

OVERVIEW

DEVELOPING FLORIDA'S PLANNING
PROFESSIONALS SINCE 1951



LIVE/WORK UNITS: GREAT POTENTIAL FOR A CITY, POTENTIAL HEADACHE FOR THE REGULATOR



residents.” It is listed as a residential structure type and is subject to density limitations, but also falls under the commercial use category for determining uses. One use is not considered accessory to the other, but both as equal components of the structure. While live/work is a subset of mixed use development, it is more than a residential and nonresidential use within a single building. It is important to point out that a live/work unit is different than a home occupation. In a home occupation the residential character of the house is maintained, the square footage of the commercial use is often limited, and there are generally not employees or customers that come to the house. A live/work unit truly allows dual uses, although the living space is often able to be separated from the work space. For example, an upstairs/downstairs combination with both an internal connection and separate entrance for the residential portion are common. Similar to a home occupation, both spaces are intended for use by the occupant. Finally, one of the chief characteristics is that a live/work unit provides for both the resident and employees, clients, customers, and others in the design of the space, parking, and ADA access.

Live/work units can include both new

BY COURTNEY MENDEZ, AICP

Roll out of bed, and you're at work. For some it sounds like a bad nightmare and for others a dream come true. In many cities, live/work units have become an answer to dealing with transitional areas in and around the downtown core, creating unique districts such as artist villages, increasing opportunities for small businesses, and bringing variety to

enhance the fabric of the city.

What exactly is a live/work unit? Is it residential, commercial, or mixed use? That may depend on who you are asking and where. The City of Sarasota Zoning Code defines a live/work unit as “a structure or portion of a structure combining a residential living space with an integrated workspace principally used by one of the

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A WORD FROM THE PRESIDENT



Hello FPZA members and Happy New Year! I sincerely hope all of you enjoyed the holidays and are having a successful and rewarding 2012. I would like to share with you some news about recent and upcoming FPZA events.

We kicked off the year with a Regional Forum held on January 27th in Bonita Springs. I want to personally thank the Calusa Chapter, under the leadership of President Tina Ekblad, for all of their efforts in planning and facilitating a very successful Regional Forum entitled "*Before and After: A Community Planning and Disaster Mitigation Forum*," held at the Bonita Springs Fire Station 24. The Forum provided for 2.75 AICP CM credits and focused on how different communities are implementing disaster mitigation and planning. A special thank you to the following experts: Daniel Trescott, MSP (SWFL Regional Evacuation Studies); John Wilson (Growth Management and Hazard Mitigation); Christine Hurley, AICP (Monroe County Evacuation Modeling); Gerald Murphy, AICP, CFM (Post-Disaster Redevelopment Planning); and Amy Hoyt (GIS Tools for Emergency Management).

The State Board meeting was held on January 28th at the offices of Waldrop Engineering in Bonita Springs. We discussed and made decisions on several important topics, including planning for a potential Springs Chapter Regional Forum March 30th and 31st, and the State Conference Awards Committee and process. Our Chapters continue to be successful in hosting strong luncheon programs throughout the State. The Central Florida Chapter continues to plan for the annual State Conference that will be held at the Embassy Suites in downtown Orlando from June 20-23, 2012. They are in the process of finalizing the program and speaker sessions, and the next edition of the *OVERVIEW* will specifically focus on the Conference events and sessions.

Thank you for keeping your Chapters and FPZA successful and relevant. I am excited about the upcoming events we have planned and look forward to seeing you at our upcoming State Conference. Please contact me with any concerns, ideas, or suggestions you may have for future FPZA events.

Nancy Roberts

OVERVIEW

CONTINUED FROM PAGE 1

construction and retrofits. Certainly the romantic notion of an artist turning an old warehouse space into a chic studio/gallery/living space is a possibility in some cities. In fact, many developers of new live/work units have gone to substantial effort to recreate this repurposed industrial feeling. On the flip side, you have the retrofit of older houses and cottages into quaint or funky live/work spaces.



Romantic notions and aesthetics aside, these uses can lead to real change within a community when properly executed. A prime example of live/work retrofit is the Village of the Arts in Bradenton. This neighborhood is an 18-block area located just south of downtown Bradenton and consists primarily of restored 1920's and 30's cottages that house galleries, jewelry stores, book shops, gourmet cafes and more. Many of the residences have become true live/work units. The City of Bradenton, the Downtown Development Authority, and the Artists Guild of Manatee partnered together to create this district. The land development code was changed through the addition of a Village of the Arts Overlay District (VAOD) to allow certain arts-oriented occupations to be operated from residential homes. Under permitted uses for the VAOD, single family residential, home occupations, and a new category of "home business" became permitted uses. The home business is defined as "an accessory use of a single-family residential structure that consists of more intense uses than a home occupation, including, but not

limited to client visitation, commercial deliveries, intensity of use, and activities that occur that are not typical of residential-only districts." To help spur investment in the district, the City offered matching grants up to \$10,000 to fund renovations, and the Artists Guild continually works hard to promote events in the District such as the monthly Friday-evening Art Walk, gallery shows, dining events and other promotions. It is a true experience to walk around this community, especially if you saw the blight and disrepair that preceded the change.

