

- VOLUME 10
- ISSUE 2
- SPRING 2012

OVERVIEW

DEVELOPING FLORIDA'S PLANNING
PROFESSIONALS SINCE 1951



JOIN US FOR THE 60TH ANNUAL FPZA STATE CONFERENCE



**JUNE 20-23, 2012
DOWNTOWN ORLANDO**

current planning system to connect private development with public interests. The plan redefines what it is to be a transit-oriented development.



Florida Planning & Zoning Association
60th State Conference - Downtown Orlando 2012

From master planning in urban forestry to sustainable urban forms to redevelopment of an urban core, and how to get from one to the other, this year's conference will host a range of topics that together demonstrate balanced solutions for an interconnected community. In addition to the nearly 20 educational and entertaining sessions to choose from, this year's conference offers walking tours of downtown Orlando, including the new LEED-certified Orlando Fire Station #1 and the new Amway Center, as well as organized social activities in the evenings.

So, how effective are the current planning principles, codes, and overlay districts at creating true mixed-use, transit-oriented development and sustainable, livable communities? Join us at the 2012 FPZA State Conference in Orlando to find out!

This year's FPZA annual conference, "Connecting the Dots...", will address the various planning techniques and principles necessary to effectively link our communities together. We will hear from various experts in the fields of multi-modal transportation, sustainability, mixed uses, and private/public partnerships, which collectively create better places and improve the quality of life for residents and visitors of Florida. Central Florida, and more specifically

Orlando, have recently become the hub of digital media industry nationwide. A key component of this movement, and the inspiration for this year's conference, is the redevelopment of the old Amway Arena, known as the "Creative Village." Craig Ustler will kick off this year's conference on Wednesday, June 20th, with a presentation on the Creative Village concept, a true mixed-use plan, working within the limits of the

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OVERVIEW

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A WORD FROM THE PRESIDENT



Hello FPZA members! I sincerely hope all of you are doing well.

We recently hosted a Regional Forum on March 30th at the Citrus County Government Center in Lecanto to revitalize the Springs Chapter (see page 11 for a recap of the event). I want to personally thank Paul Wieczorek with the Springs Chapter for all of his efforts in planning and facilitating a very successful Regional Forum entitled "*Florida Agriculture in the Evolving Economy*" that focused on the evolving nature of agricultural businesses in West Central Florida.

A special thank you to the guest speakers, Dr. Stacy Strickland, Hernando County Extension Director, and Dr. Allen Wysocki, a Professor in the Food and Resource Economics Department at the University of Florida.

The State Board meeting was held on March 31st at the Plantation Inn in Crystal River. We discussed several important items, including our quarterly financial report, development of a membership survey, coordination of our professional development program, and preparation of the 2012-2013 officer elections ballot. The Chapter representatives reported on recent events and continue to hold strong educational programs. We also discussed planning for the upcoming annual State Conference and preparation and coordination of the Awards Program that will take place during the conference.

Thank you to the State Executive Board (Brady Woods, Paula McMichael, Courtney Mendez, and Rachel Layton) for hosting all of our successful Regional Forums to date and helping the local chapters plan their events, including the State Conference. Also a special thanks to Lara Diettrich for serving as the Awards Chair and coordinating this program. Thank you to the State Board of Directors and the Administrative Coordinator (Wanda Classe) for all of your support for our events.

I would like to encourage everyone to attend the State Conference June 20th-June 23rd at the Embassy Suites in downtown Orlando. Thank you to the Central Florida Chapter Board of Directors, under the leadership of Amye King, Chapter President, for making this year's conference so special and outstanding. I also want to especially recognize Erin Provenzale, Scott Stuart, Cece de la Cerna, Matt Boerger, and Erika Hughes for their outstanding efforts to plan, organize, and execute this conference. I know that this fine group of people has worked diligently to ensure that this conference is fun and successful.

I look forward to seeing all of you, and please feel free to contact me with any concerns and/or ideas or suggestions you may have for future FPZA events. I greatly appreciate the opportunity to serve as the State President of FPZA. Thank you so much to all of our members for your guidance and support.

Nancy Roberts

'OVERVIEW' EDITOR

Paula N.C. McMichael, AICP
paula.mcmichael@mysanibel.com

OVERVIEW

UPCOMING FPZA BOARD OF DIRECTORS QUARTERLY MEETING

JUNE 23RD, 2012

9:00 AM to 12 Noon

Embassy Suites Downtown Orlando

Eola Boardroom

191 East Pine Street, Orlando, FL 32801

Check back at our website, www.fpza.org, for more information. Please call the FPZA Office at (407) 895-2654 if you would like to attend.

COMPLIMENTARY MEMBERSHIP

FPZA will extend a complimentary membership, for up to one year, to current members who have been laid off or lost their job due to the economic situation. Please contact the FPZA Office at (407) 895-2654 or fpza@bellsouth.net, or the VP of Member Services, Paula McMichael at paula.mcmichael@mysanibel.com for more information.

PLANNING IN A NUTSHELL

This session is designed to provide a basic overview of traditional planning and zoning. Elected and appointed officials (such as Commissioners, Council members, and Planning Board members), new and seasoned practitioners, and interested citizens should consider attending this workshop. The session will cover topics such as land use concepts and terms, land use law issues, including quasi-judicial as opposed to legislative hearings; the Sunshine Law; ex parte communications; good planning concepts and designs; how to run or participate in planning meetings; as well as the involvement of varied and special interests.

WEDNESDAY, JUNE 20, 2012

9:00 A.M. – 11:45 A.M.

EMBASSY SUITES

DOWNTOWN ORLANDO

EOLA BOARDROOM

191 EAST PINE STREET

ORLANDO, FLORIDA 32801

Instructors: Mark P. Barnebey, Esq., Scott E. Rudacille, Esq. and Rachel W. Layton, AICP of Blalock Walters, P.A.

Mr. Barnebey has a Master's in Planning and is the City Attorney for the City of Palmetto, special counsel for the School Board of Manatee County, and represents various other governmental entities, as well as private development clients. Mr. Barnebey has lectured at each of the seventeen City, County Local Government certification review courses offered by the Florida Bar. Mr. Rudacille is Board Certified in City, County and Local Government Law and holds an "AV" rating from Martindale Hubbell. He represents both private clients and public entities in all aspects of the land development process. Mr. Barnebey and Mr. Rudacille have lectured at numerous FPZA conferences. Mrs. Layton is the Immediate Past President of FPZA, has a Master's degree in Planning and fifteen years of experience in planning.

