

- VOLUME 12
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# OVERVIEW

DEVELOPING FLORIDA'S PLANNING  
PROFESSIONALS SINCE 1951



## FPZA 2013 ANNUAL STATE CONFERENCE START YOUR ECONOMIC ENGINES!



PLAZA RESORT & SPA  
DAYTONA BEACH  
JUNE 5-7, 2013

Surfcoast Chapter was able to secure the Plaza Resort for the affordable room rate of \$99 per night. Registration forms are available on the FPZA website and payment can be made on-line via PayPal.



Continuing education credits, including law and ethics, will be available for conference attendees. In addition to the nearly 20 sessions to choose from, we will host tours of the Daytona International Speedway and Spruce Creek Preserve and host an evening reception at the Lilian Place, an Italianate Victorian house built in 1884 and recently renovated and reopened to the public as a museum.

So, how do you start your economic engine? Join us at the 2013 FPZA State Conference in Daytona Beach to find out!

This year's annual FPZA conference, "Start Your Economic Engines," will focus on how to achieve economic development in the post Great Recession reality. Experts will discuss multiple techniques, from public-private partnerships, e-zones, brownfield redevelopment, to the role of educational institutions in local and regional economies.

The Conference will take place June 5-7, 2013, at the Plaza Resort on the "World's Most Famous Beach" in Daytona Beach. The Plaza Resort is located within a short walking distance from the Ocean Walk and Ocean Center convention complex, which is the heart of Daytona Beach's Entertainment or E-Zone, and just down the road from the Daytona International Speedway. The

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## OVERVIEW

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**HEARTLAND** - VACANT  
**NORTHWEST** - VACANT  
**SUWANNEE** - VACANT

A WORD FROM THE  
PRESIDENT

From Pensacola to Miami,  
development across the  
state is on the rise. With an  
improving economy and pent-  
-up demand, developers are  
dusting off previously  
approved PUDs and local

governments are brushing cobwebs from old  
planning initiatives that had been put on a shelf  
in the nearest conference room. New and infill  
development in all sectors help to give planners  
a sense of optimism that Florida is ready to  
rebound from a struggling economy and an  
upside-down housing market. To those who  
were able to weather the storm and push  
through the tough times the previous five years  
presented ... Mazel Tov! The light at end of the  
tunnel is shining. But for many of our colleagues  
in planning, that light is still dim. To those who  
are still waiting for happier days to arrive, please  
remain strong, dedicated, and confident that you  
will be a positive influence on the future growth  
of Florida.



## FPZA MERCHANDISE IS AVAILABLE!

GOLF SHIRTS, FLEECE JACKETS,  
HATS—CHECK OUT THE MERCHANDISE  
PAGE AT THE [FPZA WEBSITE](http://fpza.org).

## FPZA CONFERENCE: LUNCHEON SPEAKER & MOBILE TOURS

### THURSDAY, JUNE 6<sup>TH</sup>, LUNCHEON SPEAKER



Dr. Sean Snaith is the director of the University of Central Florida's Institute for Economic Competitiveness within the College of Business Administration and is a widely recognized economist in the fields of business and economic forecasting, the housing market, consumer issues and federal economic policy. Bloomberg News recently named

Snaith one of the country's most accurate forecasters for his predictions about the Federal Reserve's benchmark interest rate and the Federal Funds rate. Snaith holds a bachelor's degree in Economics from Allegheny College and a master's degree and doctorate in Economics from Pennsylvania State University.

### THURSDAY, JUNE 6<sup>TH</sup>, MOBILE TOUR DAYTONA INTERNATIONAL SPEEDWAY

Embark on an exciting, privately guided tour through the sites of Daytona International Speedway. Venture behind-the-scenes and discover what makes DAYTONA the "World Center of Racing" and the leader in motorsports entertainment.

- Take a trip around the track, along the infield and down pit road
- Explore the NASCAR Sprint Cup garages and Tech Inspection

- Check out the Drivers Meeting room and Gatorade Victory Lane
- Witness bird's-eye views from the seventh-story Houston Lawing Press Box

Concludes with access to the Coca Cola Theatre and a close-up look at the winning Daytona 500 car.

### FRIDAY, JUNE 7<sup>TH</sup>, MOBILE TOUR SPRUCE CREEK PRESERVE ECO TOUR

This adventure features a combination boat and tram tour with an interactive narrative, detailing the history and ecology of the surrounding area. You will experience many varied eco-systems of Spruce Creek as the tour meanders through the natural, pristine black water cypress swamp, brackish coastal marsh, and estuary systems. The numerous habitats, including dense hardwood forests, are home to a variety of plants and animals, including a number of protected and endangered species.

Spruce Creek is a unique, black water stream and is one of only a few left undisturbed in Florida. Through preservation efforts, over 2000 acres along Spruce Creek are now protected as a natural resource known as Spruce Creek Preserve and Recreation Area. The Spruce Creek canoe trail is officially designated as part of Florida's Statewide System of Greenways and Trails.

