



OVERVIEW

A PUBLICATION OF THE
FLORIDA PLANNING AND ZONING ASSOCIATION

DEVELOPING FLORIDA'S PLANNING PROFESSIONALS SINCE 1951

Mobility Hubs are the key to Unlocking Corridor Development Potential

September 15, 2023

Authored by: [Ashley Thompson](#) and [Tom Young](#)

When paired with transit-oriented community strategies, mobility hubs can supercharge safety, sustainability, and equity.

Cities everywhere are turning to [transit-oriented communities \(TOC\)](#) to help improve urban mobility and safety, meet sustainability goals, and unlock economic opportunity. Those that get it right will make their communities more attractive, with a better quality of life. One important step in getting the investment right is to think of transit as a journey enabler, not a singular service. That's where [mobility hubs](#) come in. Let's have a look at one scenario.

Leila attends her local college, works the dinner shift at a restaurant across town, and helps take care of her grandmother when she can. Today, Leila walks around campus attending classes and hops on a campus bikeshare when she is running late to chemistry. After her last class, she takes an electric scooter to the bus rapid transit stop located in a TOC just off campus. When her shift ends early, she takes the bus back to her stop where a microtransit van she ordered is waiting for her. She takes it to visit her grandmother nearby. Leila then takes a bikeshare back to her dorm after a busy but fulfilling day. Leila can do all of this without a private car, thanks to the network of mobility hubs offered on campus and in the community.

Making transit more useful for people isn't just about the service itself. It must be about the entire journey. While mobility planning is generally part of the TOC process, integrating mobility hubs takes the impact of TOC to the next level.

Mobility hubs and TOC: A match made in heaven

In the last decade, technology has made it possible to use our smartphones to access convenient services like rideshare, bike and



The University Area and Wiregrass Intermodal Centers Study brings together mobility, land use, and community development for a more

scooter rentals, carsharing, and real-time transit updates. There has also been development of faster public transportation and improved infrastructure for cycling and micromobility. While cars continue to be a dominant mode of transportation in North America, there are other options available now. And people are using a mix of modes for their journeys. Making these options work well together and fit into our public spaces is complex, but mobility hubs are the anchor that can bring them together. [You can see our primer on mobility hubs here.](#)

Meanwhile, [the concept of transit-oriented development has evolved toward TOC.](#) This is driven by the desire to make the community development and transit investments work better together. Creating walkable, human-scaled places with a mix of land uses and access to transit has an impact on both equity and sustainability. TOC looks holistically at the needs of communities and brings integrated, systems-level thinking to development.

