



OVERVIEW

A PUBLICATION OF THE
FLORIDA PLANNING AND ZONING ASSOCIATION

DEVELOPING FLORIDA'S PLANNING PROFESSIONALS SINCE 1951

Planning for Fiscal Neutrality

By: David Farmer, AICP, PE and Paul Van Buskirk, PhD, FAICP, PE

The Setting

With Florida in a full-swing building boom (again!), many policymakers are asking if a proposed rezone or Comprehensive Plan Amendment is a "good deal" from a fiscal perspective. Across the state, past city and county budgets have grappled with past projects that have not performed as expected, costing more in services than the project generates in revenues.

One of the key factors that increase the cost of providing services, facilities, and infrastructure is the location of the proposed project. As new residential projects are proposed by developers in areas further from the urban area (where services are generally plentiful), the cost to deliver adequate public facilities generally increases. Not only does the cost to provide services increase with distance from the urban area but roads must be widened for the new residents to drive "into town" for daily needs and employment. For example, this results in households having to take in longer trip lengths, resulting in higher transportation costs, more greenhouse gases and more investment in transportation infrastructure.



Booming construction in Florida.

Fiscal Neutrality

Fiscal neutrality can be applied for a variety of purposes and in understanding its meaning, we need a clear picture of the purpose for which it is being applied (e.g. municipal budgets). For local governments, fiscal neutrality may be discussed when implementing a policy, such as a comprehensive plan amendment or update, where its impact neither increases nor decreases a budget. The policy can influence macroeconomics or microeconomics or both. When applied at the project level, fiscal neutrality is achieved when the revenues (taxes, Aide, fees and developer contributions) equal the costs of providing services, facilities and infrastructure to support the development.

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Conference and hotel registrations for the 69th Annual FPZA State Conference is now open! Please visit <https://www.fpzsurfcoast.org/> today to register!

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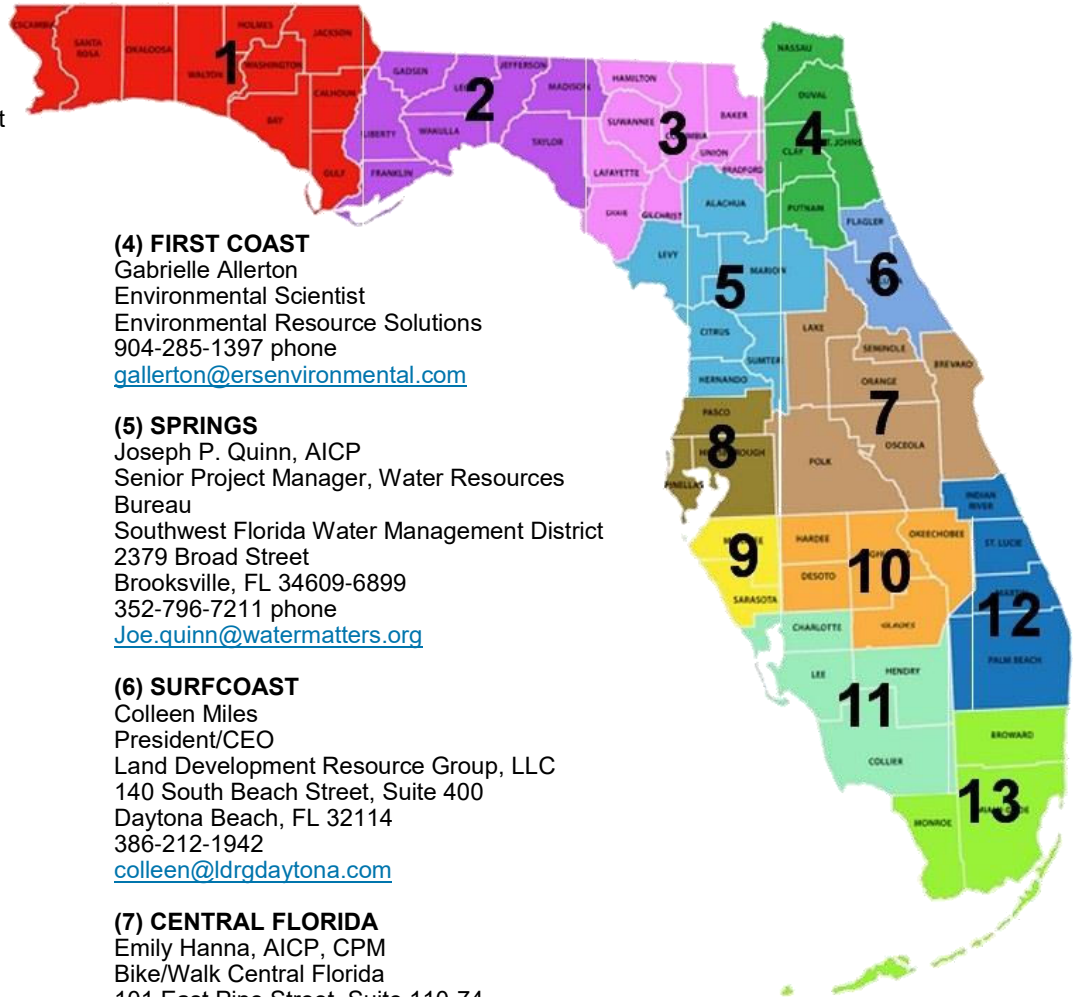
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A WORD FROM THE PRESIDENT



