

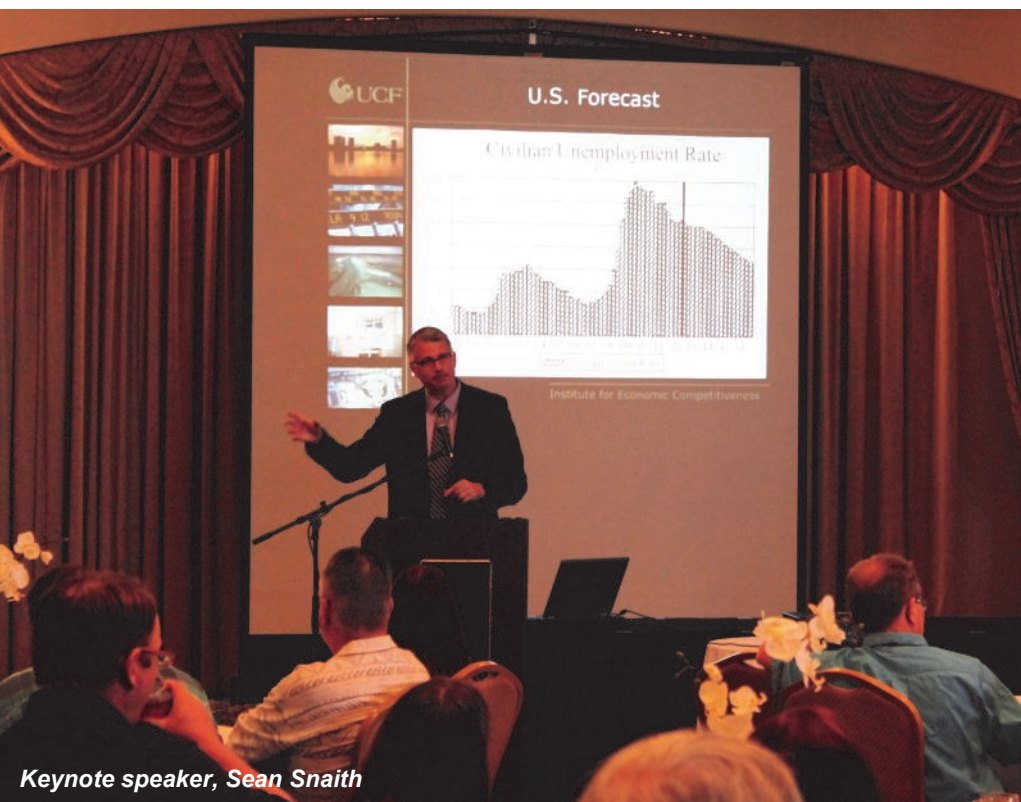
- VOLUME 12
- ISSUE 2
- SUMMER 2013

OVERVIEW

DEVELOPING FLORIDA'S PLANNING
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FPZA 2013 STATE CONFERENCE RECAP FROM DARK CLOUDS TO CLEAR BLUE SKIES



Keynote speaker, Sean Snaith

The 2013 FPZA State Conference in Daytona Beach reflected the political landscape of the last five years: It started out dark, cloudy, and stormy, but finished on a warm and sunny note. The weather outside may have been frightful, but the sessions, mobile workshops, and

receptions were delightful. As far as the tropical storm Andrea, attendees decided the storm should not blow away their opportunity to learn from their professional colleagues. Below is a recap of all the conference sessions.

Day 1- Nutshell Planners, Social Media and the Law and Keeping Rail on Track

Planning in a Nutshell- This is the conference's public service class for elected officials and members of local planning boards. For \$25, elected officials and planning commissioners get 3 ½ hours to tap the knowledge of a land use planner plus an attorney to understand the process of land use regulation and the Sunshine Law in Florida. It was an excellent and informative presentation by Rachel Layton, AICP, and attorney Mark Barneby.

Planning Law and Social Media

Attorney Cliff Repperger from Gray Robinson (standing) addresses the audience during his power point. Panelists Paul Chipok from Gray Robinson and Volusia County attorney Jamie Seaman are seated behind him.



Continued on Page 3

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OVERVIEW

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A WORD FROM THE PRESIDENT



Welcome to FPZA's 62nd year! Last month Surfcoast Chapter hosted the 2013 Conference ("Start Your Economic Engines") in Daytona Beach. Thank you to all the members of the conference committee for making the event successful: Becky Mendez (conference chair), Joel Ivey, John Thomson, Helen LaValley, Gail Henrikson, and Wendy Hickey. The sessions I attended were first-rate, with both excellent speakers and topics.

I want to thank the 2012-2013 State Executive Board Members: Brady Woods, Courtney Mendez, John Thomson, Nancy Roberts, and Rachel Layton. An especial thank you goes to Immediate Past President Brady Woods for agreeing to chair the 2014 conference, which will be held in South Florida. Right now we are looking at the West Palm Beach area. I also want to welcome Arleen Hunter to the Board as the new Vice-President of Financial Affairs.

FPZA continues to provide educational opportunities to our members, with almost 60 continuing education credits already registered in 2013. As membership renewals go out, you'll notice we revised our fee structure to reflect a slight (\$5/person) increase in dues and a revised group membership structure. Groups now have a minimum of four members, with no maximum number. Our average annual rate is still just \$60. If you have any questions about the new fee structure, please contact the FPZA office at (407) 895-2654 or fpza@bellsouth.net.

Our next regional forum will be held on Friday, September 13th, in Bonita Springs, with the quarterly board meeting to follow on Saturday. The regional forum will focus on economic development. Speakers are still being confirmed, but the event will run Friday afternoon at Bonita Springs City Hall, with a waterfront dinner afterwards at the Fish House.

My priority this year is on increasing our membership. We know people join FPZA based on the strength of their local chapter, and we want to support our chapters, by helping them organize events, register events for credit, and get the word out. FPZA has a LinkedIn page, a website, and this newsletter, and I encourage you to make use of these forums to talk up your events and achievements.

I look forward to serving as the President of the Florida Planning & Zoning Association and working with all of you in the year ahead.

OVERVIEW

Continued from page 1

This session on Social Media and the law was very popular with our attendees although it was scary and informative at the same time. Scary in that you are afraid to communicate in any format except for possibly blinking in Morse code! One of the interesting facts that was revealed in this session is that new items can be discussed at a meeting without being on the agenda. The attorneys were quick to say it may not be good public policy, but it is legal.

Session B - Riding the Gravy Train

This session about Transit Oriented Development featured speakers from South Florida such as Kim Delaney of the Treasure Coast RPC and Jose Gonzalez from All Aboard Florida who talked about successful TOD development and passenger rail projects in South Florida. Joel Ivey of Ivey Planning Group gave a case study of a TOD project he did in Osceola County that was successful and practical advice on how to make a TOD project work.

Lois Bollenback of the Volusia County TPO moderated the forum and gave a presentation on what is happening in Volusia County as far as TOD. Blake Drury from AECOM gave the stateway perspective on Transit Oriented Development and future transportation prospects in the state of Florida.

Exhibition Hall showcasing sponsor exhibits and providing an opportunity for snacks and drinks between sessions.