Over the last decade or so, live/work units have increasingly become a permitted use in a variety of zoning districts. For example, within the City of Sarasota, traditional live/work units are allowed in all of the implementing districts of the Downtown Code and a limited version was recently expanded into a neighborhood bordering Ringling College of Art and Design. Some other cities that have successfully implemented live/work zoning include West Palm Beach, Pasadena, Sonoma County, and others. However, many cities may have live/work units in their communities, even though they aren't specifically allowed in their Code. How is this? A developer can provide a work-around by offering the residential and commercial spaces together as a unit within the same building, but with fully separated work areas and private quarters. It may be splitting hairs to argue that these are not true live/work units, as they can function similarly to a live/work unit and offer most of the same benefits. This distinction, however, does point out the challenge in permitting and regulating live/work units.

The driving factor behind the separation into two district spaces is often that zoning and building divisions cannot reach consensus on whether to treat them as commercial or residential structures. Commercial codes have stricter requirements for things such as fire protection, ADA compliance, stormwater treatment, parking locations, and other structural requirements. Settling on the correct balance of standards can even be a continuing discussion in those

municipalities that permit live/work units. Some clarity may come from the 2010 Florida Building Code, which goes into effect mid-March of this year. Under the new Building Code, live/work units are listed as a commercial structure type. This may not mesh completely with how we consider them from a zoning perspective, but at least it gives us clearer direction on how to permit them. This change may also provide a level of comfort to municipalities to refine their zoning and land development codes to allow live/work units. The negative impact of the Florida Building Code change may be increased costs of construction based on meeting the higher commercial code for the entire space. There has also been discussion on adding minimum square footages for live/work spaces under the Building Code, which hopefully will not come to fruition.



If you are interested in incorporating live/work units into your local regulations or next development project, start the conversation early among the various departments and regulatory agencies. Please understand that it may not always be an easy discussion, but reaching consensus is possible. Live/work units provide adaptive space, encourage small and local businesses, and can offer positive benefits in terms of diversity of uses and building types, creating a sense of community, reducing automobile trips, increasing public safety through passive surveillance, and many other benefits. If you have had experience with live/work units and would like to share your thoughts, I would love to hear from you.

Courtney Mendez is a planner with the City of Sarasota. She can be reached at Courtney.Mendez@sarasotagov.com.

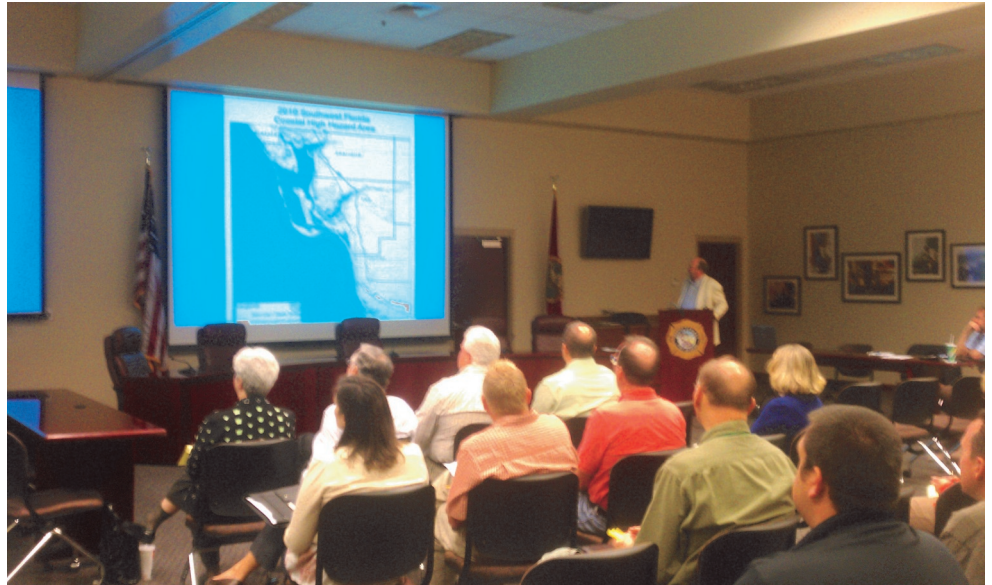
FPZA REGIONAL FORUM: COMMUNITY PLANNING & DISASTER MITIGATION

BY TINA EKBLAD & PATRICK WHITE

The Calusa Chapter hosted a Regional Forum on January 27, 2012, at the South Trail Fire Station in Bonita Springs. During the FPZA Forum, planners and emergency management professionals from around south Florida gathered to discuss the planning, modeling, and GIS challenges faced in Hazard Mitigation and Emergency Management. Bonita Springs Deputy Chief Frank Giuliano opened the Forum with a short welcome. In addition to serving as a Fire Station, the venue doubles as a training center and emergency operations center.

Daniel Trescott from the Southwest Florida Regional Planning Council discussed the recently published Regional Evacuation Studies, which have caused a re-evaluation and amendment to many previously published studies and maps. Mr. Trescott presented on the history of these studies, the various sections of the documents, and the most recent update to the evacuation maps using the latest SLOSH modeling (with new Light Detection and Ranging (LIDAR) Data).

Mr. John Wilson and Ms. Christine Hurley highlighted the effects of these news studies and maps in Lee and Monroe Counties. There is such a concern in Monroe that an extensive effort will kick-off in February to determine a revised timeline for evacuation and consider if the County's Growth Model needs to be amended. Lee County's current focus is also on evacuation and notably regional sheltering capabilities now in question due to the revised evacuation zones reported in the Regional Evacuation Studies. Many non-profits will not staff emergency shelters located in flood zones. As a result, Lee County is reviewing opportunities for critical facilities and infrastructure for retro-fitting to Category 5 standards or relocation. There was much dialogue between Mr. Wilson and members of the audience from municipalities within Lee County that had recently required a developer to meet additional hardening demands for at-



risk populations. Due to the cost increase incurred, some questioned at what point such a requirement becomes financially infeasible. These are all items we will have to work through together as the Regional Evacuation Studies go into effect, the new building code is published, and the National Flood Insurance Program is revised.

