

- VOLUME 13
- ISSUE 1
- SPRING 2014

OVERVIEW

DEVELOPING FLORIDA'S PLANNING PROFESSIONALS SINCE 1951



JACKSONVILLE BEACH REGIONAL FORUM ON WORKING WATERFRONTS

Jacksonville Beach City Hall was the site of a FPZA regional forum on working waterfronts on January 31, 2014 hosted by the First Coast Chapter. While it was a small crowd, the forum was filled with tremendous content as speakers from Panama City, St. Johns County, and the Mayport Naval Training Center in Jacksonville presented unique perspectives on waterfronts in the State of Florida. Our host was Steve Lindorff, the Director of Planning and Development in Jacksonville Beach as well as the Community Redevelopment Agency (CRA) administrator.

Rob Rosner is the CRA Director for the St. Andrews CRA in Panama City. He is a Midwestern guy from Indiana and a graduate of Purdue with a Masters Degree at Troy University. It is kind of ironic that the Hoosier native had to move to Panama City, Florida, to live in the Midwest time zone.

The St. Andrews CRA in Panama City has been a CRA since 1989 and was made a Florida Waterfronts Community in the program's



inaugural year in 1997. The St. Andrews area is both an employment and a tourist attraction with beautiful parks, a farmer's market, and scenic waterfronts. You can walk the area or ride your bike. There are too many places to describe but their [website](#) has a full description of the sites you will see if you ever take the historic walking tour.

The next speaker, Chelsea Glenn, is an attorney but works as a planner for the [Vilano Beach Overlay District](#) in the unincorporated area of St. Johns County bordering the City of St. Augustine. It is a beautiful residential and downtown beachfront community.

The heart of the district's development is the Vilano Beach Overlay. It is also a pedestrian beachfront community with a downtown that manages to both attract visitors as well as serve current residents. The big redevelopment plum for the Vilano

Beach Overlay was attracting a Publix grocery store in the downtown area. That may not seem like big news, but residents in downtown Orlando can tell you that large metro areas often have trouble attracting grocery stores despite their size. The other unique concept for the area was the "non-zoning" variance. As a member of the audience, it sounded like an oxymoron (i.e. like "jumbo shrimp").

The concept of the non-zoning variance is to shepherd new proposals through the process, since most projects rarely meet all the standards of the Vilano Overlay Beach district, without causing an excessive time delay. The early version of the overlay district in Vilano Beach area caused complaints that the enhanced standards made the review process take too long. During the question and answer, I asked why not require a Planned Unit Development or PUD? Ms. Glenn responded the zoning variance met the specific needs of the development without the extra time that a PUD takes to negotiate. The Vilano Beach working

CONTINUED ON PAGE 7...

IN THIS ISSUE:

- PAGE 2: A WORD FROM THE PRESIDENT
- PAGE 4: 2014 FPZA CONFERENCE SPONSORSHIP OPPORTUNITIES
- PAGE 5: THIS SPACE IS YOUR SPACE

- PAGE 6: GEORGE W. SIMONS, JR.: SUBDIVISION ANALYSIS
- PAGE 8: 2014 PLANNING AWARDS
- PAGE 9: MEMBER PROFILE - EARL HAHN
- PAGE 10: HOME RULE OR STATE RULE: HB 703 AND SB 1464

- PAGE 12: MEMBER PROFILE - RICK GREENE
- PAGE 14: BOARD OF DIRECTOR MEETING MINUTES

OVERVIEW

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A WORD FROM THE PRESIDENT



I can't believe it's already April 2014! I hope this new year is bringing you new opportunities along with its new challenges.

We had a good board meeting in chilly north Florida at Jacksonville Beach City Hall. Thank you again to Steve Lindorff, Director of

Planning and Development, for allowing us use of the City's board room, which had a beautiful view of the Atlantic.

Mr. Lindorff also organized an excellent panel for Friday's regional forum on Waterfront Partnerships. You can read more about the forum in this issue. Attendance was light, but we are hoping the speakers will agree to another First Coast event or perhaps present at the state conference.

We covered a lot of ground during the board meeting, adopting the year-end financial report (\$5,000± in the black) and working hard on the conference. You'll find a lot of information on the conference—where we'll be "Facing the Future"—in this issue, and we hope you will consider sponsoring, speaking, attending, or submitting for an award. The conference committee held a follow-up meeting on site in West Palm Beach the weekend after the board meeting to work on receptions and mobile tours. Thank you to Brady Woods, Tina Ekblad, and Jim Barnes, for showing up on a Saturday!

I am looking forward to our next regional forum and board meeting, April 11-12 in Orlando, hosted by the Central Florida Chapter, and look forward to seeing you there.

OVERVIEW

SAVE THE DATE!

THE 62ND ANNUAL FPZA STATE CONFERENCE



JUNE 11 to 13, 2014
DOWNTOWN WEST PALM BEACH

CONFERENCE LOCATION
West Palm Beach Marriott
1001 Okeechobee Boulevard
West Palm Beach, FL 33401

Special Conference Room Rate - \$105/night

For reservations, call (561) 833-1234 or reserve online at:
www.marriott.com/2014_FPZA_State_Conference_WPB_Marriott

CONFERENCE REGISTRATION OPENING SOON!
Visit the State Conference page at www.fpza.org for more
conference details and sponsorship opportunities

CALL FOR SPONSORS AND EXHIBITORS FOR 2014 ANNUAL CONFERENCE

On June 11-13, 2014, at the West Palm Beach Marriott in downtown West Palm Beach, the Florida Planning and Zoning Association will host our 62nd Annual State Conference.