## CALL FOR CONFERENCE SPONSORSHIPS IN FULL SWING

### JOHN G. THOMSON, AICP, SPONSORSHIP COMMITTEE

Efforts to contact possible sponsors are in full swing. To date, we have received \$6,975 in sponsorship pledges with a goal of reaching \$10,000. We are extremely grateful to Environmental Services Inc. and Theriaque and Spain for stepping up as Grandstand Sponsors. Checkered Flag sponsors include Canin Associates, Boyer Singleton, Holland and Knight, and the FPZA Central Florida Chapter. Thank you to VHB Miller Sellen for providing in kind services to design the program and other

informational materials. Other sponsors include Leigh Robinson Kerr and Associates, FPZA Gulfstream Chapter, Nova Engineering, Ghyabi and Assoc., Miami Corp (Farmton Tree Farm), CPH Engineering, International Council of Shopping Centers, Miller Legg, Thad Crowe, Mark Rakowski, Paul Wiecezorek, DRMP, Family Realty, GrayRobinson, and Najmy Thompson. Once again, thank you all for your generous sponsorships.



designed several sponsorship categories to meet your organization's specific marketing needs and budget. Each of the sponsorship categories are listed on the next page and conference website via [http://www.fpza.org/main/page\\_conference.html](http://www.fpza.org/main/page_conference.html). To become a sponsor of the 2013 State Conference call me at 386-736-5959, ext. 15520 or email [jthomson@volusia.org](mailto:jthomson@volusia.org).



If you would also like to become a sponsor, the sponsorship committee has

## OVERVIEW

## 61ST ANNUAL FPZA STATE CONFERENCE: SPONSORSHIP LEVELS

The Surfcoast Chapter of the Florida Planning and Zoning Association (FPZA) has a special opportunity to support an educational event while increasing your visibility locally and statewide. Sponsorship of the 61st annual FPZA state conference is a worthwhile way to promote your business or organization and further the sound planning principals of the FPZA.

**VICTORY LANE SPONSOR \$2,000**

- Two (2) full conference registration
- Introduce the key note speakers
- Exhibitors booth space
- Sponsors logo on all promotional materials
- Sponsors logo and web-link on the FPZA website for 6 months
- Name and logo on the gift bags
- Recognition/Welcome attendees at opening reception
- Name/logo on the sponsorship poster

**GRAND STAND SPONSOR \$1,000**

- One (1) full conference registration
- Exhibitors booth space
- Sponsors logo and web-link on the FPZA website for 3 months
- Half page ad in the FPZA Overview newsletter
- Name/logo on the conference sponsorship poster

**CHECKERED FLAG SPONSOR \$500**

- Exhibitors booth space
- Quarter page ad in the FPZA Overview newsletter
- Recognition at opening reception
- Name/logo on the conference sponsorship poster

**PRESS BOX (RECEPTION) SPONSOR \$350**

- Name/logo at entry to reception and on all tables
- Business card ad in the FPZA Overview newsletter
- Recognition at opening reception
- Name/logo on the conference sponsorship poster

**PACE CAR (MOBILE TOUR) SPONSOR \$250**

- Business card size ad in the FPZA Overview newsletter
- Recognition at opening reception
- Name/logo on the conference sponsorship poster

**HORSE POWER (SESSION) SPONSOR \$250**

- Sponsor recognition on Session Poster
- Introduce the session Moderator/speakers
- Business card size ad in the FPZA Overview Newsletter
- Recognition at opening reception
- Name/logo on the conference sponsorship poster

**PIT STOP (HOSPITALITY SUITE) \$250**

- Business card size ad in the FPZA Overview newsletter
- Recognition at opening reception
- Name/logo on the conference sponsorship poster

**INFIELD (EXHIBITOR BOOTH) \$200**

- Recognition at opening reception
- Business card size ad in in the FPZA Overview newsletter
- Name/logo on the conference sponsorship poster

**REFRESHMENT BREAK SPONSOR \$100**

- Name/logo on a refreshment/snack table
- Business card size ad in in the FPZA Overview newsletter
- Recognition at opening reception
- Name/logo on the conference sponsorship poster



## 2013 PLANNING AWARDS CALL FOR ENTRIES

### FPZA STATE AWARD CATEGORIES, EVALUATION CRITERIA, & SUBMITTAL PROCEDURES PROJECTS APPROVED AND/OR COMPLETED DURING THE PERIOD BETWEEN 1/2012—12/2012 *Entry Deadline April 30, 2013*

#### AWARD CATEGORIES

- **Outstanding Development:** Newly planned, designed and/or built “brick and mortar” projects.
- **Outstanding Redevelopment:** This award is for the reuse of a site, facility or structure.
- **Outstanding Study/Plan:** This award is for reports, studies, plans, documents, planning analysis, etc.
- **Outstanding Sustainable Plan/Project:** This award is for planned, designed and/or completed projects that take into account their social, cultural, economic and/or natural environment to minimize impacts.
- **Design Excellence:** This award is for a development which exhibits superior form and function.
- **Innovation:** This award is for a project/development that is unusual and/or ahead of its time.
- **Grassroots/Non-Profit Initiative:** This award is to recognize an organization who 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.
- **Outstanding Elected Official:** This award is for a 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:** This award is to recognize a journalist who effectively and accurately puts forth information about planning and zoning issues to the public.
- **Outstanding FPZA Chapter:** This award is for the chapter who increases and/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, rather than just for the past year; and evaluation will also be based upon work directed towards the stated purposes, mission and goals of FPZA.