The second half of the forum focused on preparation methods and GIS technology. Mr. Jerry Murphy explained the importance of having a post-disaster plan prior to a disaster and provided a first hand account of his experience at the Town of Fort Myers Beach during Hurricane Charley. He emphasized the importance of having not just a written document, but also relationships with other government entities and local businesses that can assist with clean-up and re-building efforts. The damage assessments often required by the Federal Emergency Management Agency take time to conduct by hand and many trained individuals are needed to complete this task.

Ms. Amy Hoyt expanded this issue and explained how Lee County's GIS system has evolved since Hurricane Charley, the lessons learned, and the new applications and

software being developed and implemented. Ms. Hoyt currently utilizes an electronic system that enables field workers to complete damage and needs assessments quickly and electronically by entering detailed responses about the structure, scenario, and displaced business or resident. Most recently, this system was tested during the Joplin tornadoes in Missouri. Ms. Hoyt travelled to Joplin to train responders and provide the emergency response teams with field units and merge data collection software with GIS. She was able to demonstrate the increased speed and efficiency of the digital system. Many members of the audience commented on what a difference it would have made if the software and field units had been available from the day of the disaster.

In summary, the Forum was well-attended; the feedback was positive; and the Calusa Chapter thanks the speakers, sponsors, and hosts.

Tina Ekblad is President of the Calusa Chapter and a planner at Morris Depew & Associates. Patrick White is the Vice-President of the Calusa Chapter and a redevelopment planner with the South Cape CRA.

FPZA 2012 ANNUAL STATE CONFERENCE



**EMBASSY SUITES—DOWNTOWN ORLANDO
JUNE 20-23, 2012**

This year's annual FPZA conference, "Connecting the Dots," will address planning techniques and principles necessary to effectively link our communities together. We will hear from experts in the fields of multi-modal transportation, sustainability, mixed uses,

and private / public partnerships, which collectively create better places and improve the quality of life for residents and visitors of Florida.

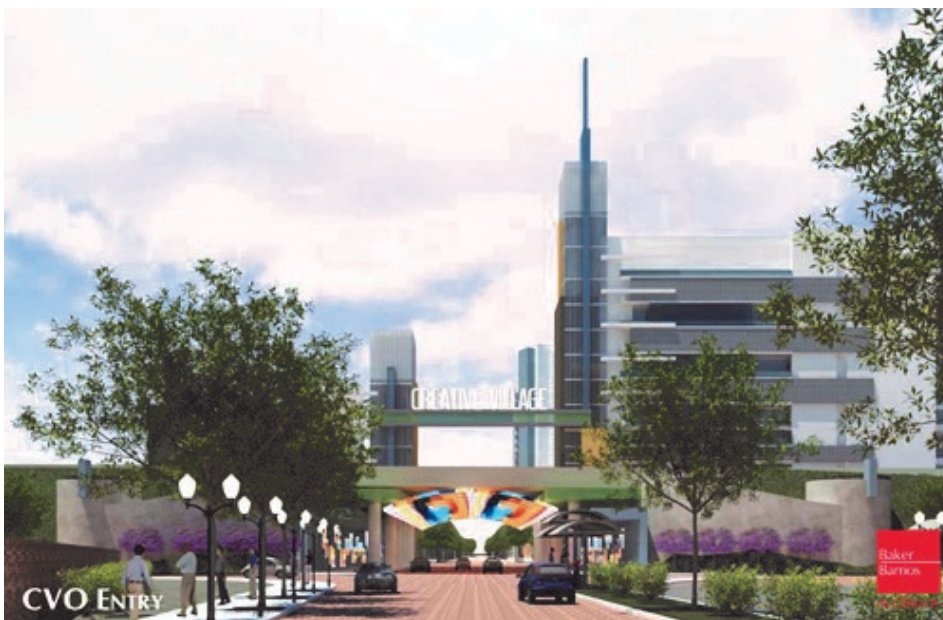
Central Florida, and more specifically Orlando, has recently become the hub of

digital media industry nationwide. A key component of this movement, and the inspiration for this year's conference, is the redevelopment of the old Amway Arena, known as the "Creative Village." Craig Ustler will kick off this year's conference on Wednesday, June 20th, with a presentation on the Creative Village concept, a true mixed-use plan working within the limits of the current planning system. The plan connects private development with public interests and redefines what it is to be a transit-oriented development.

From master planning in urban forestry to sustainable urban forms to redevelopment of an urban core, this year's conference will host a range of topics that together demonstrate balanced solutions for an interconnected community.

In addition to the nearly 20 separate sessions to choose from, we will host walking tours of downtown Orlando, including the new LEED-certified Orlando Fire Station #1 and the new Amway Center, as well as organized social activities in the evenings.

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



Creative Village Conceptual Rendering

REGISTRATION: FPZA 2012 ANNUAL STATE CONFERENCE

Connecting the Dots...



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

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

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

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

Name _____
First Last

Firm/Agency _____ FPZA Chapter _____

Address _____

City/State/Zip _____

Email _____ Phone _____

If attending Lunch Receptions, check vegetarian dish if desired

EARN UP TO 22 AICP CM CREDITS!!!