FPZA is pleased to extend a special opportunity for you and/or your company to support this worthwhile, educational event and, subsequently, increase your visibility statewide. The State Conference provides an opportunity for you to promote your business to other business, organizations and public agencies actively engaged in identifying and implementing sound planning principles. Sponsorship levels available:

PLATINUM SPONSORSHIP \$2,500 +

- Exhibitor booth at conference
- Sponsor's logo and name on all promotional materials
- Two (2) full complimentary conference registrations
- Full page ad in FPZA Overview E-newsletter

GOLD SPONSORSHIP \$1,000

- Exhibitor booth at conference
- Sponsor's logo and name on all promotional materials
- One (1) full complimentary conference registration
- Half page ad in FPZA Overview E-newsletter

SILVER SPONSORSHIP \$500

- Exhibitor booth at conference
- Sponsor's logo in conference program
- Quarter page ad in FPZA Overview E-newsletter

BRONZE SPONSORSHIP \$100

- Sponsor's logo in conference program
- Business card ad in FPZA Overview E-newsletter

MOBILE TOUR SPONSORSHIP \$300

- One (1) complimentary mobile tour registration
- Sponsor's logo/name in conference program

HOSPITALITY SUITE SPONSORSHIP \$250

- Sponsor's logo and name throughout the Hospitality Suite
- Sponsor's logo/name in conference program

EXHIBITOR BOOTH \$200

- Exhibitor booth at conference
- Sponsor's logo/name in conference program

REFRESHMENT BREAK SPONSORSHIP \$250

- Sponsor's logo and name at refreshment tables
- Sponsor's logo/name in conference program

"FRIENDS OF FPZA" – Open Contribution

- Show your support for FPZA's professional and educational efforts by making a contribution in an amount convenient for you. Contributions will support the 2014 FPZA Annual State Conference.
- Contributors will receive recognition at the Opening Reception and in the conference program.

For more information on becoming a conference sponsor or exhibitor, please contact Kevin McCarthy at kcmccart@mail.usf.edu or Brady Woods at woods.m.brady@gmail.com. Please make checks payable to FPZA and mail to FPZA P.O. Box 568544 Orlando, FL 33856-8544. To ensure sufficient time for inclusion of sponsor information on all print and advertising materials, all sponsorships must be finalized no later than April 18, 2014. Thank you for your support!

THIS SPACE IS YOUR SPACE, THIS SPACE IS MY SPACE

BY JAY MARDER, SOUTH FLORIDA CHAPTER

I recently attended *This Space Available*, a film shown by the Palm Beach County Planning Congress. The movie depicts how visual advertising has become a mainstay of the world's landscape. Billboards, electronic media and signage have come to dictate not only the aesthetics but indeed the form and function of many urbanized and non-urbanized areas. The movie depicts that "grassroots movements are springing up in various locations all around the world to reclaim and to create an environment that addresses the visual pollution and still acknowledges the role that advertising and other sources play in society." ". . . Practicing planners need to balance regulation of signage with the need for economic development, the role signage plays, and businesses' needs and desires for maximum exposure. . ."

The title of the article, "This Space is Your Space . . ." paraphrases my favorite song, "This Land is Your Land" by the immortal Woody Guthrie. I think Woody'd agree with re-titling the film because that's what it was about, our space. A lesser known verse goes:

"As I went walking I saw a sign there
And on the sign it said "No Trespassing."
But on the other side it didn't say nothing,
That side was made for you and me."



The sign that started it all: this adult entertainment sign at a prominent intersection was permitted by the county sign regulations; it motivated the city to adopt its own sign code. The City's landscape project eventually diminished its impact. Left: 2006; Right: 2013.

the Springs Chapter of the Florida Planning and Zoning Association. The objective: heighten awareness of good urban design in a way that would permeate the planning and development community and somehow lessen the ugliness that littered the area's roadways. I brought in architects, engineers, and sign people, including a billboard representative who presented the latest new billboards mounted on huge pylons. At the time most billboards were erected on wooden poles. The folks from Citrus County loved the massive pylons and wondered when they could replace their Tinkertoy models. No judging for taste.

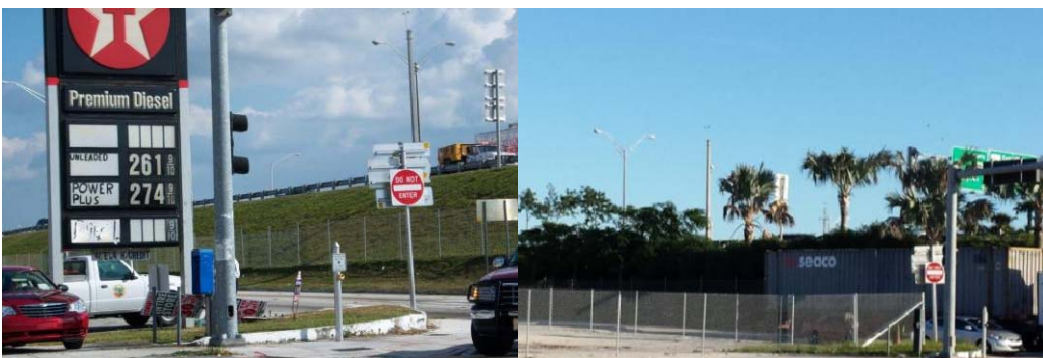
amortization timeframes are extended or just ignored.