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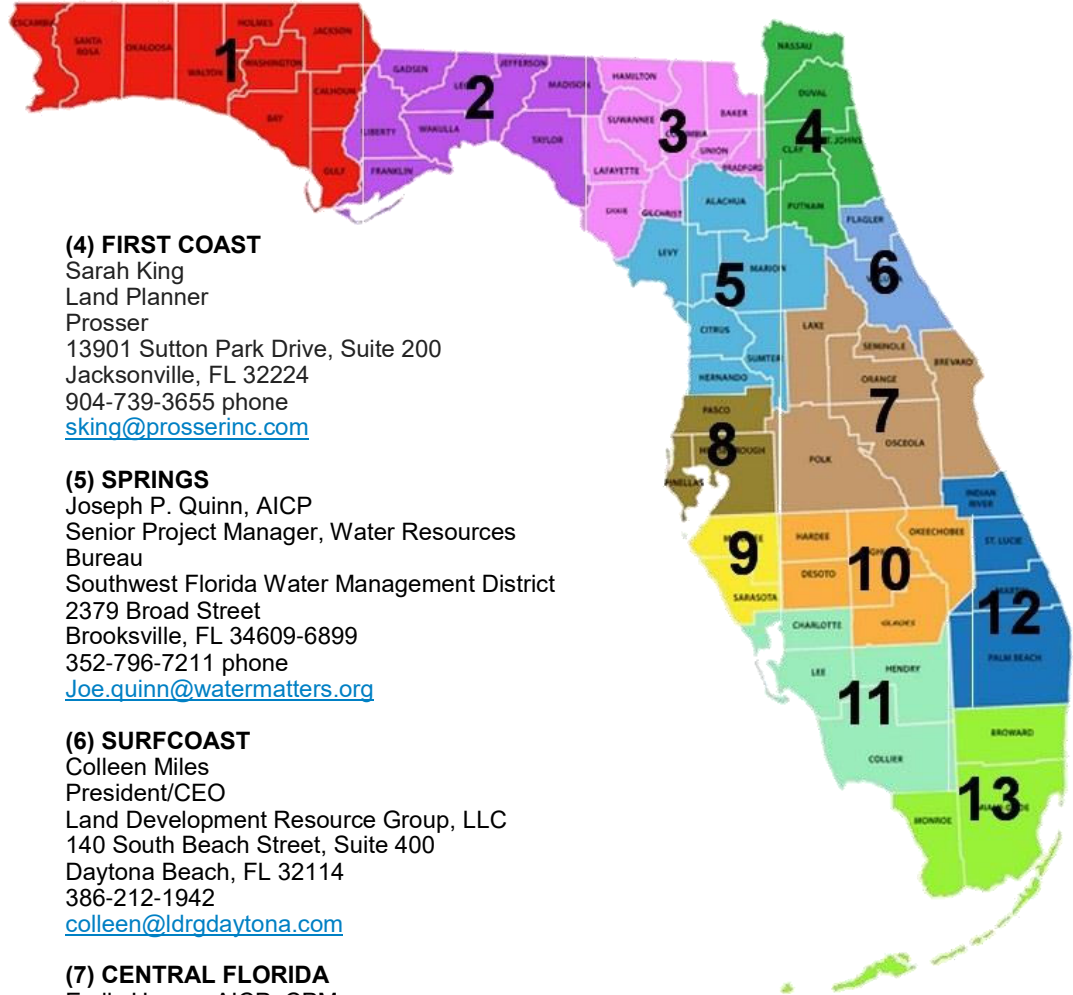
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A WORD FROM THE PRESIDENT



Greetings and Happy Holidays. I am sorry we could not put on our Fall forum. It was supposed to be in Orlando but had to be cancelled due to scheduling conflicts. We do have a winter forum in January and will keep you posted.

The time of year that stresses me the most is Hurricane Season. Thank goodness it has passed. Hurricane Irma was a direct hit to Marco Island with Ian shortly following. Even though this season was fairly calm, the idea that something could possibly happen at any time makes it critical for planners to think ahead.

I recently was in Italy and visited the ruins of Pompeii. I was thinking to myself, what's worse, building a city on a peninsula, with only one escape route, that has a history of hurricanes, or building a city next to a volcano. Think about it!

The Milestone Inspection program is also on my mind. Having many high-rise condominiums with an average age of 25 years here on Marco, it's imperative that we implement the Milestone inspection program, evaluating the impacts of saltwater on the aging infrastructure. Unfortunately, it took a disaster like Surfside for people to act. Recently, an explosion occurred at one of our high-rises. It was concluded that salt water, due to Hurricane Ian, got into the electrical system, compromising the electrical insulation, creating a gas that can ignite. Luckily, no one was hurt.

City planning for disaster management is a crucial aspect of urban development that aims to reduce the impact of natural or man-made disasters on a city and its inhabitants. With the increasing frequency and severity of disasters such as hurricanes, floods, earthquakes, and pandemics, it has become imperative for cities to have a comprehensive disaster management plan in place to minimize loss of life, property, and infrastructure.

The primary goal of city planning for disaster management is to create a resilient and sustainable city that can withstand and recover quickly from disasters. This requires a proactive and integrated approach that involves multiple stakeholders, including city officials, urban planners, emergency responders, community members, and private sector organizations.

One of the key elements of disaster management planning is risk assessment. This involves identifying potential hazards and vulnerabilities in a city, such as areas prone to flooding or earthquake zones. By understanding these risks, city planners can develop strategies to mitigate and manage these hazards effectively. This may include implementing building codes and regulations, identifying safe evacuation routes, and developing early warning systems.