Hello FPZA members and Happy New Year! I sincerely hope everyone enjoyed the holidays. With the new year comes a focus on all the challenges and opportunities that lie ahead. This is also the time of year the Florida Legislature gears up to consider proposed bills which can have far reaching implications for local governments and the development community. With respect to this theme,

the Board extends a hearty thank you to the Surfcoast Chapter for hosting the Winter Regional Forum with guest speaker Chris Carmody of the Gray Robinson law firm. Mr. Carmody provided a lively and engaging perspective on the 2022 Florida Legislative Session and their priority items. Thank you very much Mr. Carmody for your time, expertise, and enjoyable presentation!

Recent legislative interest has revolved around Home Rule, with a number of preemption bills filed or passed in the Florida Legislature aimed at checking the broad powers afforded by the Florida Constitution. Despite where these efforts may go, it is anticipated local governments will continue to maintain their necessary autonomy to meet the uniquely individual needs and vision of their communities. These needs and visions are most often addressed through the implementation of plans and projects, with many activities fortunately continuing to move forward despite all the obstacles the last couple of years. This progress has been due in large part to the diligent efforts and support of local community leaders, residents, staff, consultants, and other interested parties. The FPZA has been proud to recognize the very best of these efforts through the years via its FPZA Planning Awards program, which is held in conjunction with the Annual State Conference. Unfortunately, we were unable to do so last year with our virtual conference format.

I'm happy to say that this year we're back! With the upcoming 2022 FPZA State Conference scheduled to be held in Captiva on June 1-3, 2022, we're expanding our request for Planning Awards submissions. This year's submissions are open to those projects approved or completed in calendar years 2020 or 2021 and cover a broad range of categories as outlined in the 2022 Call for FPZA Planning Awards found in this edition of the Overview. We are excited to see your submissions this year and look forward to recognizing the broad spectrum of planning activities and projects that make Florida's communities unique, engaging and livable.

ABOUT THE OVERVIEW

The Overview is a quarterly newsletter published by the Florida Planning and Zoning Association. The contents of these newsletters include contributions from our members across the state. The issues are issues in the Winter, Spring, Summer and Fall following the quarterly Board of Director's meetings.

CONTRIBUTIONS

The Overview offers an opportunity for contributions from our members 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.

ADVERTISING SPACE AVAILABLE

- **BUSINESS CARD AD:**
4 issues \$100, or \$50/issue
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- **FULL-PAGE AD:**
4 issues \$500, or \$250/issue
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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.