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DAY 2 MORNING SESSIONS & LUNCH KEYNOTE SPEAKER SEAN SNAITH

Session 1A- The Tragedy of the Indian River Lagoon

The St. Johns River Water Management District and organizations involved with the protection of the Indian River Lagoon made an excellent and informative presentation about the current algae blooms or super blooms that threaten the environmental and economic coast from Volusia County down to Palm Beach County.

The Indian River Lagoon is a billion dollar plus asset to the economy of Central Florida, which means these super blooms are an economical as well as an environmental threat to the region. There was an excellent presentation on the difference in fertilizer usage between lawns that are fertilized by local property owners versus professional landscapers, with the landscapers using far more fertilizer than the individual homeowners.

Session 1B- Vision Quest: Our Florida and Our Future

Jim Barnes, who currently serves as the Assistant City Manager of Wellington as well as its Director of Operations, did a nice visioning session of Florida's future. And part of that new vision is Skype technology, as a tropical storm and inclement weather had his partner Gregg Logan participate in this session via Skype. What better way to illustrate the future than have a presenter come to the conference via Skype technology. Gregg Logan's presentations received high marks, which shows you do not have to be physically present to make a good impression.

Session 2A- The ISB Coalition Case Study

Maryam Ghyabi presided over a panel that included Chery Coxwell from the International Speedway Corporation, Rick Karl, Director of Aviation and Economic Resources for Volusia County, and Paul McKittrick, Assistant City Manager and Administrative Services Director for the City of Daytona Beach. Rick Karl's job as both the Director of the Daytona Beach International Airport and managing Economic Resources is an ideal coordinator job, since the Airport has a significant amount of land that creates jobs for commercial and manufacturing development.

This was a case study of the International Speedway Boulevard coalition, which is a roadway that is a major economic engine in Volusia County. The road is the gateway to the Airport, the Speedway, Interstate 95, and is the primary connector road that visitors follow to the World's Most Famous Beach. The reviews praised the group for being organized in their presentation but wondered how they were going to finance the long-term plans they have for the future of the roadway.

Session 2B- Public Partnership Legislation House Bill 85

Doug Storer led a panel that talked about House Bill 85, a bill that makes it easier to establish public and private partnerships between government and the private sector. The most intriguing part of his presentation is the ability for local governments to receive unsolicited proposals for public and private partnerships. Current law makes this

almost impossible to do, especially with the rules on bidding. It is brand-new legislation, that with the limited resources today in government, is definitely worth exploring.

Dr. Sean Snaith, Keynote Speaker

Dr. Sean Snaith is what comedian Dennis Miller would be if he had a Ph.D. in Economics. The professor, for all his charts and references to the Federal Reserve Board and the current state of economy, is a speaker who can lecture about economics in an understandable manner and link it to current cultural references, like to *50 Shades of Gray*, in a seamless manner that makes sense. If that sounds strange to you, the spectacle of a lunch crowd laughing to less than cheerful news about the current economic future shows the incredible ability of Dr. Snaith as a speaker. There is an old saying that a diplomat is a person who can tell you to go to hell and have you look forward to the trip. Dr. Snaith has the ability to tell you that the economy is going to hell and have you laughing all the way during the trip. Economics has been called "The Dismal Science" by historian Thomas Carlyle, but there was nothing dismal about Dr. Snaith's economic presentation.

Paul Krugman won a Nobel Prize in Economics in part for his ability to make economics understandable to the layperson. Dr. Snaith is able to match Paul Krugman in this department, but he's probably funnier. You will find him entertaining, insightful, and understandable, which is an impressive trifecta in any speaker, especially one that has to talk about such a difficult, and lately, depressing, subject as economics.



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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 Fall 2013 issue is September 30, 2013.

DAYTONA BEACH SPEEDWAY TOUR & DAY 2 AFTERNOON SESSIONS

While the inclement weather moved the participants indoors, there were plenty of exhibits to see at the Daytona Beach International Speedway. What better way to illustrate the conference theme of Start Your Economic Development Engines by touring a Speedway that adds over 1.6 billion dollars to the county's economy. If a picture is worth a thousand words, these two pictures are worth a two thousand word essay on how racing has evolved in Daytona Beach.

How Daytona Beach racing evolved from the go cart look ...



To today's modern day racing, replicated by this exhibit at the Speedway



AFTERNOON SESSIONS DAY 2 THURSDAY JUNE 6TH

Session 3A- Daytona Beach E-Zone

Reed Berger, Redevelopment Director for the City of Daytona Beach, has lived in Volusia County since 1974. He presented pictures of Daytona Beach from the 1940s, 50s, and 60s, showing how Daytona Beach has evolved from a small quaint family friendly town trying to imitate Atlantic City and Coney Island to the redevelopment issues and challenges that the city faces today. Reed discussed how unifying code enforcement, law enforcement, and a flexible set of regulations such as the E-zone could revitalize the look of Daytona Beach's beachside and urban core areas.

Session 3B- Retail: The Number 1 Fuel for Engines

Lynn Dahlinger and Justin Greider made their presentation on how retail businesses can be the number one economic driver in revitalizing a community. Some attendees felt further discussion of

the land use or regulation that was appropriate for retail should have received more focus in the discussion. Participants overwhelmingly agreed that the presentations provided useful techniques and prepared them better for their job or in their role as a planner.

Session 4A- A County Perspective on Economic Development

The presentations from Volusia and Flagler County by Flagler's County Economic Director Helga Van Eckert and Deputy Flagler County Administrator Sally Sherman from Flagler County, Volusia County Economic Development Planner Pedro Leon and Team Volusia President Keith Norden from Volusia County were dual case studies focusing on their efforts to attract economic development to their respective Counties. I managed to catch the last presenter in this group, Sally Sherman, who was a rock star in her lively presentation. I have seen and heard the other presenters before who are informative and knowledgeable in their presentations on economic development. Sally Sherman fits that mold, except she has a zeal and energy in her presentation that is a difficult for anyone to match. She is part teacher and part preacher in her presentation on economic development.

Session 4B- Rumors and Innuendo

There is an old commercial on auto repair where the person says you can either pay me now or pay me later. Simply put, do the preventative maintenance now or pay a much more expensive repair later. Similarly, when planning a major development project that is likely going to be controversial, it is a good idea (according to Barry Wilcox of Miller Legg, Orange County Planner Olan Hill, and attorney Allison Turnbull of Holland and Knight) to be pro-active in community outreach to inform the community of your planned project. It is rarely possible to persuade everyone that the proposed development project is a good one. However, it is an effective way to inform the community exactly what the project is and what you plan to do, as well as open a line of communication to the impacted community. All three presenters gave specific examples of development projects where good and bad communication affected how a planned development project is received and perceived by the community.

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DAY 3 MORNING SESSIONS

Session 5A- Brownfields Are Not a Dirty Word

Attorney Michael Snapstiljer of Cobb and Cole is not just a lawyer who knows a lot about Brownfields, he is also President of the Florida Brownfields Association. His presentation went over the existing law and programs about Brownfields as well as the changes in the law this year. The legislature now requires an actual cleanup agreement before receiving any state funds. Mr. Snapstiljer feels the legislation is short-sighted, because the new requirements are going to make it difficult for perceived areas to be evaluated for funding. The initial costs of assessing a potential brownfield site will be cost-prohibitive. His group hopes to change that legislation next year.