In addition to risk assessment, another crucial aspect of disaster management planning is land use planning. This involves carefully considering the location and design of infrastructure and buildings in a city to minimize their vulnerability to disasters. For example, critical facilities such as hospitals, fire stations, and emergency shelters should be strategically placed in areas less prone to natural hazards.

Furthermore, effective disaster management planning also involves community engagement and participation. It is essential to involve local communities in the planning process as they have valuable knowledge and insights about their neighborhoods. Community members can provide valuable input on potential hazards and vulnerabilities in their area and can also play an active role in disaster preparedness and response.

Green infrastructure is another essential component of disaster management planning, especially in urban areas. Green infrastructure, such as parks, green roofs, and rain gardens, can help absorb excess water during floods, reduce air pollution, and provide shade during heatwaves. By incorporating green infrastructure into city planning, cities can not only mitigate the impact of disasters but also create more livable and sustainable communities.

Effective communication and coordination among different agencies and stakeholders are critical for successful disaster management. This includes establishing clear lines of communication and protocols for cooperation and coordination during and after a disaster. Regular training and drills can also help improve response times and coordination among emergency responders and other agencies.

City planning for disaster management should also take into account the needs of vulnerable populations, such as the elderly, people with disabilities, and low-income communities. These groups are often disproportionately affected by disasters and may require special considerations in the planning process. It is essential to ensure that disaster management plans are inclusive and address the needs of all members of the community.

In conclusion, city planning for disaster management is a complex and ongoing process that requires collaboration and coordination among various stakeholders. By integrating disaster management into city planning, cities can become more resilient and better equipped to handle and recover from disasters. It is crucial for cities to prioritize disaster management planning to protect their citizens, infrastructure, and economy from the devastating effects of disasters.

Thank you for your support.

Daniel J. Smith, AICP
FPZA President

Unlocking Corridor Development Potential

A mobility hub system within a TOC features webs of connections, which bring the benefits of transit investment to more people. It shifts people from using personal vehicles to other travel modes like bikes and electric scooters. When we plan for different modes early, we can build the infrastructure to support them, making the road safer for all users. It also contributes to sustainability by reducing CO₂ emissions from traffic. This isn't just about creating a single hub at the station. The value of mobility hubs is truly unlocked when they become a multimodal mobility system, integrated with the movement patterns of the communities they serve.



Otterpool Park in the Kent Countryside, United Kingdom, will use mobility hubs to connect homes, schools, public squares,

Planning for mobility hubs from the start

Planning for mobility hubs ideally takes place at the same time as transit, land use, and public realm planning. That way, they create integrated systems that reinforce and support each other. In [Otterpool Park, a master-planned community in southeast England](#), planning for mobility hubs was a key part of the community plan. Improved rail service at the nearby Westenhanger Station helped kickstart the development. [Stantec Smart\(ER\) Mobility](#) worked to ensure all mobility hub components on private and public land were integrated into the new development. Meeting with the County Council, the master developer, the individual property owners, the rail agency, and the highways department helped move things forward. We also planned for the hubs to connect to one another and bring residents from the new community and existing nearby neighborhoods to the rail station. Each hub within the system was scaled to fit its context and respond to its role within the overall neighborhood network. This is in contrast with the one-size-fits-all approach that would have duplicated the same components at each hub. We looked at ridership demand from both the first phase of development and the community at full build out. This contributed to planning for suitable phasing of the mobility hub system and the short- and long-term needs at the main rail station and town center hubs. This created a plan that was scalable and adaptable to changing needs and movement patterns as the population grows. The value of mobility hubs is truly unlocked when they become a multimodal mobility system, integrated with the movement patterns of the communities they serve.

Helping to make investments more equitable

Transportation is the second largest component of cost of living after housing. Affordable mobility options provide people with more flexibility in their finances, give them access to more employment options, and make communities more livable. However, if we approach our transportation work without thinking about how it integrates with the cities we are serving, we can miss opportunities for more equitable outcomes.