Not in Miami Gardens, a mostly built-out South Florida city of about 110,000 that just celebrated its 10th year. The City Council completely revised the sign regulations. After a thorough public input process with stakeholders, the initial draft ordinance recommended grandfathering lawfully existing business signs. New billboards had already been banned, but that's another story. The Council said, "We didn't establish this city to keep things the same; we want every business to comply with the new sign code's standards -- in two years." Staff opined that two years might be too quick and proposed a five-year phased implementation program adopted on February 13, 2008. The below excerpt illustrates how the City brought businesses into the process by requiring all to submit a Sign Plan. Then have an approved Sign Plan. Then have signs in compliance with the approved Plan. Ordinance wording follows:

(1) Amortization of nonconformities. Legally existing signs . . . shall maintain legally nonconforming status until February 13, 2013. . . :

a. Within two years of the effective date . . . , all owners of legally nonconforming signs are required to prepare and submit to the city a proposed sign plan in accordance to regulations herein.

b. Within three years of the effective date above, all owners of legally



Gas station on expressway, and the same location in 2013, with City-initiated landscaping.

The film also reminded me that we can accomplish more than we think. As any planner who as ever revised or written a new sign code knows, there're a lot of pieces and parts. So many different types of signage that it's easy to get bogged down in the minutiae! Count on ever present billboard lobbyists. Years ago when working for Marion County (Ocala), I organized an "Urban Design Seminar" under the auspices of

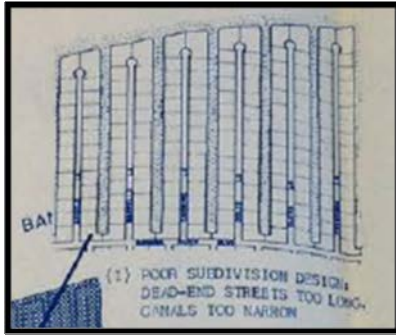
But what about sign codes? Can we fix the wrongs, the big old ugly pole signs, the cheap paint-on, faded lettering? Every code has a grandfather clause that usually permits lawfully existing signs to remain indefinitely. Sometimes a local government will insert an amortization provision whereby within a given number of years some or all signs must conform to new standards. Those clauses are rarely implemented. Often the

CONTINUED ON PAGE 7...

GEORGE W. SIMONS, JR.: "SUBDIVISION ANALYSIS" (PART 1)

BY THAD CROWE, FIRST COAST CHAPTER

I have made a trip to the George W. Simons, Jr. archives at the University of North Florida and have found an interesting time capsule of letters, plans, and other documents. There may be more to come if our excellent editor is agreeable. I could not find a date on an excerpt entitled "Subdivision Analysis" and had to do some detective work to figure out where it was (it was Cocoa Beach and Cape Canaveral – "Banana River" was a hint). It was undated, but I am guessing it dates back to the early 60's. It represents a snapshot of Simons' views – a blend of practical, traditional, and (at the time) modern planning design.



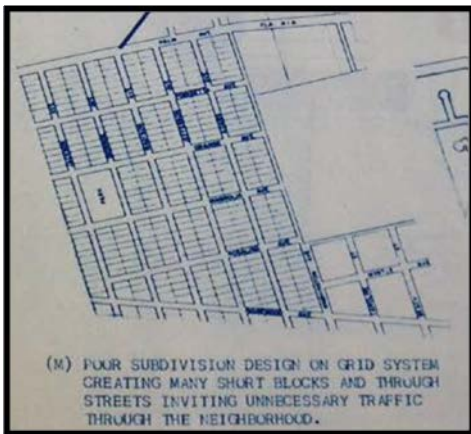
The Venetian Way subdivision of Simons' time consists now of just two streets shown at the far left, just north of the SR 520 Causeway (the rest was re-platted at some point). Most planners today would agree with Simons that the 1,200-foot long streets were too long, but I can't say that at the still-early time of the automobile his was an accepted view. Interestingly the canals today measure out at around 100 feet in width, which in another part of this analysis Simons recommends as a minimum canal width (they appear to be somewhat narrower in the analysis).

"POOR SUBDIVISION DESIGN, DEAD-END STREETS TOO LONG, CANALS TOO NARROW"

I suppose the term "frontage roads" had not come into common usage at that time, when planners were still grappling with post-war automobile-oriented design. The separation of business from through traffic with the "business service" or "marginal access" street did not catch on too much in Florida, although one can find some examples around the state. One example is Southside Boulevard in Simons' hometown of Jacksonville, built by the old Jacksonville Expressway Authority in the 1950s with frontage roads.



"WHERE COMMERCIAL AREAS ABUT TRAFFIC ARTERIES SEPARATE WITH MARGINAL ACCESS STREET"



"POOR SUBDIVISION DESIGN ON GRID SYSTEM CREATING MANY SHORT BLOCKS AND THROUGH STREETS INVITING UNNECESSARY TRAFFIC THROUGH THE NEIGHBORHOOD"

Simons, like many of his generation, embraced the auto age and reacted against what must at the time have seemed a stodgy design imperative that emphasized the simple urban grid system. In another part of the analysis Simons noted that short blocks were wasteful because they required unnecessary street improvements. (In Part 2, I will include Simons' proposed redesign of this subdivision, Avon by the Sea in Cape Canaveral, along with the whole plan.) I have a theory that his training and work as an engineering and public works professional (he wore many hats) influenced this very practical viewpoint. Of course it was right around this time (1961) that pioneer urbanist Jane Jacobs in *The Death and Life of Great American Cities* exclaimed that "frequent streets and short blocks are valuable because of the fabric of intricate cross-use that they permit among the users of a city neighborhood." The pendulum will always swing...

THIS SPACE IS YOUR SPACE, THIS SPACE IS MY SPACE

...CONTINUED FROM PAGE FIVE

*nonconforming signs are required to have an **approved sign plan** in compliance with this article.*

*c. **Within five years** of the effective date above, all legally nonconforming signs and their supporting members shall be altered, and/or removed from the property. **(Compliance)***

Brochure mailers went out to non-single family residential properties explaining the new code. After two years reminder letters were sent to non-responsive commercial, industrial, and other applicable properties. Hundreds of code enforcement warnings were issued. Then the plans started rolling in. A stronger letter was sent to non-responsive owners. In 2013, citation issuance began.