#### EVALUATION CRITERIA

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

- To promote cooperation among official planning and zoning boards and commissions, civic bodies, citizens, technicians and students

interested in planning and zoning in Florida.

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

**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.

#### 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).
- Images illustrating nomination in **JPEG** and **MUST BE LABELED**. (3 or less & no more than 1 MB each).
- A letter of recommendation is required and may not be written by nominee or applicant.
- **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.

CONTINUED ON PAGE 6

## THE RIVER GRANDE HOTEL REVITALIZATION: EFFECTIVE PUBLIC-PRIVATE PARTNERSHIPS

BY WILL ROBINSON

During the boom of the 1920's, the Manatee River Hotel was constructed along the banks of the Manatee River and its historic splendor included serving as a Prohibition-era playground for the rich and famous. Unfortunately, over the past decade, the building has fallen into disrepair and one of the most historic buildings in Manatee County faced a dire prospect of having to be demolished, given its age and deteriorating condition.

Fortunately, The Widewaters Group, Inc. acquired the property and soon thereafter began strategizing with government partners to make the redevelopment of the site a reality.

Widewaters' planned \$15 million renovation project included redeveloping the site into a modern hotel, with the amenities that twenty-first century guests expect. Given the scope of the redevelopment and current market conditions, public-private partnerships with federal, state and local governments were critical to the success of the redevelopment project.

The federal government's historic preservation tax credit program and the state government's Brownfield program first allowed certain tax credits to be granted given the historic preservation and the environmental remediation that would occur on the property.

A major step was the successful negotiation and approval of a development agreement with the

Bradenton Community Redevelopment Agency, which allowed certain property tax abatements, cash contributions and public street improvements along the frontage of the property. The development agreement was unanimously ratified by the Bradenton City Council. The Council also approved certain off-site parking rights allowing patrons of the hotel to park in existing public spaces nearby.

Finally, Manatee County, through its economic development incentive grant program approved cash contributions along with parking rights to a county-owned lot near the property.

From the federal government level on down to local government, the project's success was tied to obtaining these public-private partnerships. "Without the support of the Bradenton community, specifically the Bradenton CRA, City Council, and the Manatee County Board of County Commission, the redevelopment of the Manatee River Hotel would not have occurred. It took a collaborative effort from all levels of government to bring this historic redevelopment to reality," said Brian Long, Director of Development for Widewaters.

All of the incentives were tied to employment and historic preservation construction standards, which the project hopes to meet when it completes the project in late 2013. The Firm was extremely proud to represent Widewaters in both



acquiring the hotel property and negotiating several of these public-private partnership agreements. Once the redevelopment project is completed and the hotel is open for business, one of Bradenton's most historic buildings will be restored, adding a new hotel with major employment and economic benefits to downtown Bradenton and Manatee County will be a reality that we all can be proud of.

*Will Robinson is a Principal in the Real Estate and Land Use Practice Areas of Blalock Walters, P.A. This article was originally published by Blalock Walters, P.A. in the 2012 4<sup>th</sup> Quarter Newsletter.*



### PLANNING AWARDS CALL FOR ENTRIES *CONTINUED*

- **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 categorically reclassify any submittal and to award second place, if appropriate.

**There are no entry fees and all award entries must be submitted via email ONLY per the size requirements outlined above. Any hard copy or electronic submittals sent via mail will not be accepted.**

### Submit all applications to:

Lara K. Dietrich  
Dietrich Planning, LLC  
laradietrich@gmail.com  
904-551-6969

**We look forward to reviewing your award entries! Please forward this "Call for Entries" to all professionals, administrations, individuals, organizations and elected officials that may be worthy of such an award.**

# OVERVIEW

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## AD SPACE IS AVAILABLE!

### BUSINESS CARD AD:

4 issues \$100 or \$50/issue

### QUARTER-PAGE AD:

4 issues \$150 or \$75/issue

### HALF-PAGE AD:

4 issues \$250 or \$125/issue

### FULL-PAGE AD:

4 issues \$500 or \$250 /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*. **Contact the FPZA**

**office at (407)895-2654 or [fpza@bellsouth.net](mailto:fpza@bellsouth.net)**

**for more information.**

## MEMBER PROFILE

### KEVIN C. MCCARTHY, FPZA GULFCOAST CHAPTER

#### Q. Where are you from originally?

A. I was born in Vermont, but I grew up in Englewood, Florida.

#### Q. What college/university did you attend/graduate from? Please list your degree(s) and if you have any specialized training.

A. I graduated from the University of South Florida in 2012 with a Master's degree in Urban & Regional Planning (specialization in Housing & Community Development) and in 2008 with a Bachelor of Arts in Political Science. I also attended Manatee Community College (now State College of Florida).



A. I am a runner, and I spend a lot of time working with the USF Student Planning Association and the USF Urban Planning Society (an organization of USF alumni who work in planning and related fields).

#### Q. What do you think you'd be doing now if you hadn't chosen your current profession?

A. I would probably be a line-cook in a restaurant. I did that for several years between college and high school.

#### 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. Graduate school did not make me aware of the role community organizations play in the planning process. Relatively small well-organized groups of people control land use policy. The ability to get twenty people to sign up and speak at a public hearing is exponentially more valuable than professional expertise. The system rewards those who are well-organized. Embrace this and learn to predict how the best organized groups in your community will react to a proposal.