OUTREACH, OUTPLAN, OUTLAST

FPZA STATE CONFERENCE

JUNE 1 - 3, 2022

**SOUTH SEAS ISLAND RESORT
CAPTIVA, FL**

WWW.FPZASURFCOAST.ORG

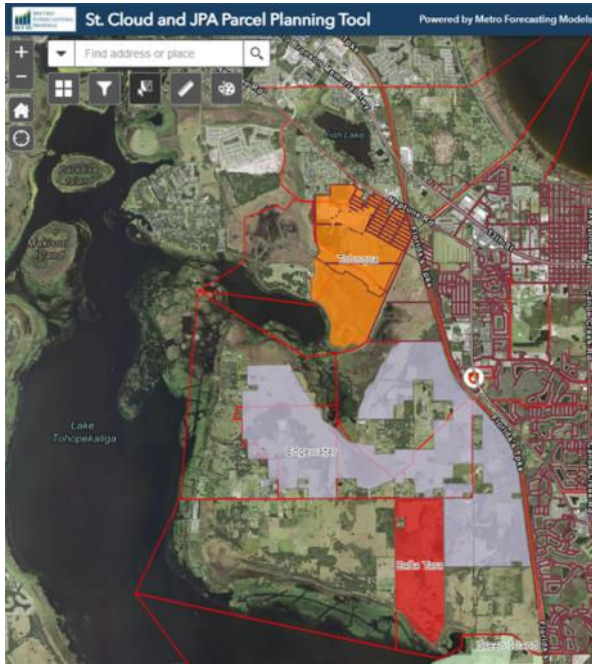
Planning for Fiscal Neutrality Continued

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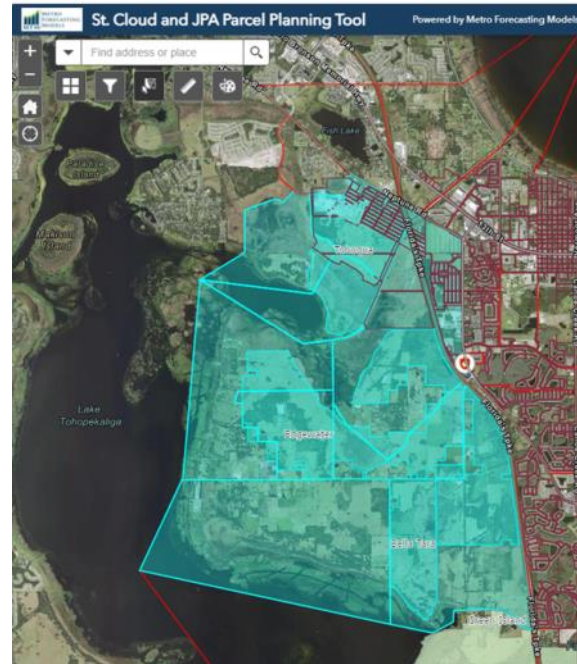
Solutions

The good news is planners can oversee the collective impacts of multiple projects and use this data to allocate land for future commercial and government facilities. Allocating services near residents helps to shorten trip lengths and reduce transportation congestion.

Without long-range planning, each proposed project imposes what is likely a de minimis impact (microeconomics). There reaches a tipping point, however, where these approved small projects, over time, collectively create enough impact (macroeconomics) where new lanes need to be added to existing roads and new facilities such as fire stations and schools must be built to meet the resident's needs.



Future projects, St. Cloud, FL.



Grouping projects by Traffic Analysis Zone and Planning Area, St. Cloud, FL.

One approach is to analyze the undeveloped areas in your county or city and see if they can be grouped by geography, barriers, and existing transportation corridors as planning areas (macroeconomics). You may notice these areas are served by one or two collector roads and have limited public facilities compared to the urban area.

Review the development potential of the vacant land for future housing development and apply appropriate demographics to estimate the future population for the planning area. If this future population reaches a critical mass to support commercial and public facilities and there are no provisions for supporting land uses, then the area may cost more to provide services than reoccurring revenues or fees generated by the developed areas.

