

# OVERVIEW

A PUBLICATION OF THE FLORIDA PLANNING AND ZONING ASSOCIATION

## Responsible AI



### Ensuring Responsible AI Adoption in Development Services

Authored by: **Sabrina Dugan**

In response to a myriad of challenges, local governments across the U.S. are increasingly turning to artificial intelligence (AI) and data analytics to ensure resilience and improve service delivery. Local government agencies are pivotal in maintaining community prosperity and public trust, and they are now beginning to leverage AI technologies to manage growing volumes of data and meet various regulatory requirements. For employees working in development services, particularly those involved in permitting processes, the successful adoption of AI offers a pathway to significantly enhance efficiency and service delivery.

While AI presents considerable advantages for local government agencies, its effective use hinges on responsible adoption. This means implementing AI with careful consideration of ethical standards, transparency, and fairness to ensure that the technology not only enhances efficiency and service delivery but also maintains public trust and upholds integrity.

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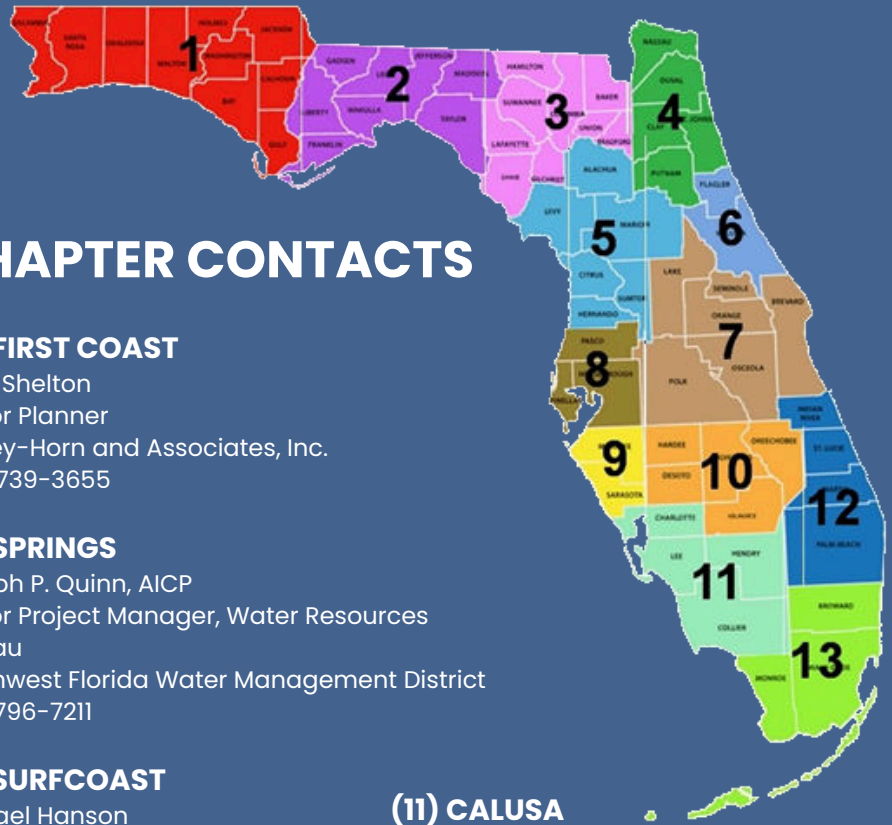
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## A WORD FROM THE PRESIDENT

Well, the 71st Annual FPZA Conference is in the books, and it was so fantastic! The setting was incredible, at the new Sunseeker Resort on Charlotte Harbor. With over 100 planners and industry professionals in attendance from Wednesday, June 5 through Friday, June 7th, it was exciting to be together to learn and engage, so we can continue to take on the challenges of planning and zoning in our communities.



I want to extend a special thanks to the Calusa Chapter for their hard work and dedication in planning and hosting this year's conference. They did an exceptional job selecting a beautiful venue, coordinated 20 educational sessions, and mobile tours. The opening reception was well-attended on Wednesday evening, and enjoyed by all who were there. The Sunset Cruise Reception on Thursday evening was a great way to end the day.