At this writing, businesses are complying. Pole signs are disappearing. Monument signs are proliferating. Painted wall signs are also disappearing. Channel lettering is replacing cabinet signage on walls. Regarding billboards, the City banned new ones and subsequently won several challenges.

Since adoption, minor adjustments have been made to allow administrative variances rather than public hearings for selected situations. I am gratified at how well the phased implementation process works. That's not to say there aren't hold-out pole signs and

cabinet signs. But with Council support, enforcement is by the numbers: warnings, citations, fines, hearings, liens, compliance. Enforcement has been complicated by the recession. New signs are expensive. Even simple plastic lettering cost hundreds or even thousands of dollars, which is too much for some new businesses. New businesses often start with a banner. The City adjusted the code to allow temporary banners for new businesses. But even without new provisions, there's a plethora of banners, many illegal.

In summary, this space is our space; the expression, "Own it!" also fits. Local governments should do more to truly own the space we see. It's our space. We need to guard and protect it. Planners and zoners need to push the envelope, even more than we're necessarily comfortable with. Visual pollution is real. Even though we get used to what we see every day, it's not right and it's definitely not good, much less livable. We can take back our space!

Jay Marder, AICP, is a past President of the Florida Planning and Zoning Association and a recipient of FPZA's George W. Simmons Award for outstanding achievement. He is currently City Planner for the City of Homestead. He can be reached at jaymarder@gmail.com.

JACKSONVILLE BEACH REGIONAL FORUM

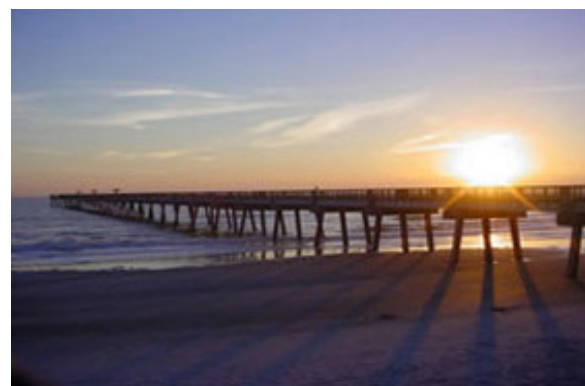
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waterfront community with its overlay zone has been a great success.

Mikki Baldwin, President of the Mayport Village Civic Association, presented next. She led a citizen's fight against the Jacksonville Port Authority plans to bring a cruise ship terminal to the Mayport area. This citizen, with a small civic association, took on the Jacksonville Port Authority and the Jacksonville City Council—not exactly a level playing field. She proudly spoke how she was biggest thorn in the side of the Jacksonville Port Authority. She used her knowledge as a legal assistant, her skills in organizing the community, and her tenacity in taking on this entity to win her battle against the cruise ship terminal that might have damaged her community.

Ben Tucker made the final presentation on making the Mayport Village a thriving seaport community. One idea he implemented was putting a notice in the deeds that anyone buying property in the Mayport Village would have to get used to certain fishy odors, nets in yards, and other characteristics of a seaport community. This is a notice technique often used in farming communities when large lot residences locate next to active farms. It is to put the new residences on notice that the community is not going to shut down farms or its seaport activities because new residents may not like the ambient noise or odors.

This waterfront program was put on Steve Lindorff, AICP, who is the Director of Planning and Development Jacksonville Beach. Steve Lindorff was recently given AICP's highest honor and was elected as a Fellow of AICP (FAICP) for his overall contributions to the planning profession.



2014 PLANNING AWARDS: CALL FOR ENTRIES

FPZA State Award Categories, Evaluation Criteria and Submittal Procedures
Projects approved and/or completed during the period between 1/2013—12/2013

Entry Deadline April 30, 2014

AWARD CATEGORIES

Outstanding Development: Newly planned, designed and/or built “brick and mortar” projects.

Outstanding Redevelopment: This award is for the reuse of a site, facility or structure.

Outstanding Study/Plan: This award is for reports, studies, plans, documents, planning analysis, etc.

Outstanding Sustainable Plan/Project: This award is for planned, designed and/or completed projects that take into account their social, cultural, economic and/or natural environment to minimize impacts.

Design Excellence: This award is for a development which exhibits superior form and function.

Innovation: This award is for a project/development that is unusual and/or ahead of its time.

Grassroots/Non-Profit Initiative: This award is to recognize an organization who has furthered the quality of life through the planning process within its community, such as: new or redevelopment, infrastructure, outreach, cultural events, education, health, festivals, tourism, and environmental.

Outstanding Elected Official: This award is for a local, state or federal elected official who champions sound planning practices and accomplishes positive gains in areas of smart growth, environmental preservation, sustainable development, or equity planning.

Outstanding Journalist: This award is to recognize a journalist who effectively and accurately puts forth information about planning and zoning issues to the public.

Outstanding FPZA Chapter: This award is for the chapter who increases and/or maintains their membership, achieves FPZA goals, and provides quality programs for its chapter members.

George W. Simons, Jr. Award: Candidate must be a current member of FPZA; evaluation is based upon the person’s work and efforts over time, rather than just for the past year; and evaluation will also be based upon work directed towards the stated purposes, mission and goals of FPZA.

EVALUATION CRITERIA

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

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

In addition, each award entry will be judged based upon the following criteria:

- **Background:** History or context within which the project is significant; indication of expenditure of time, type of personnel, budget, population and size of jurisdiction.
- **Innovativeness:** Use of an original concept or refinement of an existing technique or procedure.
- **Effectiveness:** Project/strategy impact on the subject matter.
- **Implementation:** Project/Strategy method or application to the subject matter; adaptability to changing conditions; and consideration of and solution to practical constraints.
- **Comprehensiveness:** Scope and consideration of project/strategy in relationship to all aspects of the subject matter.
- **Clarity:** Clearness of the award entry.