A separate registration fee of \$25.00 per person is required.

UPCOMING FPZA STATE ELECTIONS

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REGISTRATION: FPZA 2012 ANNUAL STATE CONFERENCE

Connecting the Dots...



Florida Planning & Zoning Association
60th State Conference - Downtown Orlando 2012

Register Online at: www.fpza.org with Visa or MasterCard
OR Submit form & check payable to "FPZA" to: P.O. Box 568544, Orlando, FL 32856-8544; Attn: Wanda Classe
For questions contact: mboerger@ecfrpc.org or (407) 262-7772

For a \$149 room rate visit: http://embassysuites.hilton.com/en/es/groups/personalized/M/MCODTES-FPZ-20120618/index.jhtml?WT.mc_id=POG

Sponsorships are still available! Visit www.fpza.org for sponsorship package information!

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☐ If attending Lunch Receptions, check vegetarian dish if desired

EARN UP TO 22 AICP CM CREDITS!!!

	By May 20th	After May 20th	Quantity	Amount
Member Rate Full Registration including all sessions, receptions & meals	\$275.00	\$300.00		
Non-Member Rate Full Registration including all sessions, receptions & meals	\$325.00	\$350.00		
Student Rate Rate includes sessions, receptions & luncheon	\$125.00	\$150.00		
One Day <u>ONLY</u> Rate (Specify which day) Rate includes sessions, reception & meals	\$150.00 June 21st _____ June 22nd _____	\$175.00 June 21st _____ June 22nd _____		
Wednesday Half-Day <u>ONLY</u> Rate Rate includes sessions, reception & luncheon	\$100.00 June 20th _____	\$125.00 June 20th _____		
Mobile Workshop - Included With Paid Registration (Check if you will attend) Amway Center & Orlando Fire Station #1 - June 20th, 2:00 p.m. - 5:00 p.m.	June 20th _____	June 20th _____		
A LA CARTE Rates (Individual rates and/or guests rates) ***No additional meal/reception fees with a full or one-day registration *** <ul style="list-style-type: none"> • Wednesday - Luncheon 11:30 a.m.—1:30 p.m. • Wednesday - Evening Reception 5:30pm • Thursday - Keynote Luncheon 12pm—1:30pm • Thursday - Evening Reception 6:00pm • Friday - Awards Luncheon 12pm—1:30pm • Commissioner's Planning Workshop 	\$45.00 _____ \$45.00 _____ \$45.00 _____ \$55.00 _____ \$45.00 _____ \$25.00 _____	\$55.00 _____ \$55.00 _____ \$55.00 _____ \$65.00 _____ \$55.00 _____ \$25.00 _____		
Registration is refundable less a \$75 processing fee up to 7 days prior to the conference; No refunds will be given if cancellation is received less than 7 days prior to the conference.			TOTAL	\$

2012 FPZA STATE CONFERENCE SCHEDULE

CONNECTING THE DOTS...

2012 FPZA State Conference ~ June 20th - 23rd, 2012 ~ Embassy Suites Downtown Orlando

	WEDNESDAY JUNE 20 TH		THURSDAY, JUNE 21 ST		FRIDAY, JUNE 22 ND		SATURDAY, JUNE 23 RD
8:00 a.m. - 9:00 a.m.	REGISTRATION & EXHIBITOR SET-UP (SAN JUAN PREFUNCTION)		BREAKFAST (Exhibit Area)		BREAKFAST (Exhibit Area)		STATE BOARD OF DIRECTORS MEETING (EOLA BOARDROOM) 9:00 a.m. - 12:00 p.m.
9:00 a.m. - 10:00 a.m.		PLANNING IN A NUTSHELL (EOLA BOARDROOM)	URBAN FORESTRY MASTER PLANNING (SAN JUAN I)	IT TAKES A VILLAGE TO BE MULTI-MODAL (SAN JUAN II)	MYTHS OF PUBLIC PARTICIPATION (SAN JUAN I)	ONE SIZE FITS ALL: INCENTIVE ZONING DISTRICTS FOR STRIP COMMERCIAL AREAS (SAN JUAN II)	
10:00 a.m. - 10:15 a.m.	BREAK		BREAK		BREAK		
10:15 a.m.- 11:45 a.m.	REGISTRATION & EXHIBITOR SET-UP (SAN JUAN PREFUNTION)	PLANNING IN A NUTSHELL (EOLA BOARDROOM)	RECENTLY ENACTED GROWTH MANAGEMENT LAWS (SAN JUAN I)	THE CITY RIGHT SIZED (EOLA BOARDROOM)	ECONOMIC ADVANTAGES OF WALKABLE COMMUNITIES (SAN JUAN I)	IMPLEMENTING SUSTAINABILITY PLANS (EOLA BOARDROOM)	
11:45 a.m. - 12:00 p.m.	BREAK		BREAK		BREAK		END OF SESSIONS
12:00 p.m. - 1:30 p.m.	WELCOME LUNCHEON “CREATIVE VILLAGE” CRAIG USTLER (SAN JUAN II & III)		KEYNOTE LUNCHEON STEVE MOUZON (SAN JUAN II & III)		AWARDS LUNCHEON & INSTALLATION OF OFFICERS (SAN JUAN I & II)		
1:30 p.m. - 1:45 p.m.	BREAK		BREAK		BREAK		
1:45 p.m. - 3:15 p.m.	MOBILE TOURS: AMWAY CENTER (MEET AT EOLA CONFERENCE)	CORRIDOR REDEVELOPMENT (SAN JUAN I)	PRIVATE FINANCING OF PUBLIC TRANSPORTATION (SAN JUAN I)	AICP CODE OF ETHICS (EOLA BOARDROOM)	TRANSIT ORIENTED DEVELOPMENT (SAN JUAN I)	IT’S NOT YOUR GRANDPA’S DOT! (EOLA BOARDROOM)	
3:15 p.m. - 3:30 p.m.	BREAK		BREAK		BREAK		
3:30 p.m.	MOBILE TOURS: ORLANDO FIRE STATION #1	SUNRAIL (EOLA BOARDROOM)	NOISE REGULATIONS (SAN JUAN I)	CONNECTING FOR GLOBAL COMPETITIVENESS PROJECT (SAN JUAN II)	LIFELONG MOBILITY PLANNING (SAN JUAN I)	INTERMODAL STATION PLAN- NING AND DESIGN GUIDELINES (SAN JUAN II)	
5:00 p.m. - 5:30 p.m.	BREAK		BREAK		BREAK		
5:30 p.m. - 7:30 p.m.	OPENING RECEPTION: SAN JUAN PRE-FUNCTION		RECEPTION: ORANGE COUNTY HISTORY CENTER		PUB CRAWL / DINNER ON YOUR OWN		
7:30 p.m.	LAKE EOLA INFORMAL WALKING TOUR / DINNER ON YOUR OWN		LAKE EOLA INFORMAL WALKING TOUR/ DINNER ON YOUR OWN				