Policymakers can be averse to increasing residential density as conventional reasoning leads to the conclusion that more housing means more people and a reduced level of service for existing residents. Sometimes strategically increasing density in specific/defined areas will lead to a population that is more cost-effective to provide services for. Theoretically speaking, when a single home is built in a remote area a fire station must be built as well to provide emergency services. The reality is about 5,000-8,000 homes or 12,000-18,000 residents are required to make a new fire station financially feasible and fiscally neutral. This same population can also support a modest park and a neighborhood grocery anchored shopping center. By enabling a suitable population to support public and private facilities, trips into town are reduced, fewer miles are driven and there is less impact to the transportation system. In areas where the zoned density will allow just a few thousand homes then costs to provide services are likely to exceed revenues.

As un-platted rural areas develop in Florida, it is important to recognize and plan for supporting land uses for the future needs for government services, infrastructure, and commercial uses. Inventory the vacant land by zoning or future land use and identify areas that may be suitable for future schools, parks, and fire stations.

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Planning for Fiscal Neutrality Continued

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By providing or designating land for essential services closer to existing and future residents, the opportunity for fiscal neutrality is vastly improved.

Fiscal Neutrality and Redevelopment Projects

Another opportunity to improve property tax revenues may be hiding in plain sight. As older retail centers, office parks and malls see reduced demand and/or high vacancies, the associated taxable values generally fall. Take an average Sears store in a mall consuming an average of 68,000 square feet with an assessed value of \$4 million. That same space could accommodate 250-300 new multifamily units with a taxable value 10X the assessed value of the Sears building area.

There are great advantages of adding multifamily to retail intensive areas including capitalizing on existing infrastructure, shortening trip lengths for essential services, and providing places to live close to employment. Underperforming commercial shopping centers are a fantastic opportunity to increase housing, reduce outdated or unnecessary commercial space, and improve tax revenues. Good planning and forward thinking can help foster fiscal neutrality. Finding ways to get people closer to essential services, employment, and recreation to reduce drive times and trip lengths are vital elements in balancing the cost to provide government services versus revenues.



A proposed re-positioning of Ridgmar Mall, a traditional enclosed shopping mall. The redevelopment and expansion will include a mixture of retail, restaurants, and residential living. (inPLACE Design)

Conclusion

An analysis at the micro level of an individual development project does not address the objective to achieve fiscal neutrality. It is the aggregate of several associated projects at the macro level as a community system in which it yields a population threshold to support commercial and public services. This will reduce the capital and public services cost to incorporate these key components for a more desired state of fiscal neutrality.

About the Authors

Paul Van Buskirk and David Farmer are the founders Metro Forecasting Models, which provides land use modeling services exclusively to local governments for long-range planning.

Dr. Paul Van Buskirk, FAICP, PE has studied urban planning, land development, and fiscal analysis for over five decades. He is a charter member of both the American Planning Association and the American Institute of Certified Planners. Paul is a recipient of the Charles Evans Hughes Award from the American Society for Public Administration, for "courageous, resourceful, and imaginative work in municipal government and its future development."

David Farmer, AICP, PE is recognized as a Subject Matter Expert for the Urban Land Institute and Realtors® on topics related to land use allocation, infrastructure, and financial analysis. David received an award for Outstanding Elected Official from the Florida Planning and Zoning Association in 2020. David is currently writing a thesis on fiscal neutrality for his master's degree in Public Administration from Barry University in Miami, FL.

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?

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If you are interested in submitting a contribution, or would like additional information, please contact Branden Roe, the Overview Editor at broe@broomfield.org

Call for 2022 Conference Session Proposals



2022 Florida Planning and Zoning Association State Conference Session Proposals

'OUTREACH*OUTPLAN*OUTLAST'