Session 5B- From Suburgatory to Suburbatopia-

Jim Barnes gave, in the words of one reviewer, a very entertaining and informative discussion on how the community of Wellington evolved from a non-community of houses into its present urban and even equestrian form. Wellington was much like the City of Deltona in Volusia, in that both communities were developed from Planned Unit Developments (PUDs). Both communities were bedroom communities with little shopping or retail development. Wellington was more upscale than Deltona in terms of housing prices. Both places became incorporated cities on the same date of December 31, 1995. After they became cities, Wellington evolved into a more diverse community or the "suburbatopia" that many PUDs that developed into municipalities in Florida wish they could be.

Session 6A- Who is Bert J Harris – Pacetta vs Town of Ponce Inlet

Before I discuss this session, it should be noted that the 5th District Court of Appeal on July 5th overturned the trial court ruling of equitable estoppels that gave rise to the inordinate burden property damage claim under the Bert Harris law. The court's decision only affects the Bert Harris damage. As of this writing, the case is still going to trial on the inverse condemnation taking issue.

This forum had excitement before it started: Attorney David Theriaque injured his ankle severely on his way to the state conference. We managed to wheel him into the session, and from

a seated position, he gave an excellent legal presentation on the Pacetta case and the claim of equitable estoppel that the plaintiff was using as a basis for its Harris claim. Many of his arguments were confirmed by the 5th District Court of Appeals in its ruling overturning the Pacetta trial court. Basically, no equitable estoppel or vested right could exist because the plaintiff's proposed development was already prohibited by the Town's Comprehensive Plan before the plaintiff bought the property. The government took no action nor passed any legislation. Ron Weaver, attorney for Stearns Weaver and Miller et al, also known as the "singing attorney," made an energetic presentation for the Pacetta side of the issue. He gave a history of 29 land use cases in Florida, where the plaintiff won 17 times and the Government won 12 times. After the 5th District Court of Appeal decision, the score is now 17-13. While Mr. Weaver made an excellent presentation, I was left with the impression that he felt that the Pacetta case might have other legal grounds stronger than the Harris claim.

Session 6B- The State of Gambling in Florida

The moderator for this forum, Professor Robert Jarvis, was unable to attend because his house was literally on fire. He had to cancel his appearance. David Romanik, an attorney for 37 years, has practiced pari-mutuel gaming law, and specializes in matters on horse-racing. It helps that he owns and breeds thoroughbred race horses and was past President of Gulf Stream Racing Park. Paul Seago took the other side of the issue. Paul is a President of the Apopka Chamber of Commerce and a strong opponent of casino gambling. He is a political activist and has run a number of successful campaigns for people who share his view point. The grades for this gambling debate was high although the audience was smaller because of the Bert Harris debate going on in the adjacent room.

Spruce Creek Ecological Mobile Tour

If you want a beautiful nature tour, go to Spruce Creek State Park, just outside the City of Port Orange, and take a Cracker Creek Boat Tour. It is

a beautiful scenic tour with experienced guides that will teach you what Florida used to look like and still does in some areas. I could fill the entire issue with pictures from this tour.

An older resident of nature decided to take a swim on the tour. You can see his back below the trees.



Session 7A- Education as an Economic Engine

Representatives of Daytona State College, Bethune Cookman University, Embry Riddle Aeronautical University, and Stetson University in DeLand gave an overview of the role their institutions play in attracting economic development to the area. Mary Bruno talked about the specialized training including on-site and custom training that Daytona State College gives local businesses. Hakim Lucas explained how Bethune Cookman fits as far as economic development in Volusia County. Embry Riddle is the high tech aeronautical university that is located adjacent to the Airport and Speedway. Bob Huth of Stetson University painted a picture as the oldest liberal arts university fits in the economic development picture of the Volusia County community.

Session 7B- A Chicken Session that Did Not Lay an Egg

Sharon Fox Gamble of Volusia County's Agricultural Extension Office made a presentation that might be better titled "Everything you wanted to know about chickens but were afraid to ask." It may not have been clear how her presentation connected to the topic until you heard Jason

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OVERVIEW

UPCOMING FPZA BOARD OF DIRECTORS QUARTERLY MEETING

SEPTEMBER 14, 2013

9 AM to 12 Noon

City of Bonita Springs City Hall

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DAY 3 MORNING SESSIONS CONTINUED

Burton, who heads the Orlando pilot chicken program, speak. The moral? Taking care of chickens is hard work. People who want to raise chickens have to be prepared for long hours and difficult work. There are chickens with dispositions and behavior patterns that are more difficult to take care of than other breeds. Just like dogs, chickens have upsides and downsides. The success of any chicken program is in educating the program participants, and it's the reason Orlando's pilot program has been successful.

Session 8A- Greenfield Recovery

This session involved three large greenfield projects in Volusia County. The largest project is the Farmton Local Plan, which involved a 58,000-acre, 50-year planning project spanning Volusia and Brevard Counties. Attorney Glenn Storch, who nurtured the project for the Miami Corporation, recounted the history of the project. Farmton had to meet fiscal neutrality standards, overcome strong local opposition, and from the Florida Department of Community Affairs (FDCA), meet a one-to-one jobs-housing balance ratio.

Restoration is a smaller project, almost 8,000 acres, adjacent to Farmton in Edgewater. It came slightly before Farmton, but the issues that attorney Ted Brown encountered were identical to Farmton, although a different jobs-housing balance was required. The project was under review for four years and a project that started as the poster boy for urban sprawl became seen as a model project of smart growth planning. It was even part of a study by a University of Florida, who recommended it as a model planning project.

The most unusual project was Ormond Crossings, presented by Joe Mannarino, who is the Economic Development Director of Ormond Beach. It was a 3,000-acre project in an urban area east of I-95. It was also located near US 1 and a railroad track. Unlike the previous projects that were on the edge or isolated from urban areas, Ormond Crossings was an urban donut hole between sprawling suburbs in the western part of State Road 40 and the inner core of Ormond Beach. The goal of Ormond Crossings Business Park is to offer opportunities for manufacturing, distribution, and corporate offices. The project is estimated to yield five

million square feet in industrial and commercial office space, create approximately 11,000 jobs, increase the local annual property revenues by \$42 million, and stimulate construction spending by \$575 million over a 20-year period.

Session 8B- Valerie Hubbard FAICP- Ethics

FAICP Valerie Hubbard, Planning Director of the Akerman et al law firm, is a name familiar to Florida planners when it comes to ethics. She normally teaches ethics with other planners in webinars such as she did in Tallahassee in a February 2012 webinar. This year she bravely handed the 1 ½ hour task solo at the state conference. She focused on ethics in social media in her presentation, which included discussions of many aspects of social media in planning. Like the law session, she covered the social media and texting Sunshine law violation in an Orange County case over a sick-pay referendum. She also covered other ethical considerations in social media.

For example, many planners are on LinkedIn, a professional social media site planners and other professionals use to market their education, work experience, and qualifications. One point she made in her Ethics presentation is whether you as a planner should screen out positive recommendation by colleagues on skills you may not possess. She felt a recommendation she received from someone that praised her GIS skills was misleading. She rejected the positive recommendation. Your ethical obligations that you should be truthful on your qualifications and skills extends to over-enthusiastic colleagues. You may not have touted these skills on LinkedIn, but you should be very cautious in accepting recommendations from others that your resume and planning experience may not support.