FPZA CONFERENCE KEY NOTE SPEAKERS

WEDNESDAY KEYNOTE SPEAKER: MR. CRAIG USTLER



Mr. Craig Ustler, MAI, CCIM, is the Owner and President of Ustler Development, Inc., which focuses on urban infill projects as advocated by the “new urbanism” planning movement. In particular, recent projects have been concentrated in Downtown Orlando neighborhoods including the Central Business District, the Uptown District, Thornton Park, the South Eola District, Delaney Park, Lake Eola Heights, Colonialtown and College Park. Mr. Ustler is also the President and principal of Creative Village Orlando,

LLC, a joint venture between the Bank of America CDC and a local development entity led by Mr. Ustler in partnership with the City of Orlando for the development of a 68-acre urban infill and transit-oriented development project at the former Amway Arena site in downtown Orlando.

THURSDAY KEYNOTE SPEAKER: MR. STEVE MOUZON



Mr. Steve Mouzon is a principal of Mouzon Design, which produces a number of town-building tools and services. Mr. Mouzon has led or contributed to many advances in sustainable place-making and building design. He runs a veritable “skunk works” of sustainability, place-making, and building-making ideas and tools from his office in Miami Beach. He founded the New Urban Guild, which is a group of architects, designers, and other New Urbanists dedicated to sustainable buildings and places native to and inspired by the regions in which they are built. The Guild was instrumental in the creation of the Katrina Cottages concept in the aftermath of Hurricane Katrina.

CONFERENCE SPEAKERS

This year's conference will bring together outstanding guest speakers, excellent presentations, mobile tours, and extra-special events! Guest speakers include:

- Aaron Gorovitz, Partner, *Lowndes, Drosdick, Doster, Kantor & Reed, PA*
- Brian T. Sheahan, AICP, *Lake County Planning & Community Design*
- Carey S. Hayo, AICP, *Littlejohn Engineering Associates, Inc.*
- Christopher M. Hice, RLA ISA-Certified Arborist, *Kimley-Horn and Associates, Inc.*
- Cyril Saiphoo, AICP, *City of Miami Gardens*
- David Marks, *Marketplace Advisors*
- Dawn McDonald, *Lake County School District*
- Donald A. Neu, *AICP Consulting*
- Erin L. Deady, ESQ., AICP, LEED AP, Of Counsel to *Corbett and White, P.A.*
- Ginger Hoke, RLA, *Hoke Design, Inc.*
- Gregg Logan, *RCLCO*
- Harry Barley, AICP, *Executive Director, Orlando MPO*
- J. Charles Gray, Esq., *Gray-Robinson*
- Jane Lim-Yap, AICP, LEED AP, *Kittelson & Associates, Inc.*
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- Jim Sellen, AICP, *VHB MillerSellen*
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- Mark Bentley, Esq., AICP, President, *Watermeier Consulting & Property Services*
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- Mary Taylor Raulerson, *Kittelson & Associates, Inc.*
- Melina Duggal, AICP, Senior Principal, *RCLCO*
- Michael Woods, *Lake-Sumter MPO*
- Miranda Fitzgerald, Esq., Partner, *Lowndes, Drosdick, Doster, Kantor & Reed, PA*
- Nicole Guillet, AICP, *Seminole County Growth Management*
- Owen Beitsch, PhD, FAICP, *Real Estate Research Consultants*
- Pamela Richmond, AICP, *Lake-Sumter MPO*
- Sandra Whitehead, *Florida Department of Health*
- Tara McCue, AICP, *East Central Florida Regional Planning Council*
- Timothy Polk, *City of Bradenton*
- Tina Demostene, AICP, *Osceola County Planning & Zoning Office*
- Tom Harmer, *Pizzutti*
- Tom Sullivan, Partner, *Lowndes, Drosdick, Doster, Kantor & Reed, PA*
- Tony Morris, *American Maglev Technology*

OVERVIEW

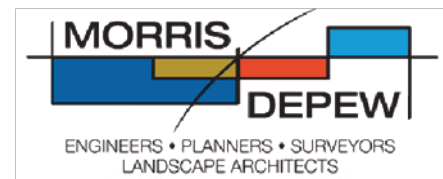
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OVERVIEW

Connecting the Dots...



Florida Planning & Zoning Association
60th State Conference - Downtown Orlando 2012

SPONSORSHIP OPPORTUNITIES

The Central Florida Chapter of the Florida Planning and Zoning Association has a special opportunity for you and/or your company or agency to support this worthwhile, educational event and increase your visibility in our region and statewide. Several sponsorship opportunities are available:

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For more information on becoming a conference sponsor, please contact Amye King at aking@lakecountyfl.gov or Brady Woods at brady.woods@cityofbradenton.com.

OVERVIEW



Florida Planning & Zoning Association
60th State Conference - Downtown Orlando 2012

SPONSORSHIP FORM

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FPZA REGIONAL FORUM HIGHLIGHTS FLORIDA AGRICULTURE

BY PAUL WIECZOREK, SPRINGS CHAPTER

A regional forum, sponsored by the Springs Chapter of FPZA, was held at the Citrus County Government Center in Lecanto on March 30, 2012. It was held in conjunction with the FPZA State Board Meeting in Crystal River. The forum, "Florida Agriculture in the Evolving Economy," was led by two experts in agriculture. Dr. Stacy Strickland is the Hernando County Florida Extension Director and is affiliated with the University of Florida Institute of Food and Agricultural Sciences (IFAS). Dr. Allen Wysocki is a Professor in the Food and Resource Economics Department at the University of Florida.

Agriculture has been a mainstay of the Florida economy since long before the development of the mega-tourist industry and related growth. Agricultural businesses continue to thrive and evolve as competition for land continues across the State. Like all uses in the evolving economic environment, agriculture must compete for land and water resources with subdivisions, shopping centers, and office complexes, to name a few. Planners are at the forefront of dealing with this competition for land and must analyze and make recommendations regarding these land use choices through comprehensive plans and related land development regulations. The majority of planners are trained with an urban focus and do not always understand the intricacies of agricultural uses, their support businesses, and their related needs for land resources.