Our communities continue to face a variety of challenges, which create opportunities for creative solutions. With the theme, "Adventure Awaits", the conference offered educational opportunities for us to continue to learn and adapt our approach to planning for future generations. Some major themes of this year's conference included outreach and engagement – understanding our audience, gamifying charettes, and identifying opportunities for collaboration. As many communities in Southwest Florida continue to recover from the impacts of Hurricane Ian, resilient communities and lessons learned was an important topic that was also covered. As a state, we continue to make strides in resilience. With each disaster, there are lessons we can learn to make the community safer and more resilient in the future. I am encouraged to see the progress we continue to make, particularly with non-governmental organizations stepping up to fill the gaps and meet community needs in the days, weeks, and months that follow a disaster.

We couldn't have had such a successful conference without our sponsors. I want to extend a special thanks to our Diamond Sponsor, Babcock Ranch, for their generosity and engagement in the conference. Several attendees had the opportunity to tour Babcock Ranch, in southeastern Charlotte, and northeast Lee Counties. The vision for Babcock Ranch is one of sustainability, where smart growth and preservation work together. Babcock Ranch is leading the way in demonstrating that sustainable and resilient communities are not only possible but are also desirable.

I offer a heartfelt congratulations to all the Annual Award recipients this year. It is exciting to see the variety and quality of projects and initiatives that we are accomplishing in our communities. I am glad FPZA provides a platform to showcase the exceptional work and progress we are making in the places we call home.

It is my honor to serve as your State President this year, along with Jeremie Chastain, AICP, President Elect, Rhea Lopes, AICP, Vice President of Member Affairs, Tom Sacharski, AICP, Vice President of Financial Affairs, and Daniel Smith, AICP, Immediate Past President. Daniel has led the organization well for the past year, and I am thankful to know he will remain engaged to offer insight and guidance to us as we continue to fulfill the core tenets of FPZA. In the next year, your State Board's focus will continue to be increasing membership statewide. We are also committed to providing support to chapters that have a strong desire to grow. As a member of this great organization, I encourage you to continue to support the organization at the local and state level by finding opportunities to lead in shaping the future of Florida.

A handwritten signature in blue ink that reads "Katie Labarr". The signature is fluid and cursive, written in a professional but personal style.

## ENSURING RESPONSIBLE AI ADOPTION IN DEVELOPMENT SERVICES CONTINUED

### CONTINUED FROM COVER

Responsible adoption involves continuous monitoring, addressing potential biases, and ensuring that AI systems are used in ways that are transparent and understandable to all stakeholders.

Key areas where AI can revolutionize public sector efficiency include climate resilience, community wellbeing, and conservation/preservation. For development services, AI can streamline permitting processes, enhance accuracy in zoning decisions, and improve land development code. AI's ability to process and analyze large datasets rapidly means that development services can handle increasing workloads with greater precision and speed, ultimately benefiting both the agency and the community it serves.

Local government officials must prioritize the accuracy and reliability of AI systems used in public services. This includes establishing stringent validation processes to verify the information produced by AI, like the scrutiny faced by Google's AI Overview feature. In July 2024, a group of U.S. lawmakers, led by Representative Adam Schiff, demanded answers from Alphabet/Google CEO Sundar Pichai regarding the accuracy and safety of the AI Overview feature. This feature, which appears atop Google Search results, has been criticized for presenting incorrect and potentially dangerous information. The lawmakers' concerns highlight the importance of robust measures to maintain reliability and trust in AI systems.

Investing in robust automated fact-checking mechanisms and ensuring transparency in AI operations will help maintain public trust. Development services departments should collaborate with AI developers and other stakeholders to create guidelines that prevent the dissemination of incorrect or harmful information. This involves using AI to cross-verify data against multiple reliable sources and making the decision-making process transparent to stakeholders.

Local governments should emphasize continuous monitoring and improvement of AI systems to address any emerging issues promptly. This involves regular audits, public feedback mechanisms, and ongoing training for personnel to handle AI-related tasks effectively. For development services, this means continuously refining AI algorithms to improve their accuracy in processing permits and zoning applications, as well as ensuring staff are well-equipped to manage and oversee these AI systems.