Name of Session			
Contact Information	Name		
	Email		
	Phone		
	Address		
Topic (Check most relevant)			
<input type="checkbox"/> Public Policy	<input type="checkbox"/> Spatial Planning/Urban Design	<input type="checkbox"/>	<input type="checkbox"/> Transportation
<input type="checkbox"/> Law/Legislation	<input type="checkbox"/> Technology	<input type="checkbox"/>	<input type="checkbox"/> Economic Development
<input type="checkbox"/> Zoning/Code Writing	<input type="checkbox"/> Redevelopment/Revitalization	<input type="checkbox"/>	<input type="checkbox"/> Infrastructure
<input type="checkbox"/> Ethics	<input type="checkbox"/> Sustainability	<input type="checkbox"/>	<input type="checkbox"/> Housing
<input type="checkbox"/> Other (specify topic)			
Session Description: (4,000 characters max. Please clearly describe the planning related educational objective that this session achieves. Content must be appropriate for typical planning professional with minimum 2 years' experience/AICP.)			
Instructors/Speakers			
Speaker No. 1	Name/Accreditations		
	Biographical Information (2,000-character max. include education, title, achievements, and experience.)		

Call for Session Proposals Continued

Speaker No. 2	Name/Accreditations					
	Biographical Information					
Equipment Required*		Laptop		Projector		Screen
Available Time Slots** (Check all available)						
Wednesday, June 1		Thursday, June 2		Friday, June 3		
		8:30 – 10:00 a.m.		8:30 – 10:00 a.m.		
		10:15 – 11:45 a.m.		10:15 – 11:45 a.m.		
1:30 – 3:00 p.m.		1:30 – 3:00 p.m.				
3:15 – 4:45 p.m.		3:15 – 4:45 p.m.				
Previous Experience (Have you given this presentation previously? If yes, when and where.)						
Additional Information or Comments?						

* We cannot guarantee availability of equipment at this time; information is for planning purposes only.

** Please note all sessions are scheduled to run 1.5 hours and should be planned to fill that entire time slot (may include Q&A period up to 15 minutes). Please include additional sheets for additional speakers or to address criteria noted above.

Submit proposals electronically by 5:00 p.m. on Friday, February 28, 2022 to:
surfcoastfpza@gmail.com

Winter Regional Forum Recap

By: Colleen Miles

The Surfcoast Chapter hosted the Winter Regional Forum at the historic DeLand Courthouse on Friday, January 21, 2022. The topic was a sneak peek at the current Florida Legislative Session for 2022.

Our featured speaker, Chris Carmody, of the Gray Robinson law firm, was amazing as usual with an "Awards Season" themed presentation that was lively and entertaining. The event was well attended with 25 people who enjoyed a boxed lunch that culminated with an animated question and answer session.



ABOUT THE FLORIDA PLANNING AND ZONING ASSOCIATION

The Florida Planning and Zoning Association was founded in 1951, during the national conference of the American Planning and Civic Association held in Miami. Frank F. Stearns, then Director of Planning for the City of Miami, set up a special meeting for those interested in forming an active State Association. Approximately thirty people attended that historic meeting, representing most of the populated areas of the State.

The purposes of the Association are: to promote cooperation among official planning and zoning boards or commissions, civic bodies, citizens, technicians and students interested in planning and zoning in the State of Florida; to cultivate and stimulate interest in planning and zoning by local governments; to encourage the observance of sound planning and zoning practices; to furnish information, advice and assistance to its members and provide a medium for exchanging information, advice and assistance among them; to engage in research and issue publications on planning and zoning and related matters; to promote and encourage the sound development of land, water and natural resources and the elimination of air and water pollution; and to educate the public and elected and appointed officials in matters pertaining to planning and zoning.

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?

Visit our website at www.FPZA.org.

Call for 2022 Conference Sponsors



FPZA STATE CONFERENCE SPONSORSHIP LEVELS

June 1 – 3, 2022 South Seas Resort. Captiva, FL

Outreach, Outplan, Outlast

The Surfcoast Chapter of the Florida Planning & Zoning Association (FPZA) offers a special opportunity to support an educational event while increasing your visibility locally and statewide. Sponsorship of the 69th Annual FPZA state conference is a worthwhile way to promote your business or organization and further the sound planning principals of the FPZA.