Forum Speaker Stacy Strickland

The focus of the program was to provide planners with information on the current agricultural practices in the West Central area of Florida and how those practices relate to their responsibilities regarding the approval of different land uses. This information was provided to help planners balance the need to designate land to accommodate expected population growth with the need to maintain the ability to produce agricultural products necessary for the sustainability of the local markets. The objectives of the forum were to provide planners and other interested professionals information on a segment of the local economy that is not often considered when allocating land uses to accommodate expected growth; to provide information on the trends of the agricultural practices in the West Central Florida region; and to show how the local agricultural uses can contribute to the sustainability of the West Central Florida region.

The forum began with a group exercise conducted by Dr. Strickland to determine the level of knowledge that each forum participant had about the local agricultural industry in their areas. The participants discussed various types of agriculture pursuits including cash crops, cattle-grazing, egg production, citrus, and ornamentals. It was interesting to realize the diversity in agricultural production throughout the State as represented by forum participants. For example, St. Johns/Putnam Counties produce potatoes and cabbage, while the areas around Manatee County produce cash crops such as tomatoes. Lake County has large farms growing ornamentals for use in new developments.

Next, Dr. Wysocki addressed the issue of marketing for the agricultural industry in Florida. He discussed at length the various components of the food marketing industry, including farmers and ranchers, brokers and intermediaries, processors and manufacturers, grocery wholesalers, food service distributors, retail and specialty retailers, and food service outlets. An interesting example was the difference between an integrated grocery wholesaler and a non-integrated grocery wholesaler.



Forum Speaker Allen Wysocki

Publix is an example of an integrated grocery wholesaler, in that they have contracts for the direct shipment of agricultural products and then manufacture their own brands, particularly dairy products, at their plant in Lakeland. An example of a non-integrated grocery wholesaler is Wal-Mart, which purchases all finished products from other manufacturers and then distributes them to their retail outlets. Dr. Wysocki concluded his presentation by discussing the various marketing alternatives for producers, addressing both the pros and cons of each. These included on-farm sales, community-supported agriculture, farmers' markets, through-brokers/processors/wholesalers, collective action (cooperatives), direct to retailers, and agri-tourism.

Dr. Strickland concluded the forum by providing a historical presentation of the agricultural industry in Florida since the mid 1800's. He noted how the agricultural industry in Florida has evolved over the last two centuries. In the last decade in Florida, the number of farms continues to increase, but the average size of farms continues to decrease. In 2002, there were 44,081 farms in Florida; in 2007 that number had grown to 47,463. Likewise, in 2002, the average farm size in Florida was 236 acres; by 2007 the average size had decreased to 195 acres. He concluded by stating that agricultural pursuits will continue to evolve in Florida and will remain viable.

Mr. Wieczorek is a Senior Planner with Hernando County. He is past-president emeritus of FPZA and the 2011 recipient of the George W. Simons, Jr. Award for outstanding contribution to the profession of planning and zoning in Florida.

VOLUSIA COUNTY SUSPENDS IMPACT FEES

BY TOM BROOKS, SURF COAST CHAPTER

Background

Volusia County was asked by the homebuilding industry in Volusia to temporarily suspend impact fees for three years, from July 1, 2011, to July 1, 2014. Residential building permits have dropped over 95 percent since the height of the housing bubble in 2005 for the County's unincorporated area. In 2005, the unincorporated area of Volusia County issued 1,680 residential building permits. By 2011, the number in the unincorporated county had dropped to 76. The 16 cities in Volusia issued 5,177 residential building permits in 2005. In 2011, the total number of residential building permits was 398. This represented a 90 percent plus reduction in residential construction permit activity in incorporated areas, slightly better than the unincorporated County. Overall the County's residential building activity went from 6,857 units to a grand total of 474 units in 2011.

Homebuilders Ask for Suspension of Residential Impact Fees

The homebuilders in the area came to Volusia County asking for a two-year suspension of impact fees. The idea behind their plan was to have the County reduce the impact fees to make up for a loss of an \$8,000 tax credit that existed in the federal income tax code for new housing construction. Builders were promising the County Council that they would pass the impact fee savings on to their customers as a way to spur new home sales.

The builders were also approaching each city and asking for a similar suspension of impact fees. However, the most substantial cost of residential impact fees are school impact fees. The only way the homebuilders could hope to make up the \$8,000 tax credit was to have the School Board agree to a suspension of residential impact fee of \$6,066. Since a lawsuit by the Homebuilders was pending over an increase in school impact fees, a

solution to this issue was not forthcoming during the debate over the County impact fee suspension area. It should be noted that the County passed its impact fee suspension, the School board and the Homebuilding industry settled their lawsuit.

Council Decides to Link Impact Fee Reduction to Smart Growth

Because of the weak economy, the County Council was amenable to suspending impact fees in an attempt to boost the homebuilding industry. Yet some County Council members, such as Pat Northey, did not like encouraging building on remote land far from urbanized areas, without infrastructure and often lacking even paved roads, making access by emergency vehicles difficult. Did the County want to encourage residential growth in remote, non-urban areas that lack basic public services?

Using the Volusia County Transportation Planning Organization (TPO) Maps

By using the map of the road network created by the TPO, Volusia County was able to construct a solid representation of where the County should encourage growth as shown on the map. (A map of the Impact Fee Suspension Area can be found [here](#).) There were a small number of subdivisions on the periphery of the mapped area that had an impact fee suspension compromise. The owners of these properties had constructed roads to County standards and had millions of dollars of impact fee credits. If the County suspended impact fees in these urban areas, their credits could not be used. A compromise between the homebuilders and the developers of the properties to split the County impact fee savings was reached.

The Final Result

In the end, the County made a distinction between areas where growth should be encouraged and areas where growth did not need to be subsidized by a suspension in

impact fees. The home builders, after reaching a compromise with the School Board, are now able to reduce prices more than the \$8,000 federal income tax credit for the purchase of a new home. A typical single-family home in the impact fee suspension area will have its residential impact fees reduced by \$9,121 per single-family unit in the County unincorporated area.

Public Implications and Questions about Volusia's Impact Fee Policy

Volusia County's action on suspending impact fees represents an experiment on whether it is financially feasible to encourage growth in existing areas. By suspending impact fees in established areas, will the County stimulate greater residential and economic growth? Or is Florida's housing market so dysfunctional and its problems so systemic that any policy to encourage residential and economic growth cannot succeed? Would it be better to replace transportation impact fees with mobility fees that encourage transit, and accept congestion as part of a new concurrency management system?