By promoting a culture of accountability and ethical use of AI, local governments can harness the technology's benefits while mitigating risks. Integrating AI with existing human oversight and decision-making processes will ensure that AI serves as a tool to enhance, rather than undermine, the quality and integrity of public services. In the context of permitting, this could involve AI handling the initial review and flagging of applications, while human officials make the final decisions, ensuring a balanced approach that leverages the strengths of both AI and human judgment.

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## ENSURING RESPONSIBLE AI ADOPTION IN DEVELOPMENT SERVICES CONTINUED

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Local government officials can draw valuable insights from both the congressional report on AI and the issues raised with Google's AI Overview feature to ensure responsible AI adoption. The recent bipartisan AI Working Group Staff Report, released by Representatives McHenry, Waters, Hill, and Lynch, underscores the importance of thorough oversight and the need for robust consumer protections in AI implementations within the financial services and housing sectors. This aligns with the challenges highlighted in the demand for Google to improve its AI Overview feature, which has been criticized for inaccuracies and potential misinformation.

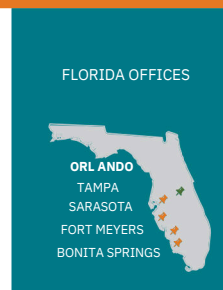
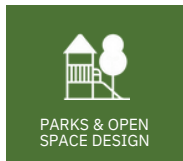
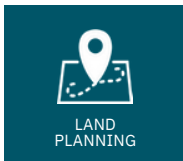
By focusing on transparency, accuracy, and ethical use, local governments can create frameworks that prioritize the reliability and safety of AI technologies. Engaging in continuous monitoring, regulatory compliance, and workforce training will enable local governments to leverage AI effectively while safeguarding public trust and maintaining high standards of service delivery. The principles and recommendations from the congressional report can serve as a blueprint for local officials to navigate AI adoption, ensuring that it benefits all communities equitably and upholds the public's best interests.

Incorporating AI into development services, especially in permitting, offers significant potential for increased efficiency and accuracy. However, this must be balanced with a strong commitment to ethical practices, transparency, and continuous improvement. By learning from the experiences of early adopters and implementing robust oversight measures, local government officials can ensure that AI adoption in their departments is both effective and responsible, ultimately enhancing the quality of service provided to the community.



Our purpose is to inspire people to be outside and engage in the community around them.

As planners and landscape architects, we embrace every opportunity to advance this mission by creating memorable and engaging outdoor experiences.



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## 2024 Conference Sessions Recap

### WEDNESDAY, JUNE 5TH SESSIONS

#### WILLIAM G. TRUEX, CHARLOTTE COUNTY COMMISSIONER

The FPZA conference opened Wednesday the 5th with a welcome lunch including Charlotte County Commissioner Bill Truex. He welcomed planners to Charlotte County and to Sunseeker Resort in Charlotte Harbor.

#### SOMETIMES A WORD IS WORTH A THOUSAND PICTURES: WRITING AND PRESENTATION SKILLS FOR PROFESSIONAL PLANNERS

Planners and design professionals do a lot of writing and are expected to make oral presentations to planning boards, governing bodies, and client and citizen groups. Today's professionals have many tools—GIS, graphics, Power Point™, to name a few, that weren't available a few decades ago, but effective writing and speaking still matter. Presenters introduced five books that guide technical writers through occasional slumps; and explain why planning reports should never include the word "awesome."

#### LET'S TALK ABOUT PRIVILEGE

How do we as planners help our communities become more equitable and just? It might be easy to say "don't discriminate," but how do we truly confront discrimination if we do not talk about its flipside, "privilege". This session discussed the role of planners and how we can guide such conversations in constructive ways. The session provided strategies for avoiding pitfalls and showcased activities that can help people understand their own and others' lived experiences.

#### ETHICS GAME NIGHT

Join your fellow planners for a fun Game Night session, where your knowledge and experience of the AICP code of ethics will be tested and expanded. Bring your party hats (as well as your thinking caps) and review the code of ethics in an interactive game or games format. This session will highlight the major provisions of the code, recent changes, and case trends.