Planners at this conference were able to earn 16 credits from the presentations, keynote speech and mobile workshops at Daytona Beach. All the sessions received high marks. Even a tropical storm could not huff and puff and blow the FPZA state conference down. See you next year in South Florida.

2013 FPZA AWARD WINNERS!

The FPZA Awards define the standard for land development and public/private sector planning statewide. For decades, the awards program has been a centerpiece of the FPZA's intention to identify and promote best practices in planning. FPZA was pleased to accept so many phenomenal entries this year and to recognize so many commendable projects. Congratulations to the winners!

DESIGN EXCELLENCE

- **McKechnie Field Redevelopment**
- **Fawley Bryan Architects, City of Bradenton, & Pittsburgh Pirates**



Bradenton Community Development Director Brady Woods with FPZA President Paula McMichael

McKechnie Field is the Pittsburgh Pirates' Major League Baseball spring-training facility and home field for the minor league Bradenton Marauders. The ballpark won for its superior entertainment factors and function as an athletic venue. The design increases access for fans rather than just corralling them.



GRASSROOTS/NON-PROFIT INITIATIVE AWARD

- **Thornby Park and Playground**
- **Enterprise Preservation Society/Friends of Thornby**



Enterprise Preservation Society members. Seated: Jack Hoyt Standing: Carol Aymar, Roy Walter, Sandy Walter and FPZA President Paula McMichael

This lakeside property seemed destined to be developed when a group of Enterprise locals came forward to petition that the land be turned into a park, instead. In 2009, after years of contention, city workshops and support and opposition from Deltona residents, the property became public. The \$3 million cost was paid, half by the City of Deltona and half by the county's Volusia Forever program. Thornby Park was officially opened to the public on February 12, 2011. This park is an all-inclusive "Inspiration Playground," and is one of 19 parks operated by the City of Deltona Parks and Recreation Department.

INNOVATION EXCELLENCE

- **One Spark**
- **Elton Rivas, Joseph Sampson**



Aschelle Morgan and Joseph Sampson, Director of Field Operations

One Spark is a five-day event for Creators. Artists, entrepreneurs, and innovators display projects in a 20 square block, multi-venue gallery in downtown Jacksonville, Florida. One Spark connects people with great ideas to the resources they need to make them a reality. It is the first fully crowd-

funded event. A purse of \$250,000 was awarded in relationship to votes per creator. In addition, Shad Khan, Jacksonville Jaguar NFL owner, contributed an additional \$1 million to further invest in selected creators committed to bringing/keeping their business in Jacksonville. It gave the community the opportunity to get involved, be inspired, connect, and collaborate.

HEALTH STUDY

- **Mulberry Health Plan**
- **Central Florida Regional Planning Council**



Rachel Benash, CFRPC, Gaye Williams, Central Florida Health Care, Helen Sears, CFRPC

Health planning is a current and progressively critical need for future community programming. Access to health services is one of several challenges to creating a healthy community. Environmental Justice started the idea of walk-in clinics being located in low-income neighborhoods using brownfield sites back in the early 2000's. Low-income citizens tend to have little or no health care coverage and are often dependent upon public transportation. Convenience, immediate access, and low or no cost is the key to serving these communities. This approach combines serving those in need with removing a blighted property and making it productive. This project represents the collaboration of the City of Mulberry, Central FL Health Care, and the CFRPC.

INFRASTRUCTURE PLAN

- **Comprehensive Broadband Project**
- **Central Florida Regional Planning Council & Southwest Florida Regional Planning Council**



2013 FPZA AWARD WINNERS!

Ariel Godwin CFRPC, Eric Labbe, CFRPC, Jennifer Pellechio, SWFRPC, Paula McMichael, FPZA President

The Central Florida Regional Planning Council, in partnership with the Southwest Florida Regional Planning Council and the Tampa Bay Regional Planning Council, has received a grant from the State Department of Management Services to develop a broadband toolkit and training manual. The broadband toolkit will contain all the databases, surveys, models, and other tools necessary to assess broadband demand and create a strategic broadband plan.

REDEVELOPMENT PLAN

- **Fort Myers Downtown Riverfront Basin**
- **City of Fort Myers**



Jennifer Pellechio, SWFRPC, accepting on the behalf of City of Fort Myers, Paula McMichael, FPZA President

The City of Fort Myers is located along the tidal Caloosahatchee River, which has been included on a FDEP Verified List of Impaired Waters. The Fort Myers City Council approved a Riverfront Development Plan to facilitate a public vision for development in the heart of Fort Myers along the River. The first phase of the plan was the Downtown Detention Basin to treat and attenuate urban stormwater runoff from the historic downtown area. The basin provides the City with credit in reducing the nitrogen loading to the River and meeting the SFWMD water quality criteria. The basin design also provides excess treatment capacity for future development within downtown.



STRATEGIC PLAN

- **Bay County Joint Land Use Study Implementation**
- **Bay County Board of County Commissioners**



Catherine McCoy of Stantec, Paula McMichael, FPZA President

Military installations are critical to local, regional and state economies in Florida, generating thousands of jobs and over \$52 billion in direct and indirect economic activity annually. Throughout the country, incompatible development has been a factor in the curtailment of military training operations. To protect their mission, the health of the economies that rely on them, and consider the rights of adjacent private property owners, collaboration must occur. The mechanism to foster collaboration is the Joint Land Use Study (JLUS). This JLUS serves to mitigate both existing and anticipated encroachment issues through improved coordination among Bay County, the Naval Support Activity Panama City, the City of Panama City, and the City of Panama Beach. Bay County is working to incorporate the recommendations of the JLUS into its Comprehensive Plan.

LONG RANGE PLAN

- **Osteen Local Plan & Rezoning**
- **Volusia County Planning & Development Services Division**



Paula McMichael, FPZA President, Becky Mendez, Volusia County Senior Planning Manager, John Thomson, Planner III, Volusia County

Beginning in February 2006, the elected officials for the City of Deltona and the County initiated the Osteen Joint Planning Area process to proactively plan for the anticipated growth within the area. This process involved surveying residents within the study area and up to a three-mile radius outside of the Osteen JPA on planning related issues; collecting and assessing demographic and economic related data; and Initiating land use studies. The final Osteen Local Plan, and subsequent rezonings, are the result of the multi-year planning process between the jurisdictions.

SUSTAINABLE PROJECT

- **Perico Preserve Restoration**
- **Manatee County Natural Resources Department**



Damon Moore, Manatee County, Paula McMichael, FPZA President

When Perico Preserve, a 178-acre parcel of land on Perico Island between Sarasota Bay and south Tampa Bay, was acquired by Manatee County for conservation and passive recreation, stakeholders sought to create upland, wetland, and intertidal wildlife habitats and replace exotic invasive plants with plants native to coastal south Tampa Bay. A total of 26 acres of uplands, 10 acres of wetlands and 25 acres of surface waters will be created or enhanced by the time the project is completed in late 2013.

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2013 FPZA AWARD WINNERS!