Volusia is experimenting with encouraging growth in existing areas because the money to build and maintain roads simply does not exist. Current growth management policy encourages expansion of a road network that is not sustainable to maintain. Other than an optional one cent sales tax, which is not popular with voters struggling in a difficult economy, no revenue source can meet local or state transportation needs. That is why proposals that encourage residential and economic growth in existing areas are attracting more attention.

Tom Brooks has been a planner for 24 years and monitors Growth Management Legislation for Volusia County and is on the Florida APA Legislative Committee.

THE HISTORY OF GROWTH MANAGEMENT IN FLORIDA

Part I of this article reviewed Growth Management in Florida through the 1970s.

Part II: Growth Management in the 1980s & 1990s

BY TIMOTHY W. BROWN, AICP

1980s

In 1982, Governor Graham issued an Executive Order that created the second Environmental Land Management Study (ELMS II) Committee. The Committee was charged with assessing the overall impact of environmental and land use legislation that had been enacted over the course of the previous decade. Among the conclusions of the ELMS II Committee was that Florida needed a system of integrated state, regional and local planning for growth management, which paralleled the recommendation of Governor Graham's Resource Management Task Force.

In response to the ELMS II Committee's recommendations, the 1984 Florida Legislature passed the State and Regional Planning Act of 1984, which authorized a new effort to draft a State Comprehensive Plan. The Act required the development of a State Comprehensive Plan and directed the Executive Office of the Governor to prepare a draft plan within six months of passage of the Act; it required each State agency to prepare an "Agency Functional Plan" within one year of the adoption of the State Comprehensive Plan; and it required each of the State's eleven Regional Planning Councils to develop "Comprehensive Regional Policy Plans" within eighteen months of the adoption of the State Comprehensive Plan and to submit those plans to the legislature for approval. This required the eleven Regional Planning Councils to have their Comprehensive Regional Policy Plans available by November 30, 1986. The eleven Regional Planning Councils within the state are West Florida, Apalachee, North Central Florida, Northeast Florida, Withlacoochee, East Central Florida, Central Florida, Tampa Bay, Southwest Florida, Treasure Coast and South Florida. Figure 3 depicts Florida's eleven Regional Planning Councils.

Early in the 1985 legislative session, the legislature adopted the State Comprehensive Plan. Through this Plan the State articulated a coherent set of goals and policies on growth

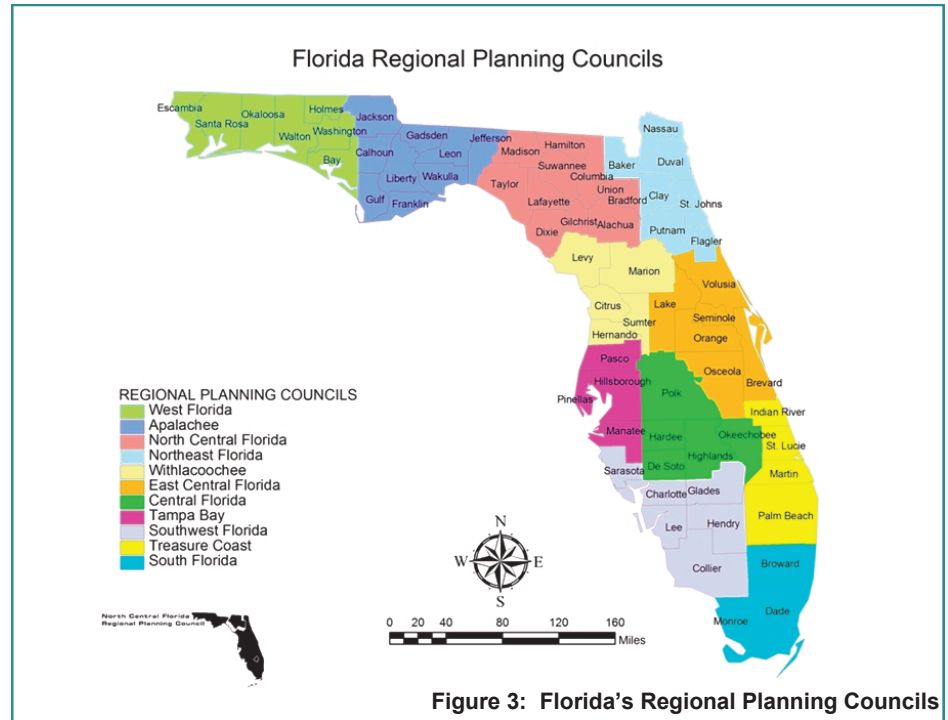


Figure 3: Florida's Regional Planning Councils

and development for the first time. However, the Plan could only be implemented through other legislative actions. The legislature followed this up by passing the Local Government Comprehensive Planning and Land Development Act of 1985 otherwise known as the Growth Management Act. This Act substantially amended the Local Government Comprehensive Planning Act of 1975. It required all local governments to amend their existing comprehensive plans or adopt new plans consistent with the State Comprehensive Plan and Comprehensive Regional Policy Plans. To make this requirement stick, failure to comply would result in the loss of state revenue sharing dollars to local governments and a loss of grant money controlled by the State.

The Act also required that all local government comprehensive plans be certified by the Florida Department of Community Affairs (DCA) as being in compliance with the law. The DCA was directed to adopt detailed rules establishing minimum criteria for the approval of these plans. This resulted in Rule 9J-5, Florida Administrative Code, entitled

"Minimum Criteria for Review of Local Government Comprehensive Plans and Determination of Compliance." In addition, the Act required local governments to adopt implementing land development regulations within one year of their comprehensive plan being found in compliance by the DCA.

To ensure that the local comprehensive plans were meaningful and substantive, the Act required mandatory elements be included in each plan. These mandatory elements included Future Land Use, Housing, Transportation, Public Facilities, Coastal Management, Conservation, Recreation and Open Space, Capital Improvements, and Intergovernmental Coordination. These mandatory plan elements were also required to be developed through specific data and analysis. This data and analysis consisted of such examples as conducting an analysis of existing land uses and resources of the community and designating future land uses based on the community's projected population over a 20-year planning horizon. Over time, optional plan elements were also allowed be adopted as part of local

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comprehensive plans. These included Historic Preservation, Economic Development, Public Education, Arts and Culture, and Community Design. The law was designed so that the local comprehensive plans direct growth in a way that protects environmental resources, conserves tax dollars, promotes efficient use of public facilities and services, and implements the community's vision.