#### GREEN INFRASTRUCTURE AND LOW-IMPACT DEVELOPMENT

Low Impact Development (LID) is a sustainable storm water management strategy that is gaining rapid acceptance in Florida to meet regulatory compliance and resource protection goals and is practiced extensively in Europe. The increased use of LID is in response to burgeoning infrastructural costs of new development and redevelopment projects, more rigorous environmental regulations, concerns about the urban heat island effect, and the impacts of natural resources due to growth and development.

### THURSDAY, JUNE 6TH SESSIONS

#### KEYNOTE SPEAKER LUNCHEON: JIM HEID, FASLA

Jim Heid, FASLA, is the author of Building Small: A Toolkit for Real Estate Entrepreneurs, Civic Leaders and Great Communities. Jim founded CRAFT DnA, which focuses on incremental development and intentional place-building in smaller communities. Jim presented a brief introduction to his book and CRAFT, then discussed several compelling case studies, such as his two most recent projects; RiverHouse – a 12 unit infill cottage court; and CraftWork – a 4,500 adaptive reuse into a 'club-working' concept have been widely recognized for their high level of design and creativity in a highly challenging development context.

#### MOBILE TOUR: BABCOCK RANCH

En route to Babcock Ranch, the session dove into Babcock Ranch's rich history and development to present day while traveling adjacent to the Fred C. Babcock/Cecil M. Webb Wildlife Management Area. The tour itinerary included a visit to the town's solar array operated by FPL and on-site immersive, experiential facility detailing how Babcock Ranch harnesses the energy of the sun to produce electricity with a lower carbon footprint that powers the entire town. Attendees also experienced one of the newly constructed parks within the PKWY, a system of six new interconnected parks spanning approximately 313 acres of preserve space.

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## 2024 Conference Sessions Recap Continued

CONTINUED PAGE 6

### COMPATIBILITY CHALLENGES OF LAND USE AROUND AIRPORTS

A diverse panel of experts discussed ideal land uses around airports versus incompatible land uses. Types of noise complaints will also be discussed. Existing FAA noise mitigation programs will be explained including construction techniques and available funds to minimize/mitigate sound transmission inside homes and businesses.

### GAMIFYING CHARETTES

This session demonstrated an interactive game that can be duplicated in other communities. We have found the participants enjoy it and they learn a lot. The participants (in small groups of 6-8) have "bucks" to allocate to projects as they see fit, they have to do this while working with the others in their team. They must come to agreement on the best projects to fund.

### POLICY TOOLS FOR PLANNING AT ANY SCALE

Using Titusville and Seminole County as examples, this session discussed how a strong vision can be implemented through policy and code writing to create a framework for pedestrian-oriented re-development and infill with the goal of revitalizing established communities of any scale.

### UTILIZING TECHNOLOGY FOR DEVELOPMENT REVIEW

A demo was given showcasing software technology utilizing the Accela product to provide ideas in order to maximize plan reviewer's efficiency with client facing customers and with back-office processing. This session will also include a discussion on the industry standard Atlassian Jira/Confluence toolset and how it can be used for project implementations and overall support for any organization.

### IT'S IN THE SAUCE - SECRET INGREDIENTS OF A GREAT PLACE

Stretching nearly 2 miles in Collier County, Bayshore Drive and the immediate surrounding redevelopment area has evolved over the last several decades from a 2-lane corridor of underutilized businesses and

residences to a complete street that brings people together and fosters a true sense of place. In this session attendees learned from a professional planner and a professional engineer how to "bridge" the gaps and overcome the differences in planner and engineer personalities and practices. Attendees left this session with knowledge, skills, and secrets to success that can be applied to local road corridors, including community planning strategies that are effective at transforming an underperforming corridor to a thriving destination and a Great Healthy Place.

### RESILIENCY PLANNING AND IMPLEMENTATION

Punta Gorda's 2009 Climate Adaptation Plan (the Plan) and the iterative planning cycle that emerged. The speakers discussed how the City has implemented the adaptation strategies set forth in the Plan of accommodation, protection, and managed retreat. The role of incremental decision-making and implementation will be a common theme of the presentation as the discussion progresses to the City of Punta Gorda 2019 Climate Adaptation Plan Update (the Update).