TRANSPORTATION PLAN

- **SR 50 Multi-Modal Corridor Study**
- **FDOT District 5**



Adam Burghoff and Justin Bansen of Kittelson and Associates, Mariana Moore, John Moore, FDOT, Paula McMichael, FPZA President

The SR 50 Corridor in south Lake County has experienced some of the fastest suburban development in the Central Florida region. The Florida Department of Transportation (FDOT) has responded to this increase in traffic by widening SR 50 from four to six lanes. However, even with this widening, projections indicate that the traffic demand will exceed the roadway's six-lane capacity well before the road's 20 year design life. Both FDOT and local communities do not consider widening SR 50 beyond six-lanes to be feasible or desirable. Working through the Lake Sumter Metropolitan Planning Organization, cities along the Corridor have designated SR 50 as a multi-modal corridor in its Transportation 2035 Plan. The multi-modal designation calls for a full range of modal options in addressing the Corridor's future mobility needs.



OUTSTANDING ELECTED OFFICIAL

- **Pat Northey, Volusia County Council**
Volusia County Councilwoman Pat Northey with FPZA President Paula McMichael



Councilmember Northey is active in local politics and has dedicated many years of her life to community service. She is also a regular supporter of her FPZA Chapter's events and most recently participated in the September 2013 regional forum on trail planning. Councilmember Northey has been instrumental in several planning and zoning issues including, but not limited to, the approval and implementation of the Osteen Local Plan and Zoning, parking reduction code revisions, and the advancement of the trail systems throughout the region.

OUTSTANDING JOURNALIST

- **Dinah Pulver, Daytona Beach News Journal**



Dinah Pulver, Daytona Beach News Journal

Dinah Pulver is an award-winning environmental journalist and sixth generation native Floridian who has been writing for the *Daytona Beach News-Journal* for 19 years. She is fascinated by science and how things work, and describes her job as a permanent science class. She is an expert at making complicated news stories and topics simple and interesting, and turning science and information into stories that explain what happens in the world around us and how that influences our daily lives. As an environment writer for *The News-Journal*, Dinah has counted alligators at midnight, kayaked through a flooded home, posed for photos with blood-thirsty mosquitoes, and written about the sex lives of fireflies and whales.

OUTSTANDING FPZA CHAPTER

- **Central Florida Chapter**



Erin Provenzale, Apopka City Planner, FPZA President Paula McMichael, and Amye King of Lake County Growth Management Department

OUTSTANDING PLANNING STUDENT

- **Asha Greenidge, University of South Florida**
- **Branden Roe, Florida State University**
- **Whitney Smith, Rollins College**



- *Whitney Smith*
- *Branden Roe*
- *Asha Greenidge*



OVERVIEW

Littlejohn Engineering Associates, Inc. (LEA) is pleased to announce the appointment of Maxwell D. Spann, PLA, ASLA as Landscape Architect, and Benjamin B. Ellis, PE as Project Engineer, both to their Orlando office. Mr. Spann has a Bachelor of Landscape Architecture from Kansas State University. Prior joining Littlejohn Engineering Associates, Mr. Spann's background includes master planned and mixed-use developments, comprehensive plan amendments, municipal ordinance review and development, and development agreements. Mr. Ellis has a Bachelor of Science in Civil Engineering from the University of Florida. Prior joining Littlejohn Engineering Associates, Mr. Ellis managed and designed numerous residential and non-residential land development projects, and has been responsible for roadway, master utility and stormwater designs in the Central Florida area.



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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 for more information.**

MEMBER PROFILE

ARLEEN M. HUNTER, AICP, FPZA CALUSA CHAPTER

Q. Where are you from originally?

A. I was born in Queens, New York, and raised in Long Island, New York, and Sanibel Island, 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 Florida State University (Go Noles!) with a Bachelor of Science Degree in Sociology with a minor in Psychology. I continued on at FSU to receive my Master of Science in Planning with a specialization in Housing and Community Development. I took additional coursework in Historic Preservation while at FSU and I also received a certification in Introductory GIS from Georgia Institute of Technology.

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

A. FSU Football (did I mention Go Noles!), camping (in an air-conditioned camper!) with my husband and 8 year step-daughter. I also enjoy relaxing on Bonita Beach.

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

A. Working full-time with philanthropy/ non-profit by fundraising, hosting events, and volunteering in the community.

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. Communication., communication, communication. Providing folks (in the public as well as applicants) with as much information and details in the beginning and throughout the process helps defuse anxiety and confusion. Quality public outreach is one of the most important steps in government planning.

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

A. I would like to continue to grow and expand my knowledge of the economic development field. I also look forward to the long-term goal of seeing the policies and incentives we have put into effect to assist in the revitalization of our downtown come to fruition. the most highly regarded in Florida.

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

A. I am the Director of Development Service for the City of Bonita Springs. In my current position, I specialize in economic development by working closely with our local Economic Development Council and acting as a business advocate to new and

THAD CROWE, AICP, PRESENTED THE GEORGE W. SIMONS AWARD



George Czymbor, Palatka City Manager, Paula McMichael FPZA President, Jonathan Griffith, Palatka Grants Administrator, Palatka Mayor, Vernon Myers, Thad Crowe holding the Simons award plaque next to his wife, Anita Hoppenstand

BY: BRIAN TEEPLE, AICP

In 1920 George Simons and Adjutant General Foster saw the need for cities and counties to plan, zone and regulate subdivisions to provide for orderly development and growth and lobbied the Legislature to make that happen. I suspect they perceived that the then current state-of-the-art in creating communities was inadequate for what they envisioned for Florida. Remember, this was a time soon after Henry Flagler completed his railroad and the beginning of Florida's first land boom. Communities such as New Smyrna Beach and Titusville were cropping up along the railroad like mushrooms after a rain and speculators were "selling Florida". I think they saw that Florida and its residents deserved better and set out to do something about it. This "odd couple", a planner and a military man, pioneers of planning, created the Florida Planning Association, the forerunner of the Florida Planning and Zoning Association.

This year's recipient channels George Simons and General Foster, and is the modern day embodiment of their thinking. Thad Crowe thinks of what could be and not of what is, and dreams of making their community and Florida a place that will endure the test of time. Now I am going to give just a couple of examples of how this individual thinks and acts:

The parallels between Thad Crowe and George Simons are compelling. As a County Planning Director facing a new major road corridor through undeveloped land, this year's recipient knew that if the County used its existing land use code and land development regulations it was destined to repeat the sins of the past – unconnected land uses, frequent curb cuts, congestion far from possible mitigation solutions, lack of open space, and no sense of place. Mr. Crowe convinced a not-so-planning

friendly County Commission to approve a sub-County Master Plan and associated land development regulations. This was cutting edge stuff for its time and place and won awards for excellence in planning. As a private consultant working on a "new town" DRI, spanning two counties on the urban fringe, Mr. Crowe recognized, once again, that current regulations were simply inadequate to create the sense of place they envisioned. He proposed new land use categories and land development regulations that have assured continued excellence in community standards. He got these proposals passed in both Counties, jurisdictions that don't like each other. This new community preserved unprecedented preservation areas and as a testament to Mr. Crowe's vision, this community, even during the time of a recession and housing market downturn, continues to be one of the fastest growing communities in the Nation.

Additionally, Mr. Crowe has served FPZA faithfully and well for a long time:

- Continuously served on the FPZA Board since 1999
- Chapter President twice
- Vice President of Finance for the State Board
- Vice President of Membership for the State Board
- President

He is an Award Winner, receiving 17 major awards for professional work and service in planning and zoning, including one National Award, including:

- 12 State Awards; 3 Regional Awards; and The Focus Award, the highest award for the FPZA Chapter of this individual.