	By May 20th	After May 20th	Quantity	Amount
Member Rate Full Registration including all sessions, receptions & meals	\$275.00	\$300.00		
Non-Member Rate Full Registration including all sessions, receptions & meals	\$325.00	\$350.00		
Student Rate Rate includes sessions, receptions & luncheon	\$125.00	\$150.00		
One Day ONLY Rate (Specify which day) Rate includes sessions, reception & meals	\$150.00 June 21st _____ June 22nd _____	\$175.00 June 21st _____ June 22nd _____		
Wednesday Half-Day ONLY Rate Rate includes sessions, reception & luncheon	\$100.00 June 20th _____	\$125.00 June 20th _____		
Mobile Workshop - Included With Paid Registration (Check if you will attend) Amway Center & Orlando Fire Station #1 - June 20th, 2:00 p.m. - 5:00 p.m.	June 20th _____	June 20th _____		
A LA CARTE Rates (Individual rates and/or guests rates) ***No additional meal/reception fees with a full or one-day registration ***				
• Wednesday - Luncheon 11:30 a.m.—1:30 p.m.	\$45.00 _____	\$55.00 _____		
• Wednesday - Evening Reception 5:30pm	\$45.00 _____	\$55.00 _____		
• Thursday - Keynote Luncheon 12pm—1:30pm	\$45.00 _____	\$55.00 _____		
• Thursday - Evening Reception 6:00pm	\$55.00 _____	\$65.00 _____		
• Friday - Awards Luncheon 12pm—1:30pm	\$45.00 _____	\$55.00 _____		
• Commissioner's Planning Workshop	\$25.00 _____	\$25.00 _____		
Registration is refundable less a \$75 processing fee up to 7 days prior to the conference; No refunds will be given if cancellation is received less than 7 days prior to the conference.			TOTAL	\$

2012 PLANNING AWARDS

CALL FOR ENTRIES

FPZA STATE AWARDS CATEGORIES & EVALUATION CRITERIA

FOR THE PERIOD JANUARY 1, 2011 - DECEMBER 31, 2011

ENTRY DEADLINE: APRIL 30, 2012

AWARD CATEGORIES

It's time again for the prestigious Florida Planning & Zoning Association Awards! The FPZA Awards define the standard for land development and public/private sector planning statewide. For several decades, the awards program has been the centerpiece of FPZA's identification and promotion of best practices in all types of planning and development throughout the state.

The Florida Planning and Zoning Association encourages members to submit award applications. Second-place awards may be given in some categories as determined by the awards committee. Projects must have been approved or completed during the past calendar year (2011). The categories are as follows:

1. OUTSTANDING PUBLIC DEVELOPMENT AWARD:

This award is directed toward public "brick and mortar" projects.

2. OUTSTANDING PUBLIC STUDY AWARD:

This award is given for an outstanding public report, study, written document, ordinance, planning analysis, etc.

3. OUTSTANDING PRIVATE DEVELOPMENT AWARD:

This award is directed toward private sector "brick and mortar" projects.

4. OUTSTANDING PRIVATE STUDY AWARD:

This award is given for the outstanding private sector report, study, written document, planning analysis, etc.

5. DESIGN EXCELLENCE AWARD: This award is given for a development plan which exhibits superior form and function.

6. INNOVATION AWARD: This award will be given for an innovative public or private project or development which is unusual and/or ahead of its time.

7. GRASSROOTS/NON-PROFIT

INNITIATIVE AWARD: This award is to recognize how a grassroots or non-profit organization has furthered the quality of life through the planning process within its community, such as: outreach, cultural events, festivals, tourism, and environmental.

8. GEORGE W. SIMONS, JR. AWARD:

Named after the founder of FPZA. This award is given to a current member of FPZA who has continued to exemplify and espouse the purpose of the FPZA.

9. OUTSTANDING LEGISLATOR AWARD:

This award will be given to a Legislator who champions sound planning practices.

10. OUTSTANDING JOURNALISM

AWARD: This award will be presented to a journalist who effectively and accurately presents articles about planning and zoning issue to the public.

11. OUTSTANDING CHAPTER AWARD:

This award will be given to the most outstanding Chapter, based on the efforts of the Chapter in:

- Increasing and/or maintaining membership efforts;
- Achievement of FPZA goals;
- Quality of programs for chapter members.

12. MOST IMPROVED CHAPTER AWARD:

This award will be given to the Chapter that has shown the greatest improvement during 2011.

Please note, public developments, projects, reports or studies are those prepared by a public agency or by a private firm or individual under contract to a public agency. Physical development projects must either be completed or sufficiently complete to demonstrate the attributes of the development or project.

The Awards Committee shall have the right to reclassify applications for a more appropriate award category.

EVALUATION CRITERIA

The following criteria will be used by the Awards Committee in judging the entries:

THE GEORGE SIMONS, JR AWARD

- Candidate must be a current member of FPZA.
- Award will be based on a person's work and efforts over time, rather than just for the past year.
- Work for which the award is given must be directed toward the stated purposes of FPZA. (See www.fpza.org for FPZA purposes)

REQUIREMENTS FOR AWARD CATEGORIES LISTED AS ONE (1) THROUGH SEVEN (7):

- Each of these award entry applications must state how the development, project or innovation 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 the State of 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 for exchanging information, advice and assistance among them;
 - To engage in research and issue publications on planning and zoning and related matters;
 - To promote education concerning

2012 PLANNING AWARDS

CALL FOR ENTRIES

matters related to planning and zoning.