SUBMITTAL PROCEDURES

The following elements are required:

- A cover letter that states the name of the nomination, the award that is sought, the name of the recipient(s), and the name, phone number, address and email of the applicant(s).
- A brief summary. (100 words or less)

CONTINUED ON PAGE 11

OVERVIEW

FPZA BOARD OF DIRECTOR VACANCIES

Would you like an opportunity to participate in FPZA at the state level?

We have several vacancies on the State Board of Directors and are looking for active members of FPZA who are committed to our goal of providing education regarding planning and zoning in Florida. You do not have to be a land planner, just involved, professionally or personally, in planning and zoning in the state of Florida. Development in Florida involves diverse stakeholders and professionals – land use attorneys, ecologists, engineers, and journalists ... just to name a few. And while we provide AICP continuing education credits at many of our events, we are not associated with a membership in APA or AICP.

The duties of the Directors are:

- a. To invite and encourage suggestions for future consideration by the Board and to inform members within their respective areas of actions taken by the Board.
- b. To serve conscientiously thereon if appointed to a Committee.
- c. To perform such other duties as may be determined by the Board of Directors.
- d. To participate in consideration and discussion of items brought before the Board and to bring current items proposed by members within their respective boundaries to the attention of the Board.
- e. To encourage the observances of wise planning and zoning practices.

There are four quarterly board meetings annually, typically in January, April, June, and October. Meetings are held throughout the state. While we understand that directors cannot always attend all four meetings, a commitment to participate is necessary. Recent meetings have been held in Jacksonville Beach, Bonita Springs, and Daytona Beach, and upcoming are scheduled for Orlando and West Palm Beach. The June board meeting is held the Saturday after the annual conference at the conference hotel.

If you are interested in participating, or finding out more, please contact Paula McMichael, the State President, at paulamcmichael@live.com or (954) 242-7155.

MEMBER PROFILE EARL HAHN, SOUTH FLORIDA CHAPTER

Q. WHERE ARE YOU FROM ORIGINALLY?

A. I was born in the El Batey neighborhood of Sosúa, Dominican Republic. Sosúa is a small coastal town located in the north part of the country and originally settled by Jewish European refugees during World War II.

Q. WHAT COLLEGE/UNIVERSITY DID YOU ATTEND/GRADUATE FROM?

PLEASE LIST YOUR DEGREE(S) AND IF YOU HAVE ANY SPECIALIZED TRAINING.

A. I graduated from the University of Florida with a Bachelor of Arts in Urban Studies and from the Florida State University with a Master of Science in Planning with a specialization in growth management. I also have a Juris Doctor degree from the Florida State University .

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

A. According to my Certificate of Membership, I've been a member since September 1008, so I've been a member even before FPZA's inception. I chose to become involved in FPZA because I wanted to join a planning organization that was focused on Florida instead of national issues.

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

A. I was formerly the Planning and Zoning Department Director for the City of Lauderhill, Florida but the Department and position was abolished and the planning and zoning functions were consolidated into the Finance Department. Presently, I am the City Planner. In that capacity, I oversee current and long-range planning.

Q. WHAT ARE YOUR HOBBIES AND INTERESTS?

A. My interests include: spending time with my wife Mirna, who I've known since she was born (her brother was my best friend), and my 13 year old step-daughter Carmen. Other interests include playing tennis; camping; traveling; beach time and sun worshipping; reading; horseback riding; drinking single malt scotch with my friends; studying world history

and arguing politics; and listening to music, especially rock and roll, meringue and bachata.

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

A. I probably would be using my law degree and working for legal aide.



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

A. I would tell them several things. First, I would tell them to become familiar with the planning processes – attend local government Development Review Committee, Planning and Zoning Board, Zoning Board of Appeals, Design Review Board, City Commission and other collegial body meetings to see how they operate. Also, attend water management district, regional planning council and similar type meetings. Second, join a planning organization, such as FPZA, APA and 1000 Friends of Florida. These organizations and association oftentimes offer free training and again allows you the opportunity to network. Third, I would tell them to learn how to conduct an interview. Too many candidates come unprepared for the interview. Fourth, I would tell them not to worry so much about what you did or did not learn in school (in my opinion, the purpose of college is to develop college professors). Since every planning job is slightly different, it is our job to give you the training and skills needed to be successful.

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

A. My number one personal goal is to remain healthy enough to reach retirement age. I've seen too many persons that have neglected their health and never reached their retirement. Other goals are: to learn to speak two more languages; to attend Carnival in Brazil and visit Florianopolis; to spend time in Spain with my family; and to research my genealogy (rumor has it my grandfather was a rum runner).

HOME RULE OR STATE RULE? HB 703 AND SB 1464

BY TOM BROOKS, VOLUSIA COUNTY

Since the passage of the Growth Management Act in 2011, which removed all 67 counties and 410 municipalities from the State Department of Community Affairs (DCA) (since renamed to the Department of Economic Opportunity (DEO), all local governments were promised that with the new legislation, local government land use decisions and regulations would be granted deference by state government. However, there has been a tendency for the state to forget about that home rule promise since repeal of the Growth Management Act in 2011.