Sole Survivor Sponsor \$2,500

- ❖ Two (2) full conference registrations
- ❖ Exhibitors booth space
- ❖ X-Large sponsor logo on all promotional materials
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Immunity Idol Sponsor \$1,000

- ❖ One (1) full conference registration
- ❖ Exhibitors booth space
- ❖ Large sponsor logo on all promotional materials
- ❖ Half page ad in the FPZA Overview newsletter

Tribal Council Sponsor \$500

- ❖ Exhibitors booth space
- ❖ Medium sponsor logo on all promotional materials
- ❖ Quarter page ad in the FPZA Overview newsletter

Fire Starter Kit Sponsor \$250

- ❖ Small sponsor logo on all promotional materials
- ❖ Business card size ad in the FPZA Overview newsletter

Call for Sponsors Continued



FPZA STATE CONFERENCE SPONSORSHIP LEVELS

June 1 – 3, 2022 South Seas Resort. Captiva, FL

Outreach, Outplan, Outlast

The Surfcoast Chapter and the Florida Planning and Zoning Association thanks you for considering sponsorship of this event. Sponsorships can be paid on-line at www.fpzsurfcoast.org. Or you may make checks payable to: Florida Planning and Zoning Association and mail this form with payment to:

FPZA Surfcoast Chapter
Attn. Treasurer
P.O. Box 2705
Daytona Beach, FL 32115

Please ensure sufficient time for inclusion in the print advertisements by mailing or paying online before **April 22, 2022**.

Digital media used for print and promotional materials must be sent in high resolution JPG format to surfcoastfpza@gmail.com.

Name _____

Organization's Name _____

Mailing address _____

Phone _____

Contact Email _____

Website _____

Please check the box that applies:

- ☐ \$2,500 Sole Survivor Sponsor
- ☐ \$1,000 Immunity Idol Sponsor
- ☐ \$500 Tribal Council Sponsor
- ☐ \$250 Individual Reward Sponsor

(or) **Pay On-Line at:**
www.fpzsurfcoast.org

2022 Call for FPZA Planning Awards

DEADLINE: APRIL 1, 2022

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 two calendar years (2020 or 2021). The categories are as follows:

- **Outstanding Development/Design Excellence:** Newly planned, designed, or built "brick and mortar" projects that demonstrate superior form and function.
- **Outstanding Redevelopment:** Reuse of a site, facility or structure.
- **Outstanding Study/Plan:** Reports, studies, plans, documents, planning analysis, etc.
- **Infrastructure:** Plans or projects that skillfully blend facilities or services into the community.
- **Innovation:** Project or development that is unusual or ahead of its time.
- **Education:** Plans or efforts that effectively promote planning and zoning best practices.
- **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.
- **Sustainability:** Plans or projects that improve on and harmonize with the natural environment and reduce energy costs.
- **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.
- **Outstanding Journalist:** Journalist who effectively and accurately puts forth information about planning and zoning issues to the public.
- **Outstanding FPZA Chapter:** The chapter that increases or maintains their membership, achieves FPZA goals, and provides quality programs for its chapter members.
- **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 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.

2022 Call for FPZA Planning Awards Continued

- 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.

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.

Submit nominations or questions to:

Dan Smith at fpzaawards@gmail.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.

2022 FPZA State Conference Student Scholarship Application

2022 FLORIDA PLANNING AND ZONING ASSOCIATION
OUTSTANDING STUDENT AWARD APPLICATION

This is a competitive merit-based award open to all students currently enrolled in a Florida College/University urban planning undergraduate, graduate, or certificate program. Application essays and letters of recommendation will be reviewed and scored by a panel based on alignment with the mission of the Florida Planning and Zoning Association. Winning essays may be published in whole or in part within FPZA publications including the FPZA website. For more information regarding FPZA and its mission, visit www.fpza.org.

APPLICANT INFORMATION:

Name: _____

School: _____ Major: _____

Level: (circle one) Graduate Undergraduate Year: _____

Contact Information: _____

Permanent Mailing Address: _____

Phone: _____ E-mail: _____

Student Scholarship Award recipients receive paid conference registration and two nights hotel stay for the FPZA State Conference being held June 1-3, 2022, at the South Seas Island Resort in Captiva, Florida. Recipients are expected to attend conference sessions and events, and also provide volunteer conference assistance. The awards will be presented at a luncheon to be held on June 3rd. The awarded students will be candidates for the student representative to serve on the State Board.