#### Q. How did you become involved in FPZA and how long have you been a member?

A. I have been a member since 2011 when I attended an FPZA hosted event in Sarasota. In 2012 I was able to attend the state conference in Orlando with the student scholarship award, and decided to become more involved with the organization.

#### Q. What is your current position and area(s) of expertise?

A. Currently, I am a Neighborhood Technician for the City of Sarasota. Most of my training and experience has been focused on housing and community development.

#### Q. What personal goals would you like to achieve (before you retire)?

A. I would like to earn another post-graduate degree, and see the University of South Florida Urban & Regional Planning Program become the most highly regarded in Florida.

#### Q. What are your hobbies and interests?

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

### WOMEN AND MEN WHO ARE...

Planning professionals - public and private zoning staff, transportation engineers, land-use lawyers, expert witnesses, members of the Florida Bar, city, county and state-elected officials, members of local planning and zoning boards, university professors, architects, landscape architects, housing professionals, real estate agents, transportation specialists, surveyors, marketing professionals, communications directors, graphic artists, students of land planning, public relations professionals...and more.

### FOR A CHANCE TO NETWORK WITH LIKE-MINDED PROFESSIONALS AND COMMUNITY LEADERS, WHY NOT JOIN US?

**Call the state office of FPZA at (407) 895-2654** for chapter membership within Florida and your local community. Visit our website at [www.FPZA.org](http://www.FPZA.org).



## WALT DISNEY WORLD: A MODEL FOR PLANNING CITIES?

BY: LAURA J. COLE

Using Walt Disney World as a model, a course on urban planning has students questioning how much democratically run cities could learn from the Mouse.

It's a well-known fact that Walt Disney World is masterfully designed to enhance guests' experiences, but few pay attention to the magic behind the curtain. Take for example the music playing during the ferry ride to the park.

As the ferry makes its way across the Seven Seas Lagoon, two songs play on the overhead speaker: "Just Around the Riverbend" from *Pocahontas* and "Part of Your World" from *The Little Mermaid*.

Most visitors are too busy trying to capture shots of the park or readying their children for the day to notice the music, but not Liz Guardado, class of 2015 at Rollins College. She's taking note of the entire experience, as a way to examine how much could be applied to real-world cities.

"One of the greatest appeals of the Magic Kingdom is the way you are completely immersed into a world of make-believe," she says, "but it's difficult to imagine that the application of the world of make-believe can be applied to a democratically run city."

Yet that's exactly why Guardado and 16 other students are at the park. They're participating in a course called *Disney and the City*, led by professor Rick Foglesong. As part of a weeklong course, students spent three of the five days on Disney properties (or former Disney properties) ranging from Walt Disney World (WDW) and Epcot to Celebration. It hardly seems like a class, but the objectives are far from fanciful. At its heart lies one central question: Is the planning of WDW a good model for planning cities?

To answer this, you must first understand urban planning, which is a technical and political

process aimed at improving the welfare of people and their communities by enhancing the use of land and design.

The Magic Kingdom is something of a dream as far as urban planning goes. It has public transportation (the monorail); a center (Cinderella's Castle) from which everything else radiates; a Main Street with shops, restaurants, and entertainment; a bustling economy with job opportunities; and unparalleled coordination: from the music to building heights, color schemes, and landscaping.

Unlike most theme parks, however, WDW has its own private government, known as Reedy Creek Improvement District, with lobbying powers that influence both our State and National governments. Did you know, for example, that Disney has its own Q1 visa? Known in the U.S. State Department as the Mickey Mouse Visa, it allows recipients to work while participating in a cultural exchange program. Both of these factors make WDW an interesting case to explore, especially when considering what type of system—democratic and capitalist or authoritarian and feudal—is most ideal for urban planning.

Capitalism and democracy often make the process arduous and fragmented; authoritarianism and feudalism make it less so, but often at the expense of the public they're supposed to be working to enhance. Part of the fragmentation in the first scenario comes from the contradictory nature of capitalism and democracy.

"Capitalism creates a need for an organized system," Foglesong says. "Democracy thwarts it."

Think of it in terms of I-4, and the perpetual construction and congestion issues. The government has to have designs approved, submit changes to a review board, consider feedback from affected private property owners, and have everything eventually voted on by the



Photo credit: Scott Cook

public. Individual families who may lose their homes due to the expansion have to be taken into consideration. Under a private government, however, such as Disney's, that isn't a concern. They only have to worry about how these changes affect the bottom line, and they want to move as quickly as possible so as not to disrupt business.

And that's exactly what Walt Disney wanted. When agreeing to build in Florida in 1971, the Disney Company gained its own powers and immunities. Namely, according to Foglesong's *Married to the Mouse: Walt Disney World and Orlando*, the Disney Company was authorized "to regulate land use, provide policy and fire services, build roads, lay sewer lines, license the manufacture and sale of alcoholic beverages, even to build an airport and a nuclear power plant." They also "won immunity from building, zoning, and land-use regulations." Cinderella's Castle, for example, is a 10-story fiberglass structure. That isn't exactly up to code.