HB 703 and **SB 1464**, in the words of 1000 Friends of Florida, “has some poorly written language that strips local home rule authority related to comprehensive plans and environmental protection. This would undermine the power of each local government in Florida to enact and enforce critical local comprehensive plans, policies and implementing regulations.” In summary, the two bills require the following:

- Preempts local government authority to protect wetlands and springs and regulate stormwater runoff for agricultural lands. This bill contradicts other state laws that require counties to meet pollution standards to protect important waterways and minimum flow levels to springs (being implemented by the water management districts). It would, in effect, repeal comprehensive plan policies, implementing regulations, and other land use controls related to these issues that have been adopted since July 1, 2003.
- Preempts local government authority to require a supermajority vote on comprehensive plans and amendments.
- Prevents any local government from reconsidering a plan amendment where development has been approved on bona fide agricultural lands.
- Allows land owners agreeing to water storage to receive 50-year consumptive use permits.
- Allows Developments of Regional Impact (DRIs) to receive 30-year consumptive use permits if located within Rural Areas of Critical

Economic Concern.

Exempts Sector Plans and DRI master plans from Chapter 373 Water Supply Plan analyses, AND requires the water needs of these projects to be included in Regional Water Supply Plans. Essentially, local governments must include their water usage in Regional Water Supply Plans without regulating the consumptive uses of water in their projects.

The supermajority requirement ban is specifically aimed at Martin County, which has a specific requirement that Comprehensive Plans must pass by a 4-1 majority instead of a 3-2 vote. The section preventing any local government from reconsidering a plan amendment where development has been approved on bona fide agricultural lands is also aimed at Martin County which is having an administrative hearing fight with the property owners in this case. Critics of the state interference attack the Legislature for acting like a super zoning agency on the state level. There are two prime examples of where this has occurred before on the state level.

Example 1- An agricultural enclave bill for one property owner in St. Johns County

Below is a news link that recounts an agricultural enclave bill affecting a 607-acre property in St. Johns County. The original Senate bill by Sen. Bennett allowed an agricultural enclave to “daisy chain” a rural agricultural community out of existence. An agricultural enclave is made up of agricultural lands adjacent to urban uses. The agricultural lands are not necessarily enclaves in that they are completely surrounded by the urban uses; the agricultural enclaves may be contiguous to other rural and agricultural lands while adjacent to urban lands. How an agricultural enclave is defined is important. The original bill allowed agricultural lands of almost any size to claim an enclave status if they were adjacent to urban lands. Once an agricultural enclave became urban under the Bennett bill, an adjacent agricultural property to the enclave property could become urban. Hence, the term “daisy-chaining,” because each agricultural enclave that became urban could cause another adjacent rural property to become urban.

At the end of the session, Bennett offered an amendment that required an agricultural enclave to be at least 500 acres but no more than 650 acres. No daisy chaining was allowed. The affected counties supported the new amendment because they were no longer impacted by the bill. It turns out one property landowner in the state was affected by the bill. Yet it was a wealthy landowner using the State Legislature as his super zoning agency that created the issue. [The good news is Senator John Thrasher was able to repeal the bill.](#)

Example 2 Unintended consequences - preemption of local rental regulations

The state decided to take local government home rule power on rental regulations in 2011. Once investors realized that local governments could no longer regulate rental properties, some of them started renting out units to people who came with 20 or 25 of their closest friends to live in one rental unit. One resident bitterly said, “Expect phone calls from television magazines like *Dateline* if a fire kills 25 people because they have no way out of an overcrowded rental house.” Hammock Dunes in Flagler, a condo overlooking the beach, was impacted negatively by the new Animal House rental unit economy. [The pre-emption repeal bill has a 50-50 chance of passing.](#)

Bills like HB 703 and its companion SB 1464 are poor public policy. They are often written (in secret) with the specific interests of a property owner or owners in mind by a legislator who is not from the area in question. Senator Bennett who wrote the bill for one St. Johns County property owner who was a resident of Manatee County. State Representative Patronis is from the Panhandle, but he is writing laws that target Martin County comprehensive planning rules and may interfere with an administrative hearing the County has with a landowner. Will cities and counties be forced to lobby for all their zoning and future land use decisions to be accepted by the State Legislature? 1000 Friends of Florida, the Florida Association of Counties and the League of Cities and many of this state’s editorial boards are opposed to these two bills. Will it be enough to stop them?

2014 PLANNING AWARDS: CALL FOR ENTRIES

CONTINUED FROM PAGE 8

- A narrative of the nomination which demonstrates the evaluation criteria, as outlined on page one of this "Call for Entries" (1,000 words or less).
- The plan or document in hard copy, electronic copy, or website link.
- An independent letter of recommendation.

NOTE: For the Outstanding Journalist and Chapter Awards, in lieu of the above submittal procedures, only a one page statement in support of the nominee is required, while further supporting information is encouraged.

NOTE: For the George W. Simons, Jr. Award, the nomination **MUST** be submitted by an FPZA member with a statement by FPZA member(s), however; additional endorsements included in the nomination may be from non-members.

The FPZA Awards Committee reserves the right to categorically reclassify any submittal and to award second place, if appropriate.

There are no entry fees and all award entries must be submitted via hard copy or email per the size requirements outlined above.

Submit all applications to:

Thad Crowe, AICP
City of Palatka
201 N. 2nd St.
Palatka, FL
tcrowe@palatka-fl.gov
386-329-0103

We look forward to reviewing your award entries!

Please forward this "Call for Entries" to all professionals, administrations, individuals, organizations and elected officials that may be worthy of such an award.

See you at the 62nd FPZA Annual State Conference

"Facing the Future"

At the West Palm Beach Marriott

in Downtown West Palm Beach, June 11-13, 2014.

For more conference information regarding registration, reservations, sponsorships, exhibitors, and sessions, please go to www.fpza.org.

UPCOMING FPZA BOARD OF DIRECTORS QUARTERLY MEETING

**April 12, 2014
9 AM until Noon**

**GAI Consultants
618 East South Street, Suite 700
Orlando, Florida 32801**

Please call the FPZA Office at (407) 895-2654 if you would like to attend or RSVP via email to info@fpza.org.