### PLANNING TO KEEP SAFE - VENOMOUS CREATURES

Part of living and working in Florida is adopting a new attitude towards the natural habitat in regard to risk management. One such reality is the need to increase your awareness of venomous creatures found in Florida. This awareness will replace fear with education and knowledge and help you navigate the sub-tropical environment using common sense risk management.

### CATALYSTS OF CHANGE: TRANSFORMING COMMUNITIES THROUGH COLLABORATION

In this session, we will explore the transformative power of collaboration in fostering resilience within communities. Collaboratory, a community foundation operating across Southwest Florida has created the structure for five cross-sector, regional coalitions to address systems-level outcomes in pursuit of community resilience.

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## 2024 Conference Sessions Recap Continued

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### LIVE LOCAL: A YEAR IN REVIEW

This session provided an informative panel on the Live Local Act and its most recent updates from this last session. The session informed attendees on how stakeholders are working to interpret and implement one of the most transformative pieces of affordable housing legislation in Florida history.

### FRIDAY, JUNE 7TH SESSIONS

#### KEEPING CALM IN THE COURTROOM: EVERYTHING YOU WANT TO KNOW ABOUT LAND USE LAW LITIGATION

This session educated both public and private sector planners of the legal processes associated with planning and development. A panel of distinguished land use attorneys discussed the role of planning professionals in the quasi-judicial/legislative; mediation; and litigation processes; and how to successfully navigate such situations as an expert witness.

#### CAN PLACEMAKING WORK FOR YOU?

This session discussed how to incorporate Placemaking elements into your LDC and review processes. Successes and challenges with real-world

examples based on the presenters' experience in different jurisdictions (Lee County and the Village of Estero).

#### TIMELY TRENDS OR FLEETING FADS? YOU DECIDE

This session discussed completed planning studies for Charlotte, Collier, Lee, Manatee, and Sarasota Counties and several growth trends that they all share. Recognizing these trends might help other planners differentiate between a trend and a fad. A high quality of life doesn't happen accidentally - you have to plan for it. Embracing the redevelopment of commercial areas can be a step in the right direction - creating a win-win situation for both businesses and residents.

#### IT'S BUILDING RESILIENT COMMUNITIES - LIFE LESSONS LEARNED FROM HURRICANE IAN

This session demonstrated the realities of the devastation experienced from Hurricane Ian. Presenters discuss factors affecting land use planning along with new resilient regulations and incentives for stronger protections to guide development and to help address social equity and economic impacts, including reduced insurance rates and claims.







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## ABOUT THE FLORIDA PLANNING AND ZONING ASSOCIATION

The Florida Planning and Zoning Association was founded in 1951, during the national conference of the American Planning and Civic Association held in Miami. Frank F. Stearns, then Director of Planning for the City of Miami, set up a special meeting for those interested in forming an active State Association. Approximately thirty people attended that historic meeting, representing most of the populated areas of the State.

The purposes of the Association are: to promote cooperation among official planning and zoning boards or 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 by local governments; 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 and encourage the sound development of land, water and natural resources and the elimination of air and water pollution; and to educate the public and elected and appointed officials in matters pertaining to planning and zoning.

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

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 professions, communications director, graphic artists, students of land planning, public relations professionals...and more.

Visit our website at [www.FPZA.org](http://www.FPZA.org) to join us!



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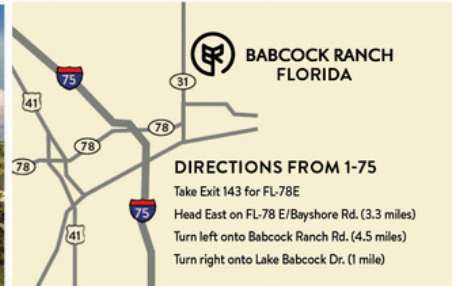
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## 2024 Annual Award Recipients

### OUTSTANDING CHAPTER AWARD

#### RECIPIENT: **CALUSA CHAPTER**

The Calusa Chapter is the Outstanding FPZA Chapter for 2024. During 2023 and into 2024, the Calusa Chapter and its leadership have planned a state conference, co-hosted a December 2023 Holiday Party in Fort Myers with the APA Promised Lands Section, and have planned and implemented a variety of social and educational events for its grateful members, including the May 2023 Planning Symposium in Punta Gorda. The 2024 conference in Port Charlotte at the new Sunseeker Resort would not have been the successful event that it was without the leadership and dedication of the Calusa Chapter.