CONTINUED ON PAGE 9



## OVERVIEW

## UPCOMING REGIONAL FORUM: SOUTHEAST FLORIDA IN 2060

### HOSTED BY SOUTH FLORIDA CHAPTER

Can seven counties collaborate on a 2060 Vision? Learn how Southeast Florida is developing a regional prosperity plan for its 9 million people in the midst of rising sea levels.

**Date:** Friday, April 26, 2013  
**Time:** Noon—3 PM  
**Location:** Nova Southeastern University  
 Main Campus  
 Library, 4th Floor  
 3301 College Avenue  
 Ft. Lauderdale, FL 33314

**RSVP by April 19, 2013:**  
 Kelly Ray or Leigh Kerr  
 Ph: (954) 467-6308  
 Email: [fpza\\_sf@hotmail.com](mailto:fpza_sf@hotmail.com)  
 2 AICP CM Credits pending

## UPCOMING FPZA BOARD OF DIRECTORS QUARTERLY MEETING

**APRIL 27, 2013**

9 AM to 12 Noon  
 Hampton Inn Fort Lauderdale  
 City Center/Downtown  
 250 North Andrews Avenue  
 Fort Lauderdale, FL 33301  
 (954) 624-3402

Check back at our website, [www.fpza.org](http://www.fpza.org), for more information. Please call the FPZA Office at (407) 895-2654 or email [fpza@bellsouth.net](mailto:fpza@bellsouth.net) if you would like to attend.

### WALT DISNEY WORLD *CONTINUED*

They were awarded those powers because WDW was originally proposed as having a residential component, presented as The Experimental Prototype Community of Tomorrow—or Epcot. However, those residents would have the power to challenge the corporation's managerial decisions. To fix this issue, Walt Disney—in what Foglesong deems the biggest lie told in Florida in the 20<sup>th</sup> century—replaced the word “permanent residents” with “temporary residents/tourists” in memos that were later found in his desk.

“Despite his fanciful mind, [Disney] clearly grasped the political reality—if people lived there, they could vote there, undermining the company's political control,” Foglesong wrote. “And where the memo explained that, legally, their private government could not exercise planning and zoning powers unless it was popularly elected, Walt switched from lead pencil to red grease pencil, writing ‘NO’ in inch-high letters at the margin.”

In terms of urban planning, a private government without an influential voting public is kind of a big deal. This level of freedom is largely unprecedented in the history of urban planning in the Western world. Though you can find plans for cities dating back to the medieval era, urban planning for the modern world begins with Paris in 1853 under Baron von Haussmann. Designated the city designer in chief by Napoleon III, von Haussmann was charged with transitioning Paris from a medieval city to a modern capitalist industrial city (he accomplished part of this). One of his biggest achievements was creating wider boulevards. And while these helped free up traffic and

provided better access both into and out of the city, they also made it easier to defend against revolutions—something that would have been a great concern of Napoleon III. Where the previous narrow, crooked streets made it easier for demonstrators to close off sections of the city to keep out police and military, the wider, straighter streets made it easier for authorities to shut down rebellions.

The Disney Company has few rebellions with which to contend. A castle may lie at the epicenter, but WDW doesn't exactly have to worry about a feudal uprising. They don't have citizens who call their property home—even the most ardent Disney fan eventually leaves the parks and hotels for the real world. Without the benefit of a private government, the recent expansions to Fantasy Land, for example, could have ended up taking a decade to achieve.

But they didn't, and for Disney, that's a great thing. It means they can focus on the guest experience and transporting guests in place and mind to another world—A Whole New World, to throw *Aladdin* into the mix. And students, like Guardado, are left to explore the benefits and drawbacks of urban planning under a private government versus a democratic one. Her conclusion?

WDW provides “an amazingly abundant amount of real-life lessons that can be applied to real-world settings.” However, she notes, “Developers will struggle to recreate this perfect example of urban planning because no one else will have the same power that the Disney Company had.”

## 2012 ELECTION RETROSPECTIVE, THE FISCAL CLIFF AND FORECLOSURE BLUES

BY TOM BROOKS, SURFCOAST CHAPTER

### Amendment 4 Defeated

Amendment 4 was a proposed constitutional amendment tax break on local property taxes that was voted on statewide on November 6, 2012. The amendment had three provisions, applicable to all local government and special district property taxes, with the exception of public schools. The first provision would have reduced the 10 percent cap on increases in property values on non-homesteaded properties to 5 percent. The second provision would have applied to first-time home buyers. These are defined as those who have not owned a home in Florida in the past three years. They would have received an additional homestead exemption on half the appraised value of their home (up to \$150,000), phased out over five years. The final provision was an anti-recapture provision. If the just (market) value goes down, the assessed value of the property cannot increase. Many properties are under-assessed because of the Save Our Homes provision, which limits assessment increases to three percent per year.

### Ballot-weary Floridians

Opponents effectively labeled the amendment "tax breaks for snowbirds," but the Florida Legislature perhaps did more to kill the amendment by clogging up the 2012 ballot with long complicated ballot summaries. Numerous newspaper editorial boards, ranging from conservative to liberal, took the stance that all of the amendments should be rejected. Property tax exemptions for widows and disabled veterans barely made above the 60 percent needed for passage. In the past, they probably would have received approval as high as 80 percent. Many voters are also revolting against ballot initiatives in Florida because they are all constitutional amendments. In California, they have statutory initiatives that do not permanently amend the Constitution.