In 1986, the legislature amended the Growth Management Act to require that development only be approved if adequate public facilities are in place to serve that development. This is known as the "concurrency" requirement. This requires local governments to have in place certain public facilities and services such as roads, sanitary sewer, potable water, solid waste, drainage, parks and recreation, open space, mass transit, and later on schools at an acceptable level of service concurrent with the impacts of new development. If these public facilities and services are not available concurrent with the impacts of new development, the development should not be approved. In order to be in compliance with the concurrency requirements, local governments are required to project the need for these facilities and services based on the projected population at a designated level of service over the planning horizon. This required local government budgets be tied to a five-year capital improvements program to ensure that the required public facilities and services are available concurrent with the impacts of new development.

The Act required the DCA to provide oversight to ensure that local government comprehensive plans met the minimum criteria of the law. However, it did not provide for state oversight to ensure that local governments adopted the implementing land development regulations within one year of the adoption of the comprehensive plan. To counter this, the law granted broad standing to citizens to challenge the adoption and amendment of the comprehensive plans and the implementing land development regulations through administrative procedures. Citizens can also challenge local government decisions that are inconsistent with the comprehensive plan or land development regulations in Circuit Court.

At the time of its passage, the Growth Management Act was considered the most innovative and comprehensive planning

legislation in the country. Subsequent planning laws adopted around the country used it as a model.

1990's

In 1990, Lawton Chiles was elected as Florida's Governor. In 1991, Governor Chiles created the third Environmental Land Management Study (ELMS III) Committee. Governor Chiles tasked the Committee with assessing the Growth Management Act as implemented.

Recommendations from the ELMS III Committee resulted in action being taken in the 1993 legislative session. This legislation refined and ratified the concurrency management requirements and curtailed the planning and regulatory powers of the regional planning councils. The changes also required the termination of the DRI process after implementation of enhanced intergovernmental coordination measures addressing extrajurisdictional impacts. This was later repealed by the legislature due to the overall dissatisfaction with the proposed administrative rule that would have implemented the new process. Less known were the ELMS III recommendations that led to legislative approval of bond financing for Florida's landmark Preservation 2000 land acquisition program and authorization for the state purchase of less-than-fee simple interest in lands deserving protection.

To promote compact development, the changes to transportation concurrency occurred in urban areas. Transportation Concurrency Exception Areas were allowed in urban areas meeting certain criteria; Transportation Concurrency Management Areas were allowed in urban areas using area-wide level of service standards for development; redevelopment projects located in existing urban service areas were allowed to generate up to 110% of the transportation impacts of prior development without incurring a transportation concurrency penalty; and it allowed for outright transportation concurrency exemptions for certain projects located in urban areas. Also, the 1993 legislation required the preparation of the Growth Management Portion of the State Comprehensive Plan to bring together land, water, and transportation policy and renamed and refocused the regional plans to include subjects deemed most important for physical growth and development from a regional

perspective. The plans were renamed "Strategic" and included natural resources of regional significance, regional transportation facilities, economic development, emergency preparedness, and affordable housing. The Growth Management Portion of the State Comprehensive Plan was never implemented by the State.

In 1996, the legislature created the Sustainable Communities Demonstration Project as a pilot program. This was an experiment in delegating land use decision making authority to certain local governments with a good track record of growth management.

In 1998, the legislature allowed for local option school concurrency. Also, the legislature authorized a limited number of optional sector plans (up to five). These plans could be adopted by local governments and once implemented would result in the waiving of DRI review for development consistent with the plan. The area must be a minimum of 5,000 acres and must use the DRI review standards to identify and mitigate impacts to natural resources and facilities.

In 1999, the legislature, based upon recommendations of the Transportation and Land Use Study Committee, authorized special transportation districts with multi-modal levels of service. This legislation explicitly exempted public transportation facilities from transportation concurrency. It also allowed trip intensive mixed use projects with specified amounts of residential development to satisfy transportation concurrency through proportionate fair share contributions for local and regionally significant transportation impacts.

In 1998, Jeb Bush was elected Florida's Governor.

Next issue: Growth Management from 2000 to the present

Tim Brown is a Staff Planner with the City of Dothan, Alabama and Chair-elect of APA's County Planning Division. Tim has over 19 years of planning experience in the State of Florida and is the recipient of the 2011 Florida Chapter Award for Distinguished Contribution to the Chapter. He may be reached at 334-615-3416 or e-mail him at twbrown@dothan.org.

OVERVIEW

BLALOCK WALTERS STRENGTHENS LAND USE AND LOCAL GOVERNMENT PRACTICE AREAS

Bradenton, FL – Blalock Walters, P.A., one of Manatee County's oldest law firms, is pleased to welcome Principals Mark Barnebey, Esq., and Scott Rudacille, Esq., to the firm. Both attorneys are Board Certified in City, County and Local Government Law, and hold "AV" ratings from Martindale-Hubbell. They join the firm's Land Use, Local Government, and Real Estate practice areas, and bring a wealth of experience representing clients in all aspects of local government law and the land development approval process.

"We are delighted that men of the caliber of Mark and Scott have joined us," stated Cliff Walters, managing partner at Blalock Walters. "Their reputation for integrity and their common sense handling of client matters will deepen our ability to respond to our land use and governmental clients. We at Blalock Walters have always considered them a friend; now we are pleased to call them our colleagues. "

Mark, who is past Chair of the City, County and Local Government Section of the Florida Bar, will head up the firm's Local Government Practice Group. He currently serves as City Attorney for the City of Palmetto, special counsel for the Manatee County School Board, and counsel for several special and community development districts. He was the senior land use attorney for Manatee County for over thirteen years.

Scott's practice areas include land use, local government, and administrative law, representing both private and public sector clients. He currently serves as counsel to a number of local government entities, including the Lakewood Ranch Inter-District Authority and the Riverwood Community Development District. He has represented the City of Palmetto on various items including work with the Community Redevelopment Agency, Planning and Zoning Board, and the City Clerk.

Blalock Walters is also pleased to welcome Rachel Layton, a certified professional planner and past President of the Florida Planning and Zoning Association. Rachel will assist the firm's Land Use practice area.