Mr. Crowe is a member of the American Institute of Planners and currently practices his profession in the charming community of Palatka.

He'll be adding to his list of achievements: In his acceptance speech, Mr. Crowe pledged to build a Wikipedia page extolling the accomplishments of George Simons. If Honey Boo Boo can have a Wikipedia page, said Mr. Crowe, so can George Simons.

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SUPREME COURT DECISION IN KOONTZ

BY: TOM BROOKS

This past week the U.S. Supreme Court made a landmark ruling in Koontz vs. the St. Johns River Water Management District. This article briefly highlights the significance of this opinion.

LEGAL BASIS BEHIND KOONTZ DECISION

The United States Supreme Court has previously set limits on the government regulation of property through two earlier cases *Nollan vs. the California Coastal Commission* (483 US 825 in 1997) and *Dolan vs. City of Tigard* (512 US 374 in 1994). Taken together, these cases establish the standard by which a regulatory demand, in exchange for authorizing the use of land, is labeled an exaction. The condition imposed must have a nexus to the police power purposes of the regulation and must be “roughly proportional” to the effects of the land use. Plaintiffs in the Koontz case was using the *Nollan* and *Dolan* cases from the 1990s as a basis for its taking claim against the St Johns River Water Management District.

FACTS OF THE CASE

Coy Koontz sought permits to develop a section of his property from respondent, the St. Johns River Water Management District, which, consistent with Florida law, requires permit applicants wishing to build on wet-lands to offset the resulting environmental damage. Koontz offered to mitigate the environmental effects of his development proposal by deeding to the District a conservation easement on the nearly three-quarters of his property that would not be developed and would remain wetlands, without mitigating the wetlands destruction on the site proposed for development. The District rejected Koontz’s proposal and, according to the facts assumed by the Supreme Court majority, informed him that it would approve construction only if he (1) re-duced the size of his development and, *inter alia*, deeded to the District a conservation easement on the resulting larger remainder of his property or (2) hired contractors to make improvements to District-owned wetlands several miles away. Believing the District’s de-mands to be excessive in light of the environmental effects his pro-posal would have caused, Koontz filed suit under a state law that provides money damages for agency action that is an “unreasonable exercise of the state’s police power constituting a taking without just compensation.”

RESULTS OF THE CASE

Koontz won at trial and at the District Court of Appeal. but the Florida Supreme Court reversed by holding that the *Nollan-Dolan* “takings” standard applies only to approval of a permit, not to a denial. The Florida Supreme Court also ruled that the *Nollan/Dolan* standard applies to specific taking of the property interest and not a monetary requirement for a permit.

The U.S. Supreme Court overturned the Florida Supreme Court in a 5-4 decision, holding that a land use agency can be held potentially liable for under the *Nollan/Dolan* “unconstitutional conditions” tests when it refuses the permit on the basis that the permit applicant did not agree to monetary payments to mitigate wetlands off-site as a permit condition. The damages part of Koontz’s claim was remanded back to the Florida Supreme Court, to allow the state court to decide whether Koontz’s has a takings damage claim under Florida law.

The majority opinion, written by Alito, was joined by Kennedy, Roberts, Thomas, and Scalia. The majority’s reason that not allowing permit denials or fee exactions as part of the *Nollan* and *Dolan* tests would allow government to evade the standards laid down in these cases. The dissent led by Kagan and joined by Ginsburg, Breyer and Sotomayor, agreed with the majority on the principle that *Nollan* and *Dolan* apply to the denial of permits. However, the dissent disagrees on the monetary demands noting that the exaction was one of several options that the St. Johns Water Management District proposed to the applicant. The dissent disagrees there was even a condition required by the St. Johns River Water Management District. Once more, the dissent believes when the case is remanded back to the Florida Supreme Court, there will be no takings claim found under Florida Statutes Chapter 373.617. All the court will be doing (to paraphrase Justice Kagan) is to make the Florida Supreme Court say what it has already said earlier-Koontz is not entitled to money damages under state law.

COMMENTARY ON THE KOONTZ CASE

Let me give credit and a hat tip to attorney Jacob Cremer, whose Florida Land and Environment blog sourced many of the links that I am using in my article.

The Pacific Legal Foundation attorney, Paul Beard, whose group brought this case to the Supreme Court, made the following statement in

his blog after the Court’s victory:

“Today’s decision by Justice Alito handed the Koontz family a victory on both points. First, it held that there’s no constitutional difference between a permit denial (following an owner’s refusal to submit to an extortionate condition) and a permit approval containing an extortionate condition. Extortion is extortion, and all such conditions should be reviewed under the heightened scrutiny provided for in Nollan—i.e., the government must show an “essential nexus” between the condition and the impact of the proposed use of the land. Second—and perhaps more significantly—the Court held that all demands for property in the permit context (including monetary exactions) are subject to Nollan review. This is an important holding for the countless property owners across the country that face an ever-increasing number of monetary exactions imposed by agencies in the permit process.”

<http://blog.pacificlegal.org/2013/a-summary-of-the-koontz-decision/>

The most ironic commentary on Koontz comes from *Forbes* magazine senior editor Daniel Fisher. covers legal affairs, corporate finance, and macro-economics for the magazine. He notes the Koontz decision is consistent with *Nollan* and *Dolan* except (as Fischer wryly notes) the property owner never paid any money or gave away any property! The Koontz decision is based on an unconstitutional conditions doctrine that has its precedent in cases related to indigent health care. He notes in the link below that many conservatives attacked it as a bad decision by the Supreme Court.

<http://www.forbes.com/sites/danielfisher/2013/06/25/property-rights-advocates-win-as-scotus-tightens-rules-on-building-permits/>

The decision turns on the unconstitutional conditions doctrine, which ironically stems from a string of decisions most conservatives decry, including a 1974 case striking down residency requirements for people seeking indigent health care. The doctrine prohibits the government from coercing citizens into abandoning their constitutional rights, whether it’s the right to travel freely from place to place — the issue in the 1974 case, *Memorial Hospital vs. Maricopa County* — or to seek a building permit without handing over

CONTINUED ON PAGE 14

OVERVIEW

Continued from page 13

property without compensation.

Harvard Law School graduate Tejinder Singh and one of the commentators at the SCOTUS (Supreme Court of the United States) blog argue the Koontz decision will create more litigation, but not necessarily any more property right legal victories, which is essentially the same point made by Justice Kagan in her dissent.

<http://www.scotusblog.com/2013/06/details-koontz-v-st-johns-river-water-management-district/>

The decision has the potential to significantly expand property-owners' ability to challenge local land use regulations and fees, though it is not clear that this expansion will result in a significant number of *successful* challenges. Here, the Court expressly reserved judgment on whether Koontz's claim is actually meritorious.

CONCLUSION FROM THE COMMENTARIES

The key question in my mind after reading these three commentaries is why a property owner would pursue a case for almost 20 years and get a "victory" that could be nothing more than a reaffirmation by the Florida Supreme Court that Koontz is not eligible for any taking claims under Florida law. All Koontz won is another opportunity for the Florida Supreme Court to rule against him. If the Pacific Legal Foundation was not paying the

legal bills for his legal expenses, why would anyone spend almost 20 years in litigation for what may amount to a pyrrhic victory.