OVERVIEW

MEMBER PROFILE

RICK GREENE, SOUTH FLORIDA CHAPTER

Q. WHERE ARE YOU FROM ORIGINALLY?

A. I was born in Havana Cuba but raised in Miami, Florida.

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

A. I graduated from the University of Pennsylvania with a Bachelor's in Urban Studies and from Georgia Tech with a Master's in City Planning.

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

A. I have been involved with FPZA and other planning organizations throughout my 30+ year career.

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

A. I currently serve as the Director of Development Services for the City of West Palm Beach, Florida and my department of 64 persons oversees all planning, zoning, building, code enforcement and historic preservation for the City.

Q. WHAT ARE YOUR HOBBIES AND INTERESTS?

A. I am a sports addict and play basketball every Saturday and Sunday morning, softball,



kayaking, the beach or anything involving my daughter.

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

A. I would be a professional baseball player earning \$15 million per year but chose planning instead for my love of the career.

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

A. Coincidentally, I just made a presentation to FAU students and advised them to 1) foster a good public-private relationship regardless of which sector selected, 2) love what you do each and every day and 3) surround yourself with good people who know how to work as a team.

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

A. The satisfaction I achieve in my profession is in seeing wonderful projects that I have worked on (CityPlace, Abacoa, Wellington City Hall, Palm Beach Outlets) come to fruition. There is much more to do!

LITTLEJOHN ENGINEERING ASSOCIATES ACQUIRES LANDSCAPE ARCHITECTURE GROUP OF E SCIENCES

Littlejohn Engineering Associates (Littlejohn) has acquired the Landscape Architecture Group of E Sciences. This acquisition will allow E Sciences to focus on their core business lines relating to environmental services and maintain their tradition of serving clients. It also allows Littlejohn to expand their depth of resources and experience level in the resorts and hospitality market. While both firms have had a history of working together, this event opens new and exciting opportunities for both firms to work together and better serve their respective clients.

Three Landscape Architects are moving to Littlejohn: Keith Oropeza, PLA, Danny Rogers, PLA and Matt Allen. They bring extensive experience to Littlejohn which will substantially enhance the office's Landscape Architecture group and expand its markets. "We are very excited to be a part of a dynamic and growing company and look forward to continuing to work with our current clients and our good friends at E Sciences," said Keith Oropeza. This acquisition allows Littlejohn to expand into the international markets in the Caribbean Islands, Central and South America, as well as the Far East.

THE FPZA WEBSITE IS ALL NEW!

- CHECK FOR UPCOMING EVENTS
- PURCHASE FPZA MERCHANDISE
- PAY YOUR DUES ONLINE
- SEARCH FOR OTHER FPZA MEMBERS THROUGHOUT THE STATE
- VIEW PAST ISSUES OF THE OVERVIEW

AND MUCH MORE...

...ON www.FPZA.org

OVERVIEW



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WHO BELONGS TO THE FLORIDA PLANNING AND ZONING ASSOCIATION?

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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.

AD SPACE IS AVAILABLE!

BUSINESS CARD AD:

4 issues \$100 or \$50/issue

QUARTER-PAGE AD:

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HALF-PAGE AD:

4 issues \$250 or \$125/issue

FULL-PAGE AD:

4 issues \$500 or \$250 /issue

CLASSIFIED ADS:

Job ads, positions wanted, RFPs – First 50 words: FPZA members, free, non-members \$15; 76-100 words: \$25; each additional 20 words above 100: \$5. Ad copy should include position, title, location, responsibilities, special requirements, deadlines (where applicable), and, where possible, salary. Editing of job ads for space and format is the prerogative of the *Overview*. Contact the FPZA office at (407)895-2654 or info@fpza.org for more information.

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BOARD OF DIRECTORS MEETING MINUTES

FEBRUARY 1, 2014

JACKSONVILLE BEACH CITY HALL

President McMichael called the meeting to order at 9:10 AM.

The following were present:

BRADY WOODS – GULFCOAST

KEVIN MCCARTHY – GULFCOAST

PAULA McMICHAEL – CALUSA

TINA EKBLAD – CALUSA

DIANE CHADWICK - SUNCOAST

JOHN THOMSON - SURFCOAST

TOM BROOKS - SURFCOAST

AMY JOHNSON - FIRST COAST

PAUL WIECZOREK – SPRINGS

WANDA CLASSE ATTENDED AS ADMINISTRATOR

WELCOME AND INTRODUCTIONS

President McMichael welcomed everyone and thanked them for attending. She thanked Steven Lindorff for allowing us to meet in their facility. Introductions were made by each individual stating their name and chapter/state affiliation.

JANUARY 31 REGIONAL FORUM REPORT

President McMichael thanked First Coast Chapter and Steve Lindorff for a successful Forum. Paul Wiczorek reported that he had attended and commented on the excellent speakers. He also stated that it was a shame that only a few attended the excellent program. It was suggested that maybe the Conference Committee could get some of the speakers to speak at the upcoming conference.

ADMINISTRATOR'S REPORT

Wanda Classe distributed director packets. President McMichael asked for corrections or approval of the September 14, 2013 Board Meeting Minutes. Paul Wiczorek made a motion to approve the minutes as distributed. Brady Woods seconded the motion; approved.

The Membership Report showed 455 as the total number of members, 153 individual members, 294 members from 75 agencies, two students, two honorary students, two Past President Emeritus and two paid Past Presidents Emeritus. Wanda Classe distributed checks to chapters for members joining or renewing since the last board meeting.

The report showed the December 31, 2013 bank balance to be \$43,356.58 compared to the



December 31, 2012 balance of \$38,298.42.

She did state that the chapter checks were dated February 1 so the December total does not reflect payments to the chapters.