MEMBER PROFILE

AMYE KING, AICP - FPZA CENTRAL FLORIDA CHAPTER

Q. WHERE ARE YOU FROM ORIGINALLY?

A. California

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

A. East TN State University,
Master of Public Management,
2000. Obtained AICP, 2003.

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

A. Todd Peetz encouraged me to run for
the CFC Board in 2003.

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

A. Growth Management Director, Lake
County. My expertise is in intra and
intergovernmental relationships and
outreach.

Q. WHAT ARE YOUR HOBBIES AND INTERESTS?

A. Dancing, teaching Zumba, and playing
with my son.



Q. WHAT DO YOU THINK YOU'D BE DOING

NOW IF YOU HADN'T CHOSEN YOUR
CURRENT PROFESSION?

A. Something in the arts-dance,
theater, music.

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

A. Beware of politics and keep your
balance. There should have been a class
called "Planning is Political 101."

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

A. Before I retire, I want to see my happy,
healthy, and smart little boy graduate high
school and enroll in a Florida university.
Professionally, I would like to work on land
use planning around a multi-modal system.
I also think there will be a role for all of us
in the near future to start an educational
campaign that explains the benefits of
planning, rather than the current perception
of "job killing."

AD SPACE IS AVAILABLE!

BUSINESS CARD AD:	4 issues \$100 or \$30/issue
HALF-PAGE AD:	4 issues \$400 or \$225/issue
FULL-PAGE AD:	4 issues \$800 or \$400 /issue
CLASSIFIED ADS:	Job ads, positions wanted, RFPs – First 50 words: FPZA members, free, non-members \$15; 76-100 words: \$25; each additional 20 words above 100: \$5. Ad copy should include position, title, location, responsibilities, special requirements, deadlines (where applicable), and, where possible, salary. Editing of job ads for space and format is the prerogative of the Overview. Mail payment (payable to FPZA) to: FPZA, PO Box 568544, Orlando, FL, 32856-8544

OVERVIEW

BOARD OF DIRECTORS MEETING MINUTES

MARCH 31, 2012

PLANTATION INN—CRYSTAL RIVER, FLORIDA

President Roberts called the meeting to order at 8:38 AM. The following were present:

RACHEL LAYTON – GULF COAST
 PAULA MCMICHAEL – CALUSA
 BRADY WOODS – GULF COAST
 NANCY ROBERTS – CENTRAL FLORIDA
 TOM BROOKS – SURFCOAST
 THAD CROWE – FIRST COAST
 KATHLEEN THOMPSON – GULF COAST
 DIANE CHADWICK – SUN COAST
 PAUL WIECZOREK – SPRINGS
 STEPHEN THOMPSON – GULF COAST
 LARA DIETRICH – FIRST COAST
 JOE MCMANUS – SOUTH FLORIDA
 AMYE KING – CENTRAL FLORIDA
 SCOTT MCGRATH—SURFCOAST
 WANDA CLASSE ATTENDED AS ADMINISTRATOR

WELCOME AND INTRODUCTIONS

President Roberts welcomed everyone and thanked them for attending. Introductions were made by each individual stating their name and chapter affiliation.

REGIONAL FORUM

Paul Wieczorek reported that the previous day's forum was a very good meeting with good and timely topics. He thanked Dr. Stacy Strickland, Hernando County Extension Director for setting up the topics and speakers. He also thanked Citrus County for providing the facility for the forum. Speakers spoke on different agriculture aspects including the process going from growth to the consumer.

ADMINISTRATOR'S REPORT

Wanda Classe distributed director packets. The Membership Report showed a total number of individual members, 514 members from 165 individual members, 342 members from 105 agencies, 4 students, one Past President Emeritus and two paid Past Presidents Emeritus.

The February 28, 2011, bank balance was \$41,841.79 compared to the February 29, 2012, bank balance of \$42,265.85.

Members were asked for additions or deletions to the January 28, 2012 board of directors meeting minutes. Lara Dietrich made a motion to approve the minutes. Tom Brooks seconded



the motion; approved.

There was discussion regarding a proposed policy dealing with the use of FPZA's database and membership list. After several options were discussed, Lara Dietrich made a motion that both the database and the membership list would be distributed to chapter presidents or as approved by the state president and the lists were only to be used for FPZA business. Thad Crowe seconded the motion; approved. There will not be a formal written policy.

Wanda Classe stated that she had emailed each board member an updated list of Officers, Directors and Past Presidents and asked that everyone email her any updates or changes. After the board meeting, she will send out an updated list with changes received. President Roberts stated that several President Appointee positions are still available. The bylaws allow for up to 15.

VP FINANCIAL AFFAIRS

Chair Courtney Mendez was absent. Wanda Classe distributed the financial report from January 2012 through February 2012 as prepared by Treasurer Mendez. An email was

read from Courtney stating that the AICP Provider fee, Post Office Box fee and the FPZA Corporate fees have all been paid. She also thanked Paul Wieczorek for his donation to the scholarship program. After review of the financial report, Paul Wieczorek made a motion to accept the report as presented. Scott McGrath seconded the motion; approved.

VP MEMBERSHIP SERVICES

Chair Paula McMichael stated that APA had recently sent all their members a survey. She continued to state that she would like to develop an FPZA survey short enough that would appeal to members to fill it out. She distributed a sample survey with 13 questions, stating that this was in no way a final product. Paula explained that she would like to send out the survey electronically and had found a survey site on line but the cost would be \$25.00. After review of the survey, Joe McManus made a motion to approve \$25.00 for the survey on line capability. Lara Dietrich seconded the motion; approved. Tom Brooks

CONTINUED ON PAGE 17

OVERVIEW

MEETING MINUTES CONTINUED

and Lara Diettrich will work with Paula on finalizing the survey.

There are currently 176 people who have joined the state's Linked In site.

PRESIDENT ELECT

Brady Woods announced APA's dashboard had recently been reinstated so he was receiving all the APA credit approvals. He encouraged all chapters to send their events to Wanda to be placed on the web site.

CONFERENCE CHAIR

Amye King stated that most of the speakers have been selected and confirmed for the 2012 Orlando Conference. Connecting the Dots is the title of the conference and it will be held June 20-22, 2012 at the Embassy Suites downtown Orlando. All events and mobile tours are almost ready to confirm and be put into an agenda. This year's conference has been planned with cost in mind and the registration rates have been lowered. The full registration price is \$275 for members and \$300 for non-members prior to May 20, 2012. After May 20, 2012 the registration rates will be \$325 and \$350. There are also registration prices for individual events and a one day registration. She asked that the chapters go back and ask their boards to be a sponsor for the conference since the registration is reduced and they are depending heavily on sponsorships. Joe McManus stated that there was a possibility that the South Florida Chapter could be a \$1,000 sponsor. The Sponsorship form is on the web site.