2. Each entry application will be further reviewed based on the following evaluation criteria:
 - a. **Innovation:**
 - Introduction of an original concept.
 - Refinement of an existing technique or procedure.
 - b. **Effectiveness:**
 - Impact of the project /strategy on the problem.
 - c. **Implementation:**
 - Appropriateness of the project /strategy on the problem.
 - Adaptability of the project / strategy to changing conditions.
 - Consideration of and solution to practical constraints.
 - d. **Comprehensiveness:**
 - Scope of project / strategy in relationship to the problem.
 - Consideration of all aspects of the problem.
 - e. **Clarity:**
 - Clarity of the award entry application.

THE OUTSTANDING ELECTED OFFICIAL AWARD

This award shall be given to a local, state, or federal elected official who has championed sound planning practices and accomplished positive gains in areas such as smart growth, environmental preservation, sustainable development, or equity planning.

THE OUTSTANDING CHAPTER AND MOST IMPROVED CHAPTER AWARD

1. These awards are for Chapters of FPZA only.
2. The Awards Committee will evaluate each Chapter entry application based on the following criteria:
 - a. Efforts of the Chapter towards securing new members and maintaining old members;

- b. Efforts toward achieving the goals and purposes of FPZA;
 - c. The quality, timeliness of, and attendance at Chapter Programs;
 - d. Accomplishment of significant strides in Chapter development in general.
3. The Awards Committee will also take into consideration the differences in size and resources of each Chapter.

SUBMITTAL PROCEDURES

(SUBMITTALS ACCEPTED BY EMAIL ONLY)

1. A cover letter that states the name of the project, the award that is sought, the name of the recipient, and the name and contact information of the applicant.
2. A brief description of the study, project, organization, individual or Chapter relevant to category. (Max. 500 words).
3. A brief summary that should include the following information, as applicable:
 - a. Purpose of project, study or strategy;
 - b. History or context within which the project is significant;
 - c. Indication of expenditure of time, type of personnel, budget, population, and sizes of jurisdiction, if appropriate;
 - d. Narrative justification for the award, using the criteria outlined in the “**evaluation criteria a.— e.**” (Max. 1000 words).
4. A brief summary to be used for ceremony purposes at annual conference. (Max. 100 words).
5. Up to three (3) images illustrating key features of the project shall be submitted in JPEG format. Each photograph **MUST** be labeled with the view contained in the photograph. (Max. 1 MB per image).
6. A minimum of one (1) letter of recommendation is required and may not be written by the nominator, author, client or team.
7. For the George W. Simons, Jr. Award, an FPZA member shall submit a statement with the entry. The statement

may be endorsed by any individual who need not be a member of FPZA.

8. For the Outstanding Journalism, Outstanding Chapter and Most Improved Chapter Awards, a one (1) page statement in support of the nominee is required. However, other supporting data is encouraged.
9. THERE ARE NO ENTRY FEES.
10. All completed entries are to be emailed to the following email address and be received by **APRIL 30, 2012**.

Lara Diettrich

Diettrich Planning LLC

E-Mail: laradiettrich@gmail.com

Office Phone: (904) 551-6969

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

See you at this year's 60th FPZA Annual State Conference **Connecting the Dots...Nature, Community, Urban Core** In beautiful downtown Orlando **June 20th - June 22rd** at the Embassy Suites.

The Central Florida FPZA Chapter appreciates your participation!

For more conference information regarding sponsorships, exhibitors, speakers, and presenters, please see our website: www.fpza.org

THE HISTORY OF GROWTH MANAGEMENT IN FLORIDA

BY TIMOTHY W. BROWN, AICP

Part 1: From WWII to 1970s

Introduction

Since World War II, historically Florida has had two primary economic engines: growth and tourism. Starting in the 1950's, Florida's population began to explode. Florida's population went from 2.7 million in 1950 to just under 6.8 million in 1970 to 18.8 million in 2010. With this rise in population came unregulated growth. This growth resulted in overcrowded schools, over-burdened sewer systems, congested roadways, and environmental degradation. In addition, wetlands were drained, homes spread into natural areas, roads were filled with potholes and the quality of life was declining. On top of all this, the taxpayers and the State were largely paying for development that local governments were approving. Figure 1 shows I-95 in Miami.

Understandably, Florida residents started pushing back. Citizens felt they were losing or going to lose what made Florida special. Things began to change in the 1970's as politicians finally stepped to the forefront.

1970's

Things began to change with the election of Reubin Askew as Florida's Governor in 1970. In 1972, Governor Askew appointed the Task Force on Resource Management, which resulted in the passage of four bills designed to protect the environment and accommodate future growth in the State.

The first was the Environmental Land and Water Management Act of 1972. This Act created the Areas of Critical State Concern



Figure 1. I-95

and Developments of Regional Impact programs. The former program designates Areas of Critical State Concern due to their major statewide environmental significance. These areas are afforded increased state oversight of planning and land development regulation. Currently, there are four areas designated Areas of Critical State Concern. They are the City of Apalachicola (Franklin County), the City of Key West and the Florida Keys (Monroe County), the Green Swamp (portions of Polk and Lake Counties) and the Big Cypress Swamp (Collier County). The latter program provides for increased regulation and approval of very large developments that have extra jurisdictional (more than one) impacts that affect more than one county.