The length of the ballot summaries might have been a major factor in the rejection of some of the amendments. The good news is the amendments that did pass will not have a major impact financially on local governments and public schools. The bad news is that Florida is

still considered one of the most dysfunctional places in the nation to vote. In a number of counties, the last voter did not finish until 1 a.m. to 1:30 a.m. in the morning. That means the voters were waiting in line a minimum of 6 to 6 ½ hours and voted after the election was called. In Lee County, long lines reduced turnout from 84 percent to 68 percent. Lee County is demographically a senior citizen population, and making voters wait 6 to 6 ½ hours likely depressed voter turnout. Ironically, the county is a Republican stronghold where Romney won with 58 percent of the vote.

It was admirable that many voters stayed in line and voted, since voters with smart phones already knew who won their the national, state, and local races. Only very close races remained undecided. The Presidential race in the State of Florida was not officially decided until Saturday, as Obama won the state by approximately 74,000 votes. Fortunately, it was not a contentious process like the Bush and Gore recount in 2000.

### Fiscal Cliff averted—temporarily

This event occurred after the election but needs to be included in the 2012 Election analysis because a number of federal programs, especially HUD, that affect planning could easily be reduced when the debt ceiling fight continues. For the most part, the new deal kicks the can down the road until March. As it is, the continuing resolution to fund the federal government is already hitting a number of programs that affect planning, including the CDBG block grant program, the federal highway program, and anything that fits the budget label of "domestic discretionary spending."

One item not noticed in the fiscal cliff negotiations was that short sales can still be done in the next year without the amount of loan forgiven counting as income on a person's income taxes. It was set to expire on December 2012, but it was extended a year as part of the fiscal cliff negotiations. This is an important extension, because it was quite possible that Florida might have experienced a second wave of lengthy foreclosures without an extension of the short sales process. Short sales are typically faster than the foreclosure process. However, without a guarantee that the person who sells short will not be held responsible by the

IRS for income on a home (forgiveness of all or part of a debt can be considered income) sold less than the mortgage value, short sales would likely disappear as an alternative option to foreclosure.

### Foreclosure Bill in the 2013 Session of the Legislature

The "robo" document scandal in 2010 slowed down the foreclosure process in Florida because a number of the mortgage documents had fraudulent signatures with inaccurate information in the mortgage deed. Until a 25 billion dollar legal settlement on the robo document scandal was executed in 2011, foreclosures were significantly reduced or halted by many financial institutions. Short sales became a more viable process than foreclosure for getting distressed properties out of the real estate market.

There is a bill in Tallahassee (HB 87) designed to speed up the foreclosure process according to the *Tampa Bay Times*. The bill proposes strict paperwork requirements for lenders, fast-track foreclosure procedures, and a shield against some difficult legal scenarios. Foreclosure filings in Florida jumped 20 percent in the last year. Florida now has the nation's highest foreclosure rate.

Although the housing market is improving, there are plenty of foreclosures still set to take place in the coming years according to the *Tampa Bay Times*. One in five mortgages in the state is currently delinquent, and more than half of those have not yet entered the foreclosure process, according to Lender Processing Services. It should be noted a more draconian version of this bill that was defeated last year by the Legislature after groups representing homeowners protested against the bill. This version is considered more balanced than last year's foreclosure bill. Whether groups representing homeowners agree with that assessment remains to be seen.

*Tom Brooks has been a planner for 26 years and monitors Growth Management Legislation for Volusia County and is on the Florida APA Legislative Committee.*

## HOPE SPRINGS ETERNAL AT A GREEN BUILDING CANCER FACILITY

BY: TOM BROOKS, SURFCOAST CHAPTER



It is not often that you see a green building and development that fills you with envy. Even though envy is one of the seven deadly sins, the joyous feelings I have for the Center for Building Hope, built adjacent to the Long Swamp Ecosystem, in Sarasota, Florida, hardly seems sinful.

A cancer recovery center that combines energy efficiency and ecosystem preservation seems a utopian concept too expensive and impractical to exist in the real world, yet a group of over 30 planners saw this building and its ecological preserve at the FPZA Regional Forum on January 25, 2013.

The building itself is a 10,660 square foot facility on 4.81 acre site adjacent to a larger wildlife and wetland preserve. The site has preserved flatwoods, a wetland ecosystem and a lake adjacent to the Long Swamp Ecosystem.

The presentations focused on the healing powers of the Center on the psychological being of the cancer patients and their families. The presentations also discussed how the patients and their families were involved in the design of the center. Instead of a building being constructed and the patients adapting to the building, everything about the Center for Building Hope was designed with input from the patients, their families, and caretakers in mind. Despite the cost of building and designing such a unique facility, it was a bottom-up and not a top-down process for construction. Since the patients, families, and caregivers are the users of the facility, the architectural design of the building was done according to their needs.