Here's an example. Our team developed mobility concept plans along a proposed bus rapid transit corridor for the Wiregrass/ University Intermodal Station project in Tampa, Florida. One of the planned station locations was at a defunct shopping mall. It's ripe for redevelopment. To better serve the existing area, our plan for that station added various modes that were not originally part of the study. This created a more robust—and equitable—network of options. We also proposed that the station should consider transit-oriented redevelopment to enhance ridership demand over the long term.

Doing land use, public realm, and transportation planning as an integrated process is an ideal way to maximize benefits. But in the complex, real world of planning and development, doing all these things at once isn't always possible. Taking the big picture plan with transportation projects is the "next best thing" to not close off chances that benefit the whole community.

The future of community mobility

Mobility hubs provide a range of choices for community mobility. They not only connect people to transit stations but also help them reach other places they need to go. This means that getting around becomes easy, convenient, and affordable—whether you're going nearby or far away.



Mobility hubs expand TOC's system-level thinking to reach more widely into the community. It looks at a variety of transit modes—walking,

Mobility hubs can help communities contribute to many goals. Safety. Equity. Improved public health. Resilience. Sustainability. And mode shift. Whether you're working on a community project or focused on improving mobility, it's important to consider the needs of both the present and future. Through thoughtful planning, we can create communities that are functional, livable, and equitable.

Read more at: <https://www.stantec.com/en/ideas/topic/cities/mobility-hubs-key-to-unlocking-corridor-development-potential>

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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 issued 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.

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.

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Who We Are: The **Florida Planning and Zoning Association (FPZA)** is a 501(c)3 that promotes 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. FPZA is comprised of twelve chapters throughout Florida. Every year, the state FPZA committee chooses one chapter to host the annual conference. This year, the conference will be hosted by the **Calusa Chapter**, whose jurisdiction includes Charlotte, Collier, Hendry, and Lee Counties.

Why Donate: Your tax-deductible sponsorship supports an educational event while increasing your visibility to planning professionals, civic leaders, and other like-minded individuals and organizations. Sponsorship of the Annual FPZA state conference is a worthwhile way to promote your business or organization and further the sound planning principles of the FPZA. Additionally, the FPZA Calusa Chapter will tag all sponsors on the FPZA Calusa social media accounts and send you a conference sponsor logo for your Instagram or website!

Conference Information

Theme: Adventure Awaits! *Overcome. Plan. Grow. Innovate.*

Location: Sunseeker Resort, Charlotte Harbor

Dates: June 5-7, 2024

Expected Attendance: 150

How to Donate: Sponsorship registration can be completed online at www.FPZAcalus.org or via the form on page 3 with a check made payable to **Florida Planning and Zoning Association** mailed to:

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Paper Registration

Don't forget to attach your check made out to FPZA per the information provided on Page 2 or Venmo us your sponsorship @FPZACalusaChapter!

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Thank You! On behalf of the Florida Planning & Zoning Association (FPZA) and FPZA Calusa, thank you for sharing our organization's goal to cultivate and encourage best planning and zoning practices through your sponsorship of the 2024 State Conference.



REGIONAL EDUCATIONAL FORUM



Join us for an educational forum at Bonnet Springs State Park, highlighting key sustainability and resilience initiatives that pertain to planning and zoning practices.

Bonnet Springs Park is the 2023 recipient of the FPZA Outstanding Grassroots Project award, recognizing the revitalization of a dormant phosphate and agricultural railway repair yard into 168-acres of natural, cultural, and recreational amenities.

When

January 19, 2024 from 1:30pm to 4:30pm

Where

Bonnet Springs Park, 400 Bonnet Springs Blvd, Lakeland, FL 33815

Specific Details To Follow

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- **BUSINESS CARD AD:**
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Contact Information	Name				
	Email				
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Topic (Check most relevant)					
<input type="checkbox"/>	Public Policy	<input type="checkbox"/>	Spatial Planning/Urban Design	<input type="checkbox"/>	Transportation
<input type="checkbox"/>	Law/Legislation	<input type="checkbox"/>	Technology	<input type="checkbox"/>	Economic Development
<input type="checkbox"/>	Zoning/Code Writing	<input type="checkbox"/>	Redevelopment/Revitalization	<input type="checkbox"/>	Infrastructure
<input type="checkbox"/>	Ethics	<input type="checkbox"/>	Sustainability/Resilience	<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.)				
Speaker No. 2	Name/Accreditations				
	Biographical Information				