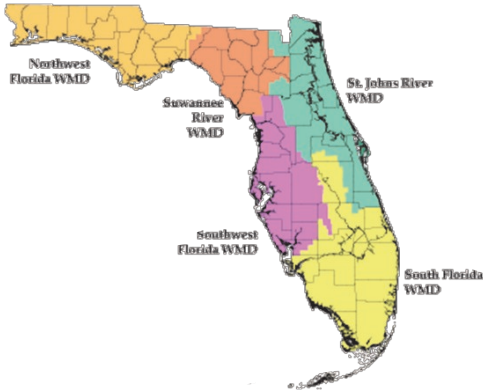
The second bill was the Florida Water Resources Act of 1972. This Act declared

that all waters of the State were a State resource to be managed in the public interest; established five Water Management Districts covering the entire State; created policymaking boards for each Water Management District; authorized Water Management District regulation of well construction, management and storage of surface waters, and consumptive use of waters of the State; required the creation of State and District water management plans; provided for State monitoring and research for water management purposes; and provided Water Management District Governing Boards with ad valorem taxing authority to fund District operations. The five Water Management Districts are Northwest Florida, Suwannee River, St. Johns River, Southwest Florida and South Florida. Figure 2 indicates Florida's five Water Management Districts.

CONTINUED ON PAGE 10

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Figure 2: Florida's Water Management Districts



The third bill was the Florida State Comprehensive Planning Act of 1972. This Act asserted a State interest in State and local comprehensive planning and required the Division of State Planning of the Florida Department of Administration to prepare a State Comprehensive Plan. This Plan was to provide long-range guidance for the orderly social, economic, and physical growth of the State including setting goals, objectives and policies. The State Comprehensive Plan produced by the Division of State Planning, in compliance with the 1972 law, was approved by the administration and submitted for review and approval to the 1978 Florida Legislature. However, the Plan was not approved and the legislature specifically directed that no part of the Plan be implemented. The fourth bill was the Land Conservation Act of

1972. This Act authorized the governor and cabinet to purchase environmentally endangered lands throughout the State. Both this law and the State's ability to regulate Areas of Critical State Concern under the Environmental Land and Water Management Act of 1972 were contingent upon voter approval of over \$200 million in bonds specifically for land acquisition. These bonds were approved in November 1972. This Act laid the groundwork for Florida's landmark land acquisition programs, which today include the Conservation and Recreation Lands (CARL) program, Save Our Rivers program and the Florida Communities Trust program, which included both Preservation 2000 and its successor Florida Forever.

To assist with the implementation of the Environmental Land Water Management Act, the 1972 Florida Legislature created the first Environmental Land Management Study (ELMS) Committee. From its recommendations came the Local Government Comprehensive Planning Act of 1975. This Act recognized the traditional role of local government in land use control. The Act required all local governments to adopt a comprehensive plan; those comprehensive plans were required to identify future land uses throughout their jurisdictions and adopt capital improvement programs to serve this future development; it required all local governments to implement those comprehensive plans with land development regulations such as subdivision requirements

and zoning regulations; and it required all approved development to be consistent with the adopted comprehensive plans. The Act also included a specified number of elements to be included within the comprehensive plans, including sanitary sewer, solid waste, drainage, and potable water facilities which were to be correlated with the land use element of the plan. The State was allowed to review and comment on these local comprehensive plans, but the State's comments were only advisory. The plans were to be adopted by July 1, 1979.

In 1978, Bob Graham was elected Florida's Governor. In 1979, Governor Graham appointed a Resource Management Task Force. This task force was charged with reviewing Florida's system of planning, land use, and environmental management and to make recommendations on improvements. Among the task force's conclusions was that Florida needed an effective system of integrated state, regional, and local planning for growth management.

Next issue: Growth Management in the 1980s and 1990s

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

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OVERVIEW

IN MEMORIAM: PATRICIA A. BOURQUIN (1924 - 2011)

The FPZA family is sad to report that we lost Pat Bourquin, 87, of Homosassa on March 7, 2011. She was born Feb. 3, 1924, in Chicago, IL. Patricia moved to Homosassa 16 years ago from North Miami, where she had been a senior urban planner for Post Buckley Schuh and Jernigan in its Miami, Florida office.

Pat had an outstanding career as a planner. She was responsible for many development approvals in South Florida and was commonly known as the "DRI Queen" in the South Florida Community. Pat was President of FPZA in 1993 after successfully chairing the 1992 joint FPZA/FAPA Annual Planning Conference in Miami, immediately following Hurricane Andrew. Pat loved and was a devoted member of FPZA and whenever the State Board met in her retirement neck of the woods – Homosassa Springs – both she and her loving husband George would always join in. Pat joined FPZA before 1980 and became President of the South Florida Chapter. She also served as the chairman of the North Miami Planning Board, the Dade County Comprehensive Planning Committee, and received the outstanding Citizen Award for Dade County.

LITTLEJOHN ENGINEERING ASSOCIATES AWARDED CONTRACT WITH THE CITY OF GAINESVILLE

Littlejohn Engineering Associates, Inc. (LEA) was awarded a professional services agreement with the City of Gainesville to update its land development code. The project scope includes the preparation and incorporation of a form-based code for a large portion of the City, which is to be completed with strict adherence to the community's vision centered on the comprehensive plan update, community-driven priorities, and existing neighborhood characteristics. LEA provides engineering, planning and environmental consulting services throughout the U.S.; for more information visit www.leainc.com.

MEMBER PROFILE

SHEKERIA BROWN, AICP - FPZA SOUTH FLORIDA CHAPTER

Q. WHERE ARE YOU FROM ORIGINALLY?

A. I was born in Jamaica, grew up in Illinois and have lived in Florida long enough to be a Florida native.

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

A. . I earned a Bachelor's Degree in Mass Communication and Bachelor's Degree in Interpersonal Speech Communication from the University of South Florida. I earned a Master of Urban and Regional Planning degree from Florida Atlantic University.