Architect Michael Carlson designed the building for the patients and is a founder of the Carlson Studio Architecture in 1997. Perhaps the most innovative thing about his design was seeing so many the green building innovations in one building, set in natural surroundings that only Mother Nature could manufacture. One could argue the biggest challenge was to make sure the building did not disturb the beauty nature had already made. John LaCivita, Vice President and Project Manager for Willis Smith Construction, went over in detail what it took to manage such an innovative building and to get the Gold LEED certification for this unique structure. Michael Bell went through the site design principles that were utilized to maintain the site's natural drainage system and wetland functions.

The last part of the event was a walking tour was led by Michael Burton from Stantec who discussed the natural vegetative systems and animal habitat of the Long Swamp Ecosystem. He talked about how they managed the control of exotic plant species on the property and what type of habitat management principles were used for managing this natural system. The event lasted over three hours, but I could have spent all day absorbing the unique features of this system.

22<sup>ND</sup> CENTURY MOON LANDING



Drawing by Neno Spagna

*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 2013 issue is July 1, 2013.***



## OVERVIEW

## BOARD OF DIRECTORS MEETING MINUTES

JANUARY 26, 2013

STANTEC—SARASOTA, FLORIDA

President Woods called the meeting to order at 9:06 AM. The following were present:

Brady Woods – Gulfcoast  
 Rachel Layton – Gulfcoast  
 Kevin McCarthy – Gulfcoast  
 Leigh Kerr – South Florida  
 Paula McMichael – Calusa  
 Scott McGrath - Surfcoast  
 Paul Wieczorek – Springs  
 Erin Provenzale – Central Florida  
 John Thomson – Surfcoast  
 Diane Chadwick – Sun Coast  
 Tom Brooks - Surfcoast  
 Chad Williams – First Coast

**WELCOME AND INTRODUCTIONS** – President Woods welcomed everyone and thanked them for attending. He thanked the Gulfcoast Chapter and Diane Chadwick for hosting the board meeting and providing the refreshments. Introductions were made by each individual stating their name and chapter/state affiliation.

**1-25-13 REGIONAL FORUM REPORT** – President Woods thanked Rachel Layton and Diane Chadwick for a successful Forum. They reported a good turnout from all over the state. The speakers and venue were great and suggested that other chapters reach out and maybe hold future forums/board meetings at FPZA award winning locations.

**OLD BUSINESS – 2012 STATE CONFERENCE** – Central Florida Chapter hosted the 2012 Conference. Previously the Chapter returned the \$2,500 seed money and presented the state with a check for \$1,000. The final accounting of the conference showed a profit of over \$10,000. Rule 19 states that if the Chapter incurred a profit on the conference, the State would received up to 50% of the profit up to a maximum of \$2,500. The same numbers would apply if the chapter lost money on the conference with the State paying 50% of the loss up to \$2,500. The State went back to the Chapter and reminded them of Rule 19. They had previously committed to \$500 to the next five (5) conferences which would amount to \$2,500.00. However, this money would go to future conferences and not to the State. It was reiterated the expenses that the State incurs in order to support the conference. Erin Provenzale, President of the Central Florida Chapter, stated that a check was being sent to the State for an additional \$1,500.00 to bring the total to \$2,500.00. She also stated that it was important that future conference



host chapter be reminded of Rule 19 when they commit to host the conference.

2013 Conference Host Surfcoast requested a list of 2012 attendees.

**ADMINISTRATOR'S REPORT** – Wanda Classe distributed director packets. President Woods asked for corrections or approval of the September 22, 2012 Board Meeting Minutes. Scott McGrath made a motion to approve the minutes as distributed. Leigh Kerr seconded the motion; approved.

The Membership Report showed 490 as the total number of members, 148 individual members, 332 members from 102 agencies, three students, three honorary students, two Past President Emeritus and two paid Past Presidents Emeritus. Wanda Classe distributed checks to chapters for members joining or renewing since the last board meeting.

The report showed that the December 31, 2012 bank balance was \$38,298.42

The contact list for the board was distributed and chapters were asked to review their information and let the FPZA Office now of any corrections. President

Woods stated that most chapters had recently held elections and he asked that they all send Wanda an updated board listing for their chapter. He also introduced Kevin McCarthy as the newest President Appointee and stated that there are still appointee slots to be filled.

**VP FINANCIAL AFFAIRS** – Treasurer John Thomson distributed the financial reports for the 4<sup>th</sup> quarter and year-end report. He stated that at the last board meeting, the 3<sup>rd</sup> quarter report was tabled for clarification on the student expenses and the Central Florida Chapter's response to Rule 19. He distributed a chart showing the hotel and registration expenses for the students and reiterated Erin's comments to the Chapter's \$1,500.00. He stated his greatest concern was the continuing loss of members. After review of the financial reports, Paul Wieczorek made a motion to accept the reports as presented and a deposit in route for Central Florida's \$1,500.00 Tom Brooks seconded the motion; approved. President Brady asked each chapter to put a lot of effort into building membership in the coming year.

He also stated that the chapters would be receiving a letter from him requesting the year-end financial

CONTINUED ON PAGE 13

## OVERVIEW

## MEETING MINUTES CONTINUED

report. This completed report is required to be submitted in the month of February.

**VP MEMBERSHIP SERVICES REPORT** – Due to Courtney Mendez's absence, Tom Brooks made a motion to table this report until the next meeting. Rachel Layton seconded the motion; approved. Rachel did report that Courtney and baby were doing fine and she has not yet returned to work.