### OUTSTANDING SUSTAINABILITY AWARD

#### RECIPIENT: **UNITY PARK, CITY OF OCOEE & GAI COMMUNITY SOLUTIONS GROUP**

Designed in 2019–2020 and constructed in 2021–2023, the key to the revitalization of Ocoee’s Downtown Core, Unity Park serves as a master stormwater facility; collecting stormwater from small lots, allowing higher lot coverage thus promoting higher intensity and densities needed to reestablish a thriving downtown core. The 5-acre Park embodies environmental stewardship using a naturalized stream, created wetland, and large engineered pond to naturally treat and store stormwater runoff before entering Starke Lake. Beautifully landscaped with 100% native plants, Unity Park functions as an urban open space where people come together for events or to simply stroll along a promenade and boardwalk, replenishing their mental and physical wellbeing.

### OUTSTANDING SUSTAINABILITY AWARD

#### RECIPIENT: **FDOT RURAL TRANSPORTATION ENHANCEMENTS - FSU BARNEBEY PLANNING AND DEVELOPMENT LAB SUMER & FALL STUDIO, 2023**

FDOT, in partnership with the Florida State University, Barnebey Planning and Development Lab, undertook a multi-phased project to improve rural transportation planning. The project, centered in FDOT District 2, is designed to test an innovative community-engaged planning process, develop a list of potential projects for two study area counties, Columbia County and Taylor County, and develop guidance that can be applied in rural communities statewide.

This pilot closes the gap between rural and urban counties while creating mechanisms for rural counties to self-advocate to FDOT in the transportation planning process.

### OUTSTANDING EDUCATION AWARD

#### RECIPIENT: **CLARENCE ZARNES - A USER’S GUIDE TO ZONING**

Clarence has dedicated himself to education and to educating others. He is passionate about educating others in their real estate endeavors. This award is given to him for writing and teaching his State Approved 3 CE Hour Course titled, “A User’s Guide to Zoning.”

As a Broker Associate, Clarence specializes in Vacant Land and Veteran Advocacy. He works primarily in the Central and Eastern Counties of Florida with buyers and sellers of all needs. He is passionate about helping others achieve their real estate goals.

### OUTSTANDING STUDY/PLAN - COMPREHENSIVE PLAN

#### RECIPIENT: **CITY OF PUNTA GORDA COMPREHENSIVE PLAN - PUNTA GORDA**

The City of Punta Gorda Comprehensive Plan 2045 has paved the way for Punta Gorda’s residents to engage planning activities. Through extensive public education and outreach, the Evaluation and Appraisal Report process changed community attitudes and priorities regarding compact development, diverse and affordable housing types, multi-modal transportation systems, community resilience, and the importance of planning for sea level rise and natural disasters. After collecting feedback from over 900 individuals, conducting over 30 interviews and technical meetings, and holding 45 public meetings, the city was able to integrate community goals into the updated comprehensive plan.

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## 2024 Annual Award Recipients Continued

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### OUTSTANDING STUDY/PLAN – STRATEGIC PLAN

**RECIPIENT: LAKE WALES ENVISIONED, DOVER KOHL & CITY OF LAKE WALES**

With an historic downtown nestled between oak tree-lined walkable neighborhoods planned by the Olmsted Brothers and set amongst picturesque rural landscapes and rolling citrus groves, Lake Wales, Florida is a city rich in natural beauty, history, and community. Facing unprecedented regional development pressure, Lake Wales Envisioned represents a compelling, community-led vision to shape future growth and conservation. Supported by 1000 Friends of Florida, the Olmsted Network, and the Florida Trust for Historic Preservation, the plan proposes a strategic regional conservation framework protecting critical Florida Wildlife Corridor linkages while identifying areas for future growth and encouraging better street and neighborhood design.