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

A. I have been a member of FPZA for six months after learning more about the organization and opportunities to become involved. I look forward to serving as a presidential appointee on the board.

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

A. Community and Economic Development Manager for Community Redevelopment Associates of Florida, Inc. My areas of expertise include affordable housing, community and economic development.

Q. WHAT ARE YOUR HOBBIES AND INTERESTS?

A. Sports, reading, volunteering and current events to name a few.

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

A. Public relations and/or advertising.

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. Never be afraid to ask for assistance and to seek out mentors.

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

A. To own a successful business.



AD SPACE IS AVAILABLE!

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

OVERVIEW

UPCOMING FPZA BOARD OF DIRECTORS QUARTERLY MEETING

MARCH 31ST, 2012

8:30 AM to 12 Noon

Plantation Golf Resort & Spa at
Crystal River

9301 W. Fort Island Trail
Crystal River, FL 34429

Check back at our website,
www.fpza.org, for more

information. Please call the FPZA
Office at (407) 895-2654 if you
would like to attend.

COMPLIMENTARY MEMBERSHIP

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

WHAT DO YOU CALL IT?

IS IT A...

- BUMPER BLOCK
- CAR STOP
- DEADMAN
- PARKING BLOCK
- PARKING BUMPER
- PARKING CURB
- PARKING STOP
- TIRE BUMPER
- TIRE STOP
- WHEEL STOP
- WHEEL STOPPER?



*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 Spring 2012 issue is April 16, 2012.***



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 or contact: **Thad Crowe, AICP** at tcrowe@palatka-fl.gov or **Doug Kelly, AICP** at d.kelly@gaiconsultants.com or (407) 423-8398.

BOARD OF DIRECTORS MEETING MINUTES

JANUARY 28, 2012

WALDROP ENGINEERING—BONITA SPRINGS, FLORIDA

President Roberts called the meeting to order at 8:45 AM. The following were present:

NANCY ROBERTS – CENTRAL FLORIDA

RACHEL LAYTON – GULF COAST

BRADY WOODS – GULF COAST

PAUL WIECZOREK - SPRINGS

THAD CROWE – FIRST COAST

LEIGH KERR – SOUTH FLORIDA

PAULA MCMICHAEL – CALUSA

SHARON JENKINS-OWEN - CALUSA

KATHLEEN THOMPSON – GULF COAST

STEPHEN THOMPSON – GULF COAST

SHEKERIA BROWN – SOUTH FLORIDA

WANDA CLASSE ATTENDED AS ADMINISTRATOR

WELCOME AND INTRODUCTIONS – President Roberts welcomed everyone and thanked them for attending. Introductions were made by each individual stating their name and chapter affiliation. She thanked Waldrop Engineer for hosting the meeting and Calusa Chapter for providing refreshments.

REGIONAL FORUM – Paula McMichael gave an overall view of the program and the speakers of the previous day's event. Approximately 40 had registered and 30 attended. She reported that there were three walk-ins and preliminary figures indicate that it was also a financial success. President Roberts thanked the Calusa Chapter for all their efforts toward making it the successful event that it was.

ADMINISTRATOR'S REPORT – Wanda Classe distributed director packets stating that the October 12, 2011 minutes had been emailed and were also in the newsletter. Brady Woods made a motion to accept the minutes as published. Thad Crowe seconded the motion; approved.

The Membership Report showed 507 total members: 162 individual members, 338 members from 104 agencies, four (4) students and three Emeritus Past Presidents.

The December 2011 bank balance was \$42,265.85 compared to the December 2010 bank balance of \$43,106.74. She also stated that the current balance does not show the chapter reimbursements that will be made this month.

A list of 2011-2012 Officers, Directors, Appointees and Past Presidents was contained in the packets. President Roberts stated that she had contacted all the Presidential Appointees and most wish to stay but there are still openings. The bylaws permit 15 Appointees. She asked for suggested names and stated that Jon Thomson should be added to the Appointee list. Wanda asked everyone to review their information.

VP FINANCIAL AFFAIRS REPORT – In the absence of Treasurer Mendez, Wanda distributed copies of the report prepared by Treasurer Mendez. President Roberts read her email giving an overview of the report. The report was from January 1, 2011 through December 31, 2011 and will serve as the year-end report. The report showed expenses did exceed income for the 2011 year. Rachel Layton made a motion to accept the report as presented. Stephen Thompson seconded the motion; approved.

VP MEMBERSHIP SERVICES REPORT: Paula McMichael reported that there are approximately 145 people signed up for LinkedIn. This includes both members and non members and is an increase of 45 since the last board meeting.

University Outreach – Lara Dietrich will reach out to the colleges for the scholarship winners. There was discussion regarding the scholarship recipients receiving conference registration and hotel but no cash money. Stephen Thompson, Leigh Kerr and Paul Wieczorek all volunteered scholarship sponsorships in the amount of \$200.00 each.

Paula stated that the next deadline for the *OVERVIEW* is February 13, 2012. She currently has one article and thanked Tom Brooks and Courtney Mendez for their help on the last issue. Shekeria Brown will be profiled in the upcoming issue. The May edition of the *Overview* will be a special conference issue. Again, she asked for assistance in securing articles and ads.

PRESIDENT ELECT REPORT: Brady Woods reported that the policy in place currently is that he would be notified of all programs being submitted for credit before they were actually submitted for approval of credit. All events are still not copying him prior to submitting them. This was discussed and agreed that this should continue to be the policy. He will also send out another notice to this effect to the chapters.