**VICE PRESIDENT'S REPORT** – Paula McMichael reported that the credits with AICP were renewed in January. She has requested each chapter to send her the name of their current Professional Development Officer (PDO).

She reported that a membership survey was sent out in October. The survey was sent out on SurveyMonkey. Doug Kelly volunteered to have it sent out on his company's account. Each question and their answers were reviewed and discussed. The survey appeared to be a good insight into the membership, however, it was not chapter specific and there is no way to determine what chapters answered the questions. It was decided that a survey should probably be sent out every other year.

**PRESIDENT'S REPORT** – President Woods asked each chapter to please send the FPZA office an updated list of Officers. He also reminded them to send in chapter events to be posted on the web site and pictures of the event after it takes place. Rachel Layton stated that the state committee chairs needed an update.

He stated that at the August 16, 2008 board meeting a motion was made and passed that chapters were required to send financial reports twice a year to the state – August for the first six months and February for the December 31 year end. He continued to state that this now needs to be made into a bylaw.

In the past few months, there have been a lot of discussions regarding group memberships. Currently, a private/public agency may have three members. Elected or appointed officials may have five in their group. By reviewing the membership it can be seen that some groups have five listed and they are not appointed or elected officials. President Woods appointed a committee. Each chapter will be represented on the committee. Those attending this meeting will either serve on the committee or let President Woods know their chapter representative. Scott McGrath and John Thomson both asked to be on the committee from Surfcoast. Diane Chadwick asked that the committee also look into the possibility of having a group from one company but members of different chapters.

President Woods reported that Courtney Mendez had compiled a list of university heads and he will coordinate with Courtney on this. Erin Provenzale stated that the Central Florida Chapter now has a member from Rollins College and they are promoting FPZA through this representative.

**OVERVIEW** – Tom Brooks stated that the deadline for the next *OVERVIEW* is February 11, 2013. He has written a few articles and they are available as needed. In addition to articles, Kevin McCarthy and Chad Williams will be profiled. The issue should also contain as much information as possible for the upcoming conference. Suggestions were made for upcoming issues: 'Look Back in History' – articles from past *OVERVIEWS* and Florida planners who have left the state to tell their current view.

**NEW BUSINESS** – Leigh Kerr reported that the next board meeting will be held on either April 20 or 27 in South Florida. They are currently working on topics/speakers for a Forum to be held on the Friday before the board meeting.

The June board meeting will be held on Saturday June 8, 2013 at the conclusion of the conference.

The Surfcoast chapter reported that the committees are in place for the upcoming conference and they are in the process of recruiting speakers. Call for speakers and sponsorships should be sent out as soon as possible. Hotel and conference information are posted on the web site. They were encouraged to start sending out emails regarding the conference through the FPZA office. Brady will speak to Lara Diettrich and ask her to chair the awards committee again this year.

## CHAPTER REPORTS

**CALUSA** – Paula McMichael stated that they are planning an art tour of downtown Fort Myers and a review of the legislative session with local representatives after the session is over. Tentative date for the legislative review is May 8, 2013.

**CENTRAL FLORIDA** – Erin Provenzale reported that they are planning their year. February's meeting will be "Mainstreets". She stated that they, as a chapter, are sponsoring a scholarship. Surfcoast and Central Florida chapters will make more of an effort to share chapter meeting information.

**FIRST COAST** – Chad Williams stated that the Chapter has held one meeting so far this year. One of the goals they have set for the year is to increase membership. He stated that the Chapter is also in the process of updating their bylaws. President Woods

attended their Awards Program where Thad Crowe was given their most prestigious award.

**GULF COAST** – Rachel Layton reported that they did have election of new officers and she would send that list to Wanda for the web site. They are rotating months of board meetings and membership meetings. January was a board meeting and February will be a membership meeting with speaker John McCarthy from Sarasota. They are also in the process of planning an emergency management program, socials and walking events.

**SOUTH FLORIDA** – Leigh Kerr stated that they have had no meetings recently. He also stated that they were going to have to pass on the 2014 Annual Conference. He felt that at this time they just did not have enough people involved to handle it.

**SPRINGS** – Paul Wiczorek reported that there had been no activity in the chapter. Gregg Stubbs is now in the area and Paul will be contacting him for assistance with the chapter.

**SUN COAST** – Elaine Lund sent the following report to Diane Chadwick: The Chapter "sponsored the Cemetery Resource Protection Training (6.5 AICP CM credits) with the Florida Public Archaeology Network on November 9, 2012, and it was fun. I've attached a couple of pictures of one of the hands-on activities we did. The participants are cleaning a marker with D/2 Biological Solution, which is much gentler than harsh chemical cleaners. The location was the Oaklawn Cemetery, which is a City of Tampa historic landmark."

**SURFCOAST** – Last year the chapter held six programs concluding with the Gala that President Woods attended. This year they are mainly working on the upcoming conference.

**ADJOURN** – with no further business, the meeting was adjourned at 11:24 AM.

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](mailto:fpza@bellsouth.net), or the VP of Member Services, Courtney Mendez, at [courtneymendez@sarasota.gov](mailto:courtneymendez@sarasota.gov) for more information.

## 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  
Phone / Fax (407) 895-2654  
www.fpza.org  
fpza@bellsouth.net