVERVIEW

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 1443
Titusville, Florida 32781
- ♦ For questions call (407) 508-7974 or email 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: _____