President Roberts thanked him for sending out emails to chapters asking them to make every effort to attend the board meeting but if they could not to please submit a report to be read that the meeting.

NEW BUSINESS

Board Meetings - There was discussion regarding the April date for the meeting in Crystal River. Wanda Classe will check availability of the Plantation Inn and costs related to holding a regional forum and board meeting at the hotel. She will email this information to the Executive committee and Paul Wieczorek for a final decision. The June meeting will be held in Orlando in conjunction with the 2012 Conference.

Distribution of FPZA Membership/Database List – President Roberts reported that there had been a recent request for a copy of the membership/database list, therefore she put it on the agenda for this board meeting. Discussion centered on a policy determining who could receive this information and how it

CONTINUED ON PAGE 14

MEETING MINUTES CONTINUED

would be received. It was the consensus of those present that the lists should only be used to promote FPZA, promote FPZA membership, promote FPZA activities and outside activities that would benefit FPZA members. It was also agreed that if another organization wanted to promote their activities that would benefit FPZA members, the FPZA office would send out the information instead of giving them the list. An understanding was reached, however the exact verbiage was not constructed. Thad Crowe made a motion to allow the Executive Committee final approval of verbiage. Paula McMichael will write a proposed verbiage and email to Executive Committee for final approval.

Springs Chapter Regional Forum – Paul Wieczorek stated that he felt organic farming and farming in general would be a good topic. Others suggested including animals as the topic. Paul will begin looking into potential speakers.

Surf Coast Bylaws – The Surf Coast Chapter recently revised their bylaws. According to the State Bylaws, all chapter bylaws have to conform to the State's Bylaws and Policies. In review of the bylaws, Wanda brought up the following areas for discussion.

- Line 12 states that membership is not restricted to the territorial limits of the chapter. Paul Wieczorek made a motion to request that the Surf Coast Bylaws be changed to state that membership from outside of the chapter territory should be determined on an individual basis. Thad Crowe seconded the motion; approved with one no vote.
- Lines 57-59 state that both Private and Public Organizations are entitled to three (3) members of elected, appointed official, administrative officers or staff members. Leigh Kerr made a motion to request the Surf Coast Bylaws to be changed to conform with the state's which say that Private and Public Agencies and firms have a maximum of three members and Publicly Elected and Appointed Planning Board Officials are entitled to a

maximum of five (5) members. Thad Crowe seconded the motion; approved unanimously.

- Line 79 and 80 states that a new member joining after June 1 will pay one-half of the annual dues. However, the sentence before states that all dues are due on June 30 of each year. Leigh Kerr made a motion to request the Surf Coast Chapter bylaws be changed to confirm with the state's which say that a new member joining after January 1 pays one-half of the dues. Paula McMichael seconded the motion; approved unanimously.
- Line 176 states that the Treasurer will provide a quarterly report to the State Board. Brady Woods made a motion to request the Surf Coast Chapter bylaws be changed to reflect the following motion approved in 2008. *At the August 16, 2008 board meeting a motion was made and passed that the chapters would submit financial reports twice a year to the state – August for the first six months of the year and February for the December 31 year end. These reports should be submitted on the form provided by the state.* Paula McMichael seconded the motion; approved.
- Beginning at line 369 an explanation is made how amendments are made to the bylaws. Paul Wieczorek made a motion to request the Surf Coast Chapter bylaws be changed to reflect that the FPZA State must approve any amendments to the bylaws. Leigh Kerr seconded the motion; approved unanimously.

FPZA Conference Awards – Lara Dietrich will again be the Chair of the conference awards. Her committee will include Courtney Mendez, Paul Wieczorek, and Thad Crowe. President Roberts will call Lara to discuss the budget and the concerns in keeping awards cost low.

2012 Conference Update – Brady Woods stated that some speakers have been confirmed while still seeking others. The conference will be held June 20-22, 2012 at the Embassy Suites Downtown Orlando. The cost at the Embassy

Suites will be \$149.00 ++ per night. The title of the conference will be "Connecting The Dots... Nature – Community – Urban Core". The registration cost has not been determined. Brady was asked to check into children's activities.

Additional Items – Thad Crowe made a motion to make Sharon Jenkins-Owen a Past President Emeritus. Stephen Thompson seconded the motion; approved unanimously.

CHAPTER REPORTS:

Calusa – Paula McMichael reported that their next meeting will be in March and they will be visiting a farm in North Ft. Myers. The chapter has also been working on the recent Forum.

Central Florida – Brady Woods stated that the chapter is busy with the June 2012 Conference.

First Coast – Held their Annual Awards Event and they have elected new officers and directors for 2012.

Gulf Coast – Stephen Thompson announced that they held a successful Holiday Lunch where 50-60 attended including President Elect Woods. They are making an effort to reach out for more attendance from Sarasota. They will be setting the upcoming year's agenda at their first board meeting. They are continuing to offer free meetings to non working planners and have budgeted to send three (3) members to the conference, chosen from those members whose company will not pay the expense of the conference.

Surf Coast – Brady Woods read a report from Surf Coast President Scott McGrath. He stated that they held their election in November and their Awards Event in December. They held six luncheons and a Planning Commission Training Session for a total of 18 credit hours last year. February 24 is the date of their next luncheon. The chapter is working on the 2013 conference and will hopefully have a location secured in the near future.

South Florida Chapter – Leigh Kerr stated that the Chapter is sponsoring an FAU lecture series. Springs – Paul Wieczorek stated that he will seek help in planning the Forum.

ADJOURN – With no further business, the meeting was adjourned at 10:40 AM.

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