The United States Supreme Court's decision will encourage wealthy landowners or those landowners supported by the Pacific Legal Foundation to use the cost of litigation and threat of compensation to get permits. That is why the dissent argued that the effects of the Koontz decision are additional litigation that would undermine local government efforts to regulate land use. While the Court may not have created any significant change with the Koontz decision on takings, the results will encourage plaintiffs to sue. Plaintiffs could win by the threat of an expensive legal process rather than substance. The decision also encourages legal "fishing" expeditions for a set of facts that can be used to expand substantive due process property rights since the high court has been an activist court in supporting their economic philosophy.

An earlier decision by the high court that invalidated Section 5 of the Voting Rights Act was made in disregard of previous court precedent. The thousands of pages of public hearings by Congress and the one-sided votes in the House and unanimous vote in the Senate were considered meaningless or a racial entitlement by Justice Scalia. Retired GOP Senator Judd Gregg thought the Court was acting like a super-legislature, instead of deferring to Congress' power under Section 2 of the 15th Amendment that allows Congress broad legislative powers to

remediate and protect voting rights.

The Koontz case will encourage local governments and permitting agencies to avoid negotiation and simply deny permits. It was the St. Johns River Water Management District willingness to compromise and offer solutions such as offsite wetland mitigation that got them in trouble with the high court. Conservative money interests see that they have a five member activist majority that is willing to expand economic substantive due process, much like the U.S. Supreme Court did at the turn of the century (a time period roughly from 1899 to 1937). These economic and political interests will litigate everything they can on property rights and economic claims while the current majority is in control.

The oral argument in this Supreme Court case showed the U.S. Supreme Court was skeptical of any taking claims. In giving Koontz his "victory", the court punted on the legal issues critical to his damage claims to the Florida Supreme Court. Yet even if Koontz loses on remand to the Florida Supreme Court as far as damages on the takings issue, local governments and permitting agencies know that this decision encourages property owners to second guess local governments and permitting agencies.

****TOM BROOKS IS A VOLUSIA COUNTY PLANNER WITH 26 YEARS OF PLANNING EXPERIENCE**

PACETTA VS TOWN OF PONCE INLET

This past week the Fifth District Court of Appeal made a significant ruling that reversed a Bert Harris style taking of equitable estoppel in the Pacetta vs Town of Ponce Inlet case. This article briefly highlights the significance of this opinion.

Facts of the case

Pacetta has assembled a piece of riverfront property in Ponce Inlet consisting of 16 acres. The waterfront property and two small adjoining parcels were acquired by Pacetta LLC, Down the Hatch Inc., and Mar-Tim between June 14, 2004, and May 10, 2006. Plaintiff claimed that they felt they had assurances from the city council that their development plan would be approved, although such a plan needed a change in the city's Comprehensive Plan, zoning, and land development regulations before the development could proceed. Ponce Inlet transmitted the Comprehensive Plan to the

Florida Department of Community Affairs for approval. After FDCA made changes to the plan amendment, the revised Comprehensive Plan went back to the Ponce Inlet Council for adoption. In the mean time, there had been a referendum against the planned amendment. An incoming Council announced opposition to changing the city's Comprehensive Plan.

The outgoing Council, at the adoption hearing, changed its mind and refused to adopt the amendment and to transmit it to the FDCA as part of its Comprehensive Plan. Pacetta filed suit against Ponce Inlet, asserting several claims against for relief including a claim of equitable estoppel under the Bert Harris act. The trial court found in Pacetta's favor, arguing that Pacetta had established by equitable estoppel a vested right to have the development included in its Comprehensive Plan, as it had been approved in the first reading or transmittal hearing of the

Comprehensive Plan. The Fifth District Court of Appeal reversed the decision of the trial court on the Bert Harris portion of the decision. Other taking and inverse condemnation issues have to be litigated at trial.

Legal basis behind the Pacetta decision

There were three legal reasons stated by the 5th District Court of Appeals for reversal of the trial court's decision as a matter of law. One, there was no equitable estoppel claim, because the proposed development was prohibited by the Town's Comprehensive Plan. Two, town officials who made statements of support lacked authority to unilaterally amend the Town's Comprehensive Plan. Three, recognition of a vested right to amend the Ponce Inlet Comprehensive Plan would be a violation of public policy, and public hearings and other government approvals are required for Comprehensive Plan amendments.

****TOM BROOKS, AICP, HAS 26 YEARS OF PLANNING EXPERIENCE.**

OVERVIEW

BOARD OF DIRECTORS MEETING MINUTES

JUNE 8, 2013

THE PLAZA—DAYTONA BEACH, FLORIDA

President McMichael called the meeting to order at 9:07 AM. The following were present:

BRADY WOODS – GULF COAST
 COURTNEY MENDEZ - GULF COAST
 KEVIN MCCARTHY – GULF COAST
 PAUL WIECZOREK – SPRINGS
 PAULA MCMICHAEL – CALUSA
 ARLEEN HUNTER - CALUSA
 THAD CROWE – FIRST COAST
 TINA EKBLAD – CALUSA
 JOHN THOMSON – SURF COAST
 SCOTT MCGRATH – SURF COAST
 BECKY MENDEZ – SURF COAST
 TOM BROOKS – SURF COAST
 WENDY HICKEY – SURF COAST
 JOHN STOCKHAM – SURF COAST
 DOUG KELLY – CENTRAL FLORIDA
 ERIN PROVENZALE – CENTRAL FLORIDA
 WANDA CLASSE ATTENDED AS ADMINISTRATOR

WELCOME AND INTRODUCTIONS –

President McMichael welcomed everyone and thanked them for attending. She thanked Surfcoast Chapter for providing the meeting space and refreshments. Introductions were made by each individual stating their name and chapter/state affiliation.

2013 CONFERENCE WRAP-UP – Becky Mendez reported that there were 70 full registrants, 15 one day, 10 for Wednesday's workshop, 72 at lunch on Thursday and 100 for lunch on Friday. She continued to state that PayPal had worked very well for them and they would be continuing its use for their chapter events. For a \$350.00 registration, the fee to PayPal is \$8.25. She gave suggestions regarding future conferences: (1) Have an official opening and closing session, (2) More time for the Awards/Annual Luncheon, (3) No sponsorship amount less than full registration – some \$250 sponsors took full advantage of the conference and all meals and (4) Limit the sponsorship levels. She will submit these and other recommendations in writing.

Overall, the chapter is striving to clear \$4,000.00 after repaying the State's seed money.

ADMINISTRATOR'S REPORT – Wanda Classe distributed director packets. President McMichael asked for corrections or approval of the April 27, 2013 Board Meeting Minutes. Paul Wiczorek made a motion to approve the



minutes as distributed. Erin Provenza seconded the motion; approved.

The Membership Report showed 517 as the total number of members, 167 individual members, 338 representatives from 104 agencies, five students, three honorary students, two Past President Emeritus and two paid Past Presidents Emeritus.

The report showed the April 30, 2013 bank balance to be \$32,062.67 compared to the April 30, 2012 balance of \$34,261.43.

A listing of Officers, Directors, Past Presidents and Presidential Appointees was distributed for verification and changes.

She also reported that she had tried to secure lapel pins but there was not time for them to be ordered. She asked that if these were wanted for the next conference, at least six weeks notice is needed.