ESSAY TOPIC: Please answer the following questions in 500–1,000 words total.

- What attracted you to the field of planning?
- How would you describe Florida fifty years from now?
- How does your education prepare you for this future, and what role do you think you will serve as a professional?

LETTER OF REC fpzaawards@gmail.com : attach a letter of recommendation from a professor/instructor to this application and mail it or scan and email it to the contact listed at the bottom of this application.

ADDITIONAL INFORMATION:

Submittals must be e-mailed no later than Friday, April 1, 2022, and recipients will be notified soon after that. Recipients are expected to attend the state conference.

Submit completed application, essay and letter of recommendation to fpzaawards@gmail.com

Questions should be directed to fpzaawards@gmail.com

BOARD OF DIRECTORS QUARTERLY MEETING MINUTES

COLE COBB OFFICE & VIA TELECONFERENCE

JANUARY 22, 2022

President Quinn called the meeting to order at 9:07 AM.

The following were present:

JIM BARNES – SOUTH FLORIDA
JOE QUINN – SPRINGS
PAUL WIECZOREK – SPRINGS
DEBI LACROIX - SURFCOAST
DIANNE CHADWICK - SUNCOAST
THAD CROWE - FIRST COAST (ZOOM)
COLLEEN MILES - SURFCOAST
KATIE LABARR – GULF COAST (ZOOM)
BRANDEN ROE – (ZOOM)
SAM CAMP – CENTRAL FLORIDA
DAN SMITH – CALUSA (ZOOM)
HELEN LAVALLEY – SURFCOAST
SUZANNE NEVE – BOARD ADMINISTRATOR

WELCOME AND INTRODUCTIONS

Roll call was conducted and a quorum was determined. President Quinn welcomed everyone and thanked them for participating in today's meeting.

ADMINISTRATOR'S REPORT

FPZA Administrator, Suzanne Neve, presented the minutes from the October 2021 meeting. A motion to approve the minutes as presented was made by Helen LaValley and second was made by Jim Barnes. The motion carried unanimously. The membership report was presented with all current paid members for 2021/2022 in one tab and a second tab with unpaid members for next year (who were current the prior year). There are 367 paid members and 63 unpaid. Chapter Reimbursement will be made once Chapters have submitted their financial reports and Board listings for 2021.

As a result of the discussion on prorating dues, motion was made to allow any new members that join between now and May 31, 2022 will have their membership valid through May 31, 2023. Motion made by Colleen Miles and second by Dianne Chadwick. The motion carried unanimously.

The date for the next Regional Forum and State Board meeting were selected as April 1st and 2nd and tentatively hosted by the Springs Chapter.

PRESIDENT'S REPORT: JOE QUINN

President Quinn noted that his major focus moving forward is working with the active Chapters to bolster membership and would ideally prefer to get to 400-500 members and we're making good progress on that with the Membership Committee and their monthly meetings.

In regards to social media, Helen suggested we send a canned response to anyone who joins the FPZA LinkedIn group or likes the page. Suzanne will begin doing that.

The awards deadline will be April 1st. The committee will consist of Dan as Awards Committee Chair (as Chair-Elect of the Board), Paul, Dianne, Branden and Colleen. A new general email for award submissions was created – fpzaawards@gmail.com and will be forwarded annually to the Chair of the awards committee. Branden will send the awards info from Overview to Suzanne to send out to the membership via MailChimp. Dan will work on securing a local elected official and journalist to assist with awards presentation.

PRESIDENT ELECT'S REPORT: DAN SMITH

Helen has created a SOP and guide for the President Elect to use each year for entering and reviewing CM credits.

VP MEMBERSHIP SERVICES REPORT: SAM CAMP

The membership committee has pulled together a list of all non-renewals from the past 5 years and will be reaching out to those 200 individuals to encourage them to rejoin. Sam has put together a renewal touch-point process for the future so that we are engaging with members throughout the year, instead of just once when they are due. We will begin recognizing new members in the Overview.