The next board meeting will be held on Saturday morning, June 23, 2012 at the Embassy Suites following the conference.

Lara Diettrich is Awards Chair as well as Student Scholarship Chair. She reported that the award entry forms are on the web site. She changed the rules this year so that everything has to be sent in electronically. Serving with her on the Awards Committee is Courtney Mendez, Paul Wiczorek and Thad Crowe.

Lara will reach out to the different educational institutions to secure the scholarship winners. There was discussion if there were supposed to be five or six recipients. It was again stated

that the scholarship included a conference registration and hotel rooms for two nights. The total scholarship budget is \$2,500. It was stated that with Paul's donation and possibly other donations, it could be possible to sponsor six if that many applications are received.

OVERVIEW

Paula McMichael stated that the next deadline for the Overview is April 16, 2012. Paul will write an article on the Forum that was held on March 30 and include pictures. The member profile was determined to be Amye King as Conference Chair. Scott McGrath's profile will appear in the issue following the conference. Paula asked all the chapters to send news regarding their local events.

NOMINATING COMMITTEE REPORT

President Roberts stated that the Nominating Committee's recommendation for VP Financial Affairs is John Thomson. Paul Wiczorek made a motion to place John Thomson's name on the ballot for 2012-2013 VP Financial Affairs. Thad Crowe seconded the motion; approved. Wanda Classe stated that this ballot must be emailed out 30 days prior to the 2012 Conference.

NEW BUSINESS

Next board meeting will be held on June 23, 2012, in conjunction with the Conference.

Surf Coast has asked to host the October Board Meeting.

CHAPTER REPORTS

Calusa Chapter - Community Gardening and Global Farming is the topic for their next chapter meeting. The next social is being planned in conjunction with the local APA. Chapter Officers will be elected this summer.

Central Florida – The Chapter is concentrating on the upcoming conference.

First Coast – 48 attended their last meeting. The Spring Social will be held April 4. The next Chapter Meeting will be held on May 18th and will be a luncheon.

Gulf Coast – The Chapter is holding lunch

programs every other month with between 25 and 30 attendees. Next month's meeting will feature Sarasota's Interim City Manager. The Chapter Board of Directors meets every other month. The Chapter is also sponsoring two chapter members to the conference whose firm will not pay registration and the Chapter will be a conference sponsor.

South Florida – Kelly Ray has set up a Chapter Facebook Page and sends out planning messages about every three weeks.

Spring – Will attempt to build on momentum from the Forum to hold more meetings and increase membership.

Sun Coast – It was reported that Patricia Ortiz is trying to revive the chapter.

Surf Coast – Will be hosting the 2013 Conference and have been negotiating with site locations. They currently have a proposal from the Plaza Resort & Spa in Daytona Beach. There will be an event on April 13, 2012 featuring Volusia Chapter Association for Responsible Development. The cost will be \$50.00 and attendees will receive 5.5 credits.

ADJORN – With no further business, the meeting adjourned at 10:45 AM.

The OVERVIEW is a quarterly publication of the Florida Planning & Zoning Association.

Publication dates are February, May, August,

and November. The views expressed in the

OVERVIEW are those of the Editor or other contributors and do not necessarily reflect the

opinions of the FPZA. News articles, press

releases, or other contributions are

encouraged. Ad space is also available.

Business card ads are \$100/year or can be pro-rated for fewer issues. Material should be

emailed to the Editor and may be edited to

conform to space and/or style requirements.

Letters must be signed. News and

advertising deadline for the Summer 2012 issue is July 16, 2012.

OVERVIEW

MEMBERSHIP IN FPZA
LOCAL CHAPTERS

DUES

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

Chapter	Individual Dues	Agency/ Organization Dues	Planning Boards*
Apalachee	\$55	\$125	\$125
Calusa	\$60	\$130	\$130
Central Florida	\$65	\$160	\$160
First Coast	\$80	\$170	\$170
Gulfcoast	\$60	\$135	\$135
Gulfstream	\$60	\$145	\$145
Heartland	\$55	\$120	\$120
Northwest	\$55	\$120	\$120
Springs	\$55	\$125	\$125
South Florida	\$55	\$120	\$120
Surfcoast	\$70	\$170	\$170
Suncoast	\$65	\$140	\$140
Suwannee	\$55	\$120	\$120

- Agency/Organizational membership may have a maximum of three individuals. Elected / Appointed Planning Board may have a maximum of five individuals. Include these names with the attached application form for them to receive all the FPZA benefits.
- Full-time Students may utilize a Student Membership and may join at a dues rate of \$5.00 per individual. Include student identification with this application. (First Coast Student dues are \$15.00 per individual.)
- Sustaining Members, wishing to increase their financial support of FPZA, may increase individual dues to \$100.00.

CHAPTERS BY COUNTY

APALACHEE CHAPTER

Franklin • Gadsden • Jefferson • Leon
Liberty • Madison • Taylor • Wakulla

CALUSA CHAPTER

Charlotte • Collier • Hendry • Lee

CENTRAL FLORIDA CHAPTER

Lake • Orange • Osceola • Polk • Seminole • Brevard

FIRST COAST CHAPTER

Clay • Duval • Nassau • Putnam • St. Johns

GULFCOAST CHAPTER

Manatee • Sarasota

GULFSTREAM CHAPTER

Indian River • Martin • Palm Beach • St. Lucie

HEARTLAND CHAPTER

Desoto • Glades • Hardee • Highlands • Okeechobee

NORTHWEST CHAPTER

Bay • Calhoun • Escambia • Gulf • Holmes • Jackson
Okaloosa • Santa Rosa • Walton • Washington

SPRINGS CHAPTER

Alachua • Citrus • Hernando • Levy • Marion • Sumter

SOUTH FLORIDA CHAPTER

Broward • Miami-Dade • Monroe

SURFCOAST CHAPTER

Flagler • Volusia

SUNCOAST CHAPTER

Hillsborough • Pinellas • Pasco

SUWANNEE CHAPTER

Baker • Bradford • Columbia • Dixie • Gilchrist
Hamilton • Lafayette • Suwannee • Union

MEMBERSHIP APPLICATION

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

Mail application with check payable to FPZA to:
Florida Planning & Zoning Association
P. O. Box 568544
Orlando, Florida 32856-8544
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