Speaker No. 3	Name/Accreditations					
	Biographical Information					
Speaker No. 4	Name/Accreditations					
	Biographical Information					
Equipment Required*	<input type="checkbox"/>	Laptop	<input type="checkbox"/>	Projector	<input type="checkbox"/>	Screen
Available Time Slots** (Check all available)						
Wednesday, June 5		Thursday, June 6		Friday, June 7		
		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, March 1, 2024 to:
info@fpzcalusa.com

MEMBER PROFILE: GREG DELONG

Q. WHERE ARE YOU FROM ORIGINALLY?

A. Sidney, Ohio

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

A. The Ohio State University with a major in Geography (Urban Planning) and a minor in City and Regional Planning.

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

A. Through my colleague Jamie Schindewolf, and I've been a member for 1 year.

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

A. I have served in local government since 2001, beginning as an entry level City Planner with the City of Dayton, Ohio and gradually working my way up the career ladder to serve as an Assistant Township Administrator in Delhi Township, Ohio before relocating to Florida in 2022 to serve as the Assistant Director of Planning & Community Development with the City of Bradenton.

Q. WHAT ARE YOUR HOBBIES AND INTERESTS?

A. Everything Ohio State University, sports, outdoors, gardening.

Q. DO YOU HAVE A FAVORITE TRAVEL SPOT?

A. Now that I am living in Florida, my favorite vacation spot is going back to Ohio to spend time with family and friends.

Q. WHAT BOOK DID YOU READ LAST?

A. I really don't have time to unwind with a book, so something quick: "They All Saw A Cat" by Brendan Wenzel and the drinks menu at Ferg's Sports Bar and Grill in St. Pete.

Q. IF GIVEN THE CHANCE, WHO WOULD YOU LIKE TO BE FOR A DAY?

A. No one. Most people tell me I am entertaining enough.

Q. WHO INSPIRES YOU?

A. My father who passed away in 2020 was and continues to be the biggest inspiration in my life. He was a high school teacher, coach and genuinely an awesome individual.

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

A. I would tell them that working in local government can be challenging and rewarding at the same time and to keep an open mind and not let the negative things bother you.

Q. DO YOU HAVE A MOTTO OR PERSONAL MANTRA THAT YOU LIKE TO LIVE BY?

A. I have many that my colleagues over the years have noticed, with two in particular: "Not to be rude, but..." and "It appears that..."



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

A. A meteorologist, which is what I actually started college to become.

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

A. As I was at one point in my career an Assistant Township Administrator (same as an Assistant City Manager), I would definitely like to eventually become a City Manager.

Q. WHAT DIDN'T YOU LEARN IN SCHOOL?

A. I wish my planning school at that time had a class on working in the government sector as everything I have learned has been on the job. Over the years there have been days similar to a Parks and Recreation TV episode so it's too bad that show wasn't out when I started in government.

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.

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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.

BOARD OF DIRECTORS MEETING MINUTES

NOVEMBER 27, 2023

President Smith called the meeting to order at 12:03PM. The following were present:

JOE QUINN – SPRINGS
DAN SMITH – CALUSA
HELEN LAVALLEY - SURFCAST
JIM BARNES - SOUTH FLORIDA/GULFSTREAM
JEREMIE CHASTAIN - CALUSA
SUZANNE NEVE - ADMINISTRATOR
BRANDEN ROE - OVERVIEW EDITOR
JAMIE SCHINDEWOLF - GULF COAST
SARAH KING - FIRST COAST
ELI BROWN - STUDENT REPRESENTATIVE
KATIE LABARR - GULF COAST

WELCOME AND INTRODUCTIONS

Roll call was conducted. President Smith welcomed everyone and thanked them for participating in today's meeting.