VP FINANCIAL AFFAIRS – Treasurer John Thomson distributed the financial report from January through April. There was a question regarding a \$86.00 income and expense entry under Chapter Development. Wanda will research this and email everyone an explanation.

Wanda Classe reported that she had received a check for the additional \$1,500 from the Central Florida Chapter and it would appear on the May report.

After review of the report, Courtney Mendez made a motion to accept the financial report as distributed with Wanda sending out an explanation of the \$86.00. Arleen Hunter seconded the motion; approved unanimously.

Treasurer Thomson stated that he would be turning over the records to now Treasurer Arleen Hunter after this meeting.

VP MEMBERSHIP SERVICES REPORT –

Courtney Mendez stated that she would work with Paul and the Springs Chapter to plan a fall event. Doug Kelly, Tom Brooks, and Arleen Hunter volunteered to assist with the event. She also reported that she will work with John Thomson during their transition and she had already given John the university contacts.

There are now 320 contacts on FPZA's LinkedIn.

CONTINUED ON PAGE 16

OVERVIEW

MEETING MINUTES CONTINUED

VICE PRESIDENT'S REPORT – Paula McMichael stated that she will work with Courtney Mendez in their transition. She did report that she is now receiving most continuing education notices.

PRESIDENT'S REPORT: Brady Woods / Paula McMichael – Immediate Past President Woods stated that at the last board meeting, there was a discussion regarding raising the state's dues \$5.00. He explained the proposed increase of dues and the proposed dues structure. The new proposed dues structure will have a new group fee which will include a minimum of four members. If a company has more than four, they will pay an additional fee per person. Each chapter must determine if they are going to raise their chapter dues or absorb the state increase. After much discussion, Thad Crowe made a motion to accept the state's \$5.00 increase and the new fee structure as presented for one year and for this fee structure to be reviewed prior to invoicing in 2014. Paul Wieczorek seconded the motion; approved. Calusa will increase their local dues \$5.00. Sun Coast and First Coast have not responded and they will be contacted. Wanda Classe reminded everyone that annual dues are to be invoiced in June.

He also announced that ballots and bylaw changes were distributed to members in accordance with the bylaws. No write in names were received for the Officers and no negative votes were received regarding the proposed bylaw change dealing with Student Membership.

Immediate Past President Woods reported that the 2014 conference was originally to be held in south Florida. The members in the area have said that they cannot take it upon themselves at this time. He proposed that the state sponsor the conference and still hold it in the south Florida area. He approached Florida Atlantic University for assistance with the conference and was told that he could not be guaranteed full support but would be given support when possible. It was determined that Brady Woods would chair the 2014 conference committee and South Florida hotels would be investigated within the next 30 days. Assisting on the committee will be Thad Crowe, Paul Wieczorek, Kevin McCarthy and Tina Ekblad.

Paula McMichael encouraged everyone to focus on increasing membership for the upcoming year.

OVERVIEW – July 1, 2013 will be the next deadline for the newsletter. Arleen Hunter will

be profiled. Tom Brooks will continue as Editor.

NEW BUSINESS – A tentative schedule was set for the 2013-2014 board meetings with forums being held on Friday prior to the board meetings on Saturday.

- September 21 (**LATER CHANGED TO SEPTEMBER 14**) – Calusa Chapter and Economic Development Regional Forum in Bonita Springs.
- January 31 – Thad will check with the First Coast Chapter to see if they will host January events.
- April 12 – Central Florida Chapter/ Orlando Area – Chapter to help secure a location for the board meeting and host a regional forum.

CHAPTER REPORTS

CALUSA – Tina Ekblad stated that the chapter hosted legislative update on May 10 and 25 people attended. There is a planned event for August in conjunction with APA. They will also be planning the September Forum.

CENTRAL FLORIDA – Erin Provenziale reported that the chapter held a meeting in April. They are in the process of drafting the local chapter's scholarship application. Their holiday party date and location have not been determined.

FIRST COAST – Rusty Newman was ill so Thad Crow read the following email from him: New membership discussions continue. Last month's meeting included a great brainstorm session of ways to improve chapter membership • A couple of board members have resigned due to relocation • Chapter by-laws are up for vote at next Friday's luncheon • Finalizing ideas on a local community outreach project • Prelim preparation ongoing for educational seminar in late summer/early fall"

GULF COAST – Kevin McCarthy stated that the chapter held a luncheon last month and the program was the IMG expansion. The next meeting will be held on Friday and will be regarding New Town.

SOUTH FLORIDA – No report

SPRINGS – No activity reported

SURFCOAST – They have been very busy planning the upcoming conference.

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.

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, John Thomson, at jthomson@volusia.org 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.

INDIVIDUAL MEMBERSHIP DUES

Chapter	State Dues	Local Chapter Dues	Total Dues
Apalachee	\$50	\$10	\$60
Calusa	\$50	\$20	\$70
Central Florida	\$50	\$20	\$70
First Coast	\$50	\$35	\$85
Gulfcoast	\$50	\$15	\$65
Gulfstream	\$50	\$15	\$65
Heartland	\$50	\$10	\$60
Northwest	\$50	\$10	\$60
South Florida	\$50	\$10	\$60
Springs	\$50	\$10	\$60
Suncoast	\$50	\$20	\$70
Surfcoast	\$50	\$25	\$75
Suwannee	\$50	\$10	\$60

GROUP MEMBERSHIP (MINIMUM FOUR INDIVIDUALS)

Chapter	State Dues per Person	Local Chapter Dues per Person	Total Dues per Person
Apalachee	\$40	\$8.00	\$48.00
Calusa	\$40	\$15.00	\$55.00
Central Florida	\$40	\$20.00	\$60.00
First Coast	\$40	\$23.00	\$63.00
Gulfcoast	\$40	\$12.00	\$52.00
Gulfstream	\$40	\$15.00	\$55.00
Heartland	\$40	\$7.00	\$47.00
Northwest	\$40	\$7.00	\$47.00
South Florida	\$40	\$7.00	\$47.00
Springs	\$40	\$8.00	\$48.00
Suncoast	\$40	\$13.00	\$53.00
Surfcoast	\$40	\$23.00	\$63.00
Suwannee	\$40	\$7.00	\$47.00

♦ To find out the chapter you will belong to, visit the [FPZA website](http://fpza.org).

♦ Return your application form with payment to:

FPZA
Post Office Box 568544
Orlando, Florida 32856-8544
Fax: (407) 895-2654

♦ For questions call (407) 895-2654 or email fpza@bellsouth.net

A NOTE ABOUT AGENCY DUES:

The minimum number of individuals for a group is now four, but there is no longer a maximum number; you may add an unlimited number of additional people to your overall group. You now also have the option to pay a group rate for a combined group with members of different local chapters or for combinations of professional staff and board/commission members, rather than the previously separate categories.

Type of Membership Applying For: ☐ Individual ☐ Agency (minimum four reps) ☐ Student (copy of i.d. required)

Name: _____ Email: _____

Company: _____ FPZA Chapter: _____

Address: _____ City, State, Zip: _____

Phone: _____ Fax: _____

If Agency, list additional names and email addresses below (minimum four per agency):

Name: _____ Email: _____

Name: _____ Email: _____

Name: _____ Email: _____

Name: _____ Email: _____

Name: _____ Email: _____