Sam has accepted a position outside of the State and his last day in FL will be February 3rd. He has offered to fill the responsibilities of the role through the remainder of the year and assist with finding a replacement.

VP FINANCIAL AFFAIRS REPORT: KATIE LABARR

Monthly and Year to Date Financials were presented for discussion and review by those in attendance.

Job Postings will continue to be available as an option on the website. Motion was made to make the rate for non-member posting \$75 and leave members at \$50 made by Colleen and second by Dan. Motion approved unanimously.

Katie will be sending out the request for financials to Chapters in early February, with reports due by the end of February.

Katie to work with Suzanne on verbiage for the COA to update to current standards.

Helen and Katie will look to presenting an SOP for the VP of Financial Affairs for the next Board meeting.

Proposed budget will be presented at the next meeting for review/consideration and then for final approval at the June Board meeting.

Motion was made to increase the payment made for the Overview Editor to \$800 per issue beginning in 2022. Motion made by Colleen, second by Paul. Motion carries unanimously.

STUDENT OUTREACH: SAM CAMP

Sam will continue outreach to UCF and other Universities to coordinate a Student representative for the Board and Membership Committee. Katie suggested that she may have a great candidate and will reach out to her.

For student scholarships, the deadline for the applications will be the same as the awards and the entry email will also be the same as the awards. The suggested budget for scholarships will be \$2500.

2022 STATE CONFERENCE: COLLEEN MILES reporting on behalf of the committee

Deposit has been paid with the Resort. Colleen and Becky did a Site Visit. The Surfcoast Chapter is currently looking for speakers. They are working on mobile tours with the Calusa Chapter. Deadline for hotel rooms is May 11th – one night deposit is due at booking and the cancellation is 7 days in advance. Registration will be open shortly. Target goal for sponsorship is \$20K.

OLD BUSINESS

- **South Florida / Gulfstream Chapter Status:** Jim Barnes is searching for additional Board members so that there is a President, Vice-President and Secretary. Jim Barnes oversees both bank accounts. Website has been updated to reflect South Florida / Gulfstream as one combined Chapter.

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BOARD OF DIRECTORS QUARTERLY MEETING MINUTES

COLE COBB OFFICE & VIA TELECONFERENCE
JANUARY 22, 2022

...continued from page 15

NEW BUSINESS

- **Review of State Officer Responsibilities:** Helen created a guide for the PDO. She is working on one for the VP of Finance as well to present at the next meeting. Sam is working on one for the VP of Membership to present at the next meeting. These will allow for consistency between transition of these positions each year.
- **Bylaw Review:** The following group will review the current bylaws in the event of any necessary changes: Katie, Branden, Colleen, Suzanne, Dan, Sam and Joe.

OVERVIEW EDITOR: BRANDEN ROE

Sarah Kisner is working on the cover story for the next issue and Jim Barnes will do the following issue. Overview will also include conference information, Spring Forum, Regional Forum recap, Job Board, Minutes, Board Member Applications.

CHAPTER REPORTS

- **First Coast** – Thad reported that First Coast hosted a successful banquet in December.
- **Springs** – Paul reported that Springs will host the April 1st forum.
- **Surfcoast** – Colleen reported that their awards banquet was very successful and their regional forum had 25 attendees. 4 New Directors and they are working hard on the annual conference.
- **Central Florida** – Sam Camp reported that Eric Raasch is the new President.
- **Suncoast** – Dianne reported that they may be interested in hosting the Fall Regional Forum on commercialized recreation facilities.
- **Gulf Coast** – Katie reported they had an end of year mixer and Board installation. Working towards in person luncheons in the coming year with a focus on offering continuing education for their membership.
- **Calusa** – Dan reported they had a forum in December
- **Gulfstream/South Florida** – Jim gave an update earlier.

ADJOURN – With no further business the meeting was adjourned at 11:52 AM.

MEMBERSHIP IN FPZA

LOCAL CHAPTERS

DUES

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

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](https://www.fpza.org).

♦ Return your application form with payment to:
FPZA
Post Office Box 568544
Orlando, Florida 32856-8544

♦ For questions email: info@fpza.org

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: _____