OVERVIEW EDITOR: BRANDEN ROE

Deadline for articles/information is December 15th to publish before year-end.

Items needed:

Cover Story - Katie LaBarr (Helen to look into possible back up)
Word from the President - Dan Smith
Save the Date for the Winter Forum and BOD Meeting - Diane Chadwick
Membership Spotlight - Jamie to help coordinate – Greg Delong
Save the Date 2024 Conference - Jeremie Chastain
Call for Speakers/Sessions - Jeremie Chastain
Call for Sponsors - Jeremie Chastain
Minutes - Suzanne

ADMINISTRATORS REPORT: SUZANNE NEVE

The 2022-2023 Membership Payouts to the Chapters were submitted for review and approval. Motion by Helen LaValley and second made by Katie LaBarr to process payments before end of year. Motion passed unanimously. Suzanne will email each Chapter president to confirm check payable name and mailing address and mail prior to the end of the calendar/fiscal year.

The Calusa Chapter is hosting the 2024 Annual Conference and has signed the contract and paid the first deposit. The budget includes \$2500 in seed money per the bylaws. Motion by Jim Barnes and second by Katie LaBarr to approve the \$2500 in seed money to be sent to the Calusa Chapter. Motion passed unanimously. Suzanne to process payment to the Chapter.

PRESIDENT'S REPORT: DAN SMITH

President Smith had no new business to report.

PRESIDENT ELECT'S REPORT: KATIE LABARR

During the meeting, Katie was given access to the CM software and will give a full report at the next meeting on CM credits. Helen will follow up with Katie on the training guide that was created for this process.

VP MEMBERSHIP REPORT: JAMIE SCHINDEWOLF

Administrator Suzanne Neve provided the group and each chapter a list of all current renewals that have been received along with the list of members who have not yet renewed. Each invoice has been sent multiple times through both email and USPS. We are asking each Chapter to please reach out to their non-renewals to make sure they are receiving the invoices and encourage them to renew prior to the end of the year. Non-renewals will be dropped on January 1st.

Suzanne will work with Jamie to create and distribute a Membership Survey prior to the January Board meeting so that it can be reviewed during that time.

VP FINANCIAL AFFAIRS REPORT: JEREMIE CHASTAIN

Current financials were presented through October 2023. All expenses are in line with budget or under budget. Revenue is under budget due to slower dues renewals so we are encouraging all chapters to work to get their renewals in. During the January meeting, the Board will discuss if funds from the reserve account need to be transferred to cover any operating loss for the year.

2024 STATE CONFERENCE: JEREMIE CHASTAIN

The 2024 Conference will be held June 5-7 at the Sunseeker Resort. The contract was approved electronically by the full Board prior to this call and the initial deposit has been paid. The room rate is \$239 and Jeremie will notify the group when the booking link is available.

Helen will send Eli and Branden the Student Scholarship Details. Eli will send out to FL Universities with planning programs to recruit potential applicants.

CHAPTER REPORTS

- **First Coast** – The incoming President is Mark Shelton. The Chapter just finished their annual awards program and focused on growing membership this year.
- **Springs** – No updates.
- **Surfcoast** – Held 3 lunch events recently as well as 2 Community Service projects and a Membership appreciation reception. Their annual awards gala is December 8th.
- **Central Florida** – Not present.
- **Suncoast** – Not present but sent an update in advance. They will be hosting the next Spring Forum and Board meeting at Bonnet Springs on January 19 – 20. Details and flyer to follow shortly.
- **Calusa** – Hosting a joint FPZA and APA Holiday event. Working hard on planning the 2024 Conference.
- **Gulf Coast** – Returned to hosting in-person luncheons in 2023 with great attendance. End of Year Happy Hour, Awards and Induction will take place on December 8th.
- **Gulfstream/South Florida** – Working on an event for January

QUARTERLY BOARD MEETING

Next meeting is January 20th hosted by the Suncoast Chapter.

NEW BUSINESS

None

OLD BUSINESS

Adding a final 2023 Conference Report to the next meeting agenda.

ADJOURN – With no further business the meeting was adjourned at 1:06pm.