Wanda also reported that the new web site is still being formulated and hopes to have the draft to the Executive Committee in the near future.

VP FINANCIAL AFFAIRS REPORT

Treasurer Arleen Hunter presented the financial report from January through December showing bank total and outstanding checks. After review of the report, Brady Woods made a motion to accept the report. Tina Ekblad seconded the motion; approved.

A copy of the 2014 Budget was also presented. Arleen stated that a request for year-end reports had gone out giving the chapters a deadline of February 15 to send in the reports. Reports have been received from Surfcoast, Gulfcoast and Sun Coast.

VP MEMBERSHIP SERVICES REPORT

John Thomson reported that FPZA is getting 5-6 requests per week from people wanting to join the LinkedIn page.

VICE PRESIDENT REPORT

Courtney Mendez reported that they are working on holding another event in Springs Chapter. A former member has volunteered support from some of his people. Paul Wiczorek stated that a former member has just been named Planning Director of Citrus County so he is hopeful to get membership and chapter support there.

PRESIDENT'S REPORT

President McMichael again thanked the First Coast Chapter for their efforts toward the Forum. She reviewed the current Presidential Appointees stating that for personal and business reasons several have asked that their names be removed. She encouraged current board members to talk this up in their chapters and try to recruit new appointees. She also encouraged everyone to reach out to younger professionals and try to get them involved in FPZA. It was suggested that an article, asking for volunteers, be published in the newsletter.

OVERVIEW

The next deadline for articles will be February 17, 2014.

Earl Hahn and Rick Greene were suggested for

CONTINUED ON PAGE 15

OVERVIEW

MEETING MINUTES CONTINUED

member highlights.

Tom Brooks stated that he has articles from Jay Marder and Gail Henrikson. Tom will write an article on upcoming legislation and Paul Wieczorek will write an article on the January 31 Forum.

CHAPTER REPORTS

- **Calusa Chapter** – They reported that there was a change in their Treasurer so they have been working with the bank to add the new Treasurer. They have also partnered with APA on some sessions and are holding some on their own. Their goal is to have a meeting every other month.
- **Central Florida** – President McMichael read a report from Erika Hughes. She stated that they had held a Lunch and Learn on Eco Tourism and it was well attended. There will be another Lunch and Learn on September 25 with the title 'Rethinking The Future'. There is a Happy Hour planned for October with APA Orlando and CNU - October is National Planning Month. They are also holding their December Holiday Party with APA Orlando and CNU
- **First Coast** – They are in the planning process of the 2014 meeting schedule. Their end of the year Awards Banquet was very successful. They have two new board members for 2014.
- **Gulf Coast** – They held elections and have two new board members. There was a board meeting held in January. Their goal is to have a membership meeting every other month. They are also beginning preparations for the 2015 Conference. They have just discovered that the hotel they had in mind for the conference is not large enough for a banquet.
- **Springs** – Paul Wieczorek stated that 12 people attended an event held in November in Ocala. He hopes that another event will be held in the near future.
- **Surfcoast** – 2013 was a very successful year for them – they hosted the Annual Conference and held two local chapter meetings. VCARD has co-sponsored some events with them. For 2014 they are currently planning 5-6 chapter meetings. The Chapter also volunteered to host FPZA's Fall Board Meeting

NEW BUSINESS

QUARTERLY BOARD MEETINGS: The next quarterly board meeting is scheduled to be held in Orlando on April 12. President McMichael is coordinating with the Central Florida Chapter's President Erika Hughes and the meeting is scheduled to be held at her office of VHB MillerSellen. [After this meeting, the location was changed to GAI Consultants]. They are also planning to host a Forum on Friday, April 11, 2014. The next meeting will be held in conjunction with the 2014 conference on June 14, 2014 in West Palm Beach.

2014 CONFERENCE – Chair Brady Woods stated that the 2014 Conference will be held at the Downtown Marriott in West Palm Beach on June 11-13, 2014. The room rate at the Marriott is \$105.00 per night. Registration rates will be as follows: Member early rate, \$295 – regular \$350. The Non Member early rate, \$345 – regular \$400. It was suggested that the Ethics/Law Session will be separate registration with a fee of \$50.00. A one day rate registration fee will be \$175. A group rate registration was discussed but no amount was established.

There will be a pre-conference meeting at the Marriott on February 8.

Call For Awards will closely duplicate last year with Thad Crowe heading the committee. Paul Wieczorek and Courtney Mendez will assist on the committee. Tom Brooks asked that as much information as possible be sent to him prior to the conference to help him prepare for the newsletter. Student Scholarships are a part of the Awards Committee's responsibility. The scholarships would include registration and two room nights at the conference.

Sponsorship levels were discussed for hospitality suite, refreshment breaks, mobile tours and opening reception as well as Platinum, Gold, and Silver sponsorships and what the sponsor would receive with his sponsorship.

The theme for the conference was voted to be 'Facing The Future'.

ADJORN – with no further business, the meeting was adjourned at 12:07 PM.



The OVERVIEW is a quarterly publication of the Florida Planning & Zoning Association. Publication dates are February, May, August, and November. The views expressed in the OVERVIEW are those of the Editor or other contributors and do not necessarily reflect the opinions of the FPZA. News articles, press releases, or other contributions are encouraged. Ad space is also available. Business card ads are \$100/year or can be pro-rated for fewer issues. Material should be emailed to the Editor and may be edited to conform to space and/or style requirements. Letters must be signed. News and advertising deadline for the Summer issue is May 1, 2014.

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 info@fpza.org, or the VP of Member Services, John Thomson, at jthomson@co.volusia.fl.us for more information.

OVERVIEW

MEMBERSHIP IN FPZA

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](#).
- ♦ 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: _____