### OUTSTANDING STUDY/PLAN – PLANNING ANALYSIS

**RECIPIENT: CHARLOTTE COUNTY – INTERACTIVE GROWTH MODEL, METRO FORECASTING & CHARLOTTE COUNTY GOVERNMENT**

Charlotte County has nearly doubled in population since 1990. To understand and analyze this significant growth, County planners and administrators needed specialized data and analysis. They partnered with Metro Forecasting Models to develop the Charlotte Interactive Growth Model as the foundation for the study. The data was used to spatially model the County's land use changes over time, thereby developing a database of the area's realistic growth potential. The model and plan provide data and analysis for prioritizing and budgeting capital improvements, transportation planning, conducting long-range planning, and adjusting land use allocations. As Commissioner Joseph Tiseo commented at the February 20th BOCC meeting, "We kind of have the Key to the Kingdom here."

### OUTSTANDING INNOVATION – POLICY

**RECIPIENT: CITY OF SARASOTA – ATTAINABLE HOUSING DENSITY BONUS PROGRAM**

Housing affordability is a statewide crisis impacting many local jurisdictions in Florida. Since 2021, the City of Sarasota has been working to implement a voluntary inclusionary density bonus program to incentivize the private development of attainable housing units within the downtown and along commercial corridors and commercial centers. In the fall of 2023, the Sarasota City Commission approved the attainable housing density program within the downtown. Following its adoption, multiple project applications that are proposing to take advantage of this voluntary inclusionary housing policy have been submitted for an estimated total creation of approximately 87± new attainable housing units downtown.

### OUTSTANDING INNOVATION – TECHNOLOGY

**RECIPIENT: DANIA BEACH – ADA COMPLIANCE MAPPING, FLORIDA TECHNICAL CONSULTANTS & CITY OF DANIA BEACH**

In collaboration with The City of Dania Beach, Florida Technical Consultants (FTC) has worked on creating inclusive maps for all. As per Section 508 of the Rehabilitation Act and the Americans with Disabilities act, online accessibility is mandated. FTC's ADA Compliant guidelines align with WCAG standards for color contrast requirements, without compromising aesthetics. Using a custom trained GPT AI tool, FTC facilitates ADA compliance for maps, promoting technology inclusion. Starting at the local level with the Development Map for Dania Beach, this scalable solution enhances accessibility, fostering connection and inclusivity in South Florida communities and across the globe.

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## 2024 Annual Award Recipients Continued

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### OUTSTANDING DEVELOPMENT/DESIGN AWARD

**RECIPIENT: DEBBIE LIGHTSEY NATURE PARK, TALLAHASSEE, FL, BLUEPRINT INTERGOVERNMENTAL AGENCY**

Debbie Lightsey Nature Park is a world-class, award-winning park. Blueprint purchased the site in 2006, seeing a need to protect the 113 acres of pristine natural environment, which includes over 60 acres of wetlands full of diverse wildlife. In 2023, Blueprint completed construction on the Debbie Lightsey Nature Park, which features biking/walking trails, two elevated boardwalks over natural wetlands, pavilions, parking, play areas, and nature trail signage highlighting the vegetation and wildlife species that can be spotted year-round.

### OUTSTANDING INFRASTRUCTURE AWARD

**RECIPIENT: 5TH STREET BRIDGE, NEW SMYRNA BEACH**

The 5th Street Bridge spans across the scenic Yacht Club Cut providing the only access from Riverside Drive, on the mainland side, to the Historic Smyrna Yacht Club and Yacht Club Island Estates on the island. The existing bridge was constructed in 1965 and has begun to deteriorate. The new bridge will be higher than the original bridge so there will be more than 5-feet of vertical clearance, on average, and include a longer span which will restore the water flows under the bridge to what they were prior to the 1965 bridge. A living shoreline design included relocating oyster beds and mangroves within the project area to approximately 3 acres of wetland mitigation areas associated with the bridge replacement.

### OUTSTANDING REDEVELOPMENT

**RECIPIENT: BROWN RIVERFRONT ESPLANADE FOUNDATION, CICI & J. HYATT BROWN, DAYTONA BEACH**

The redevelopment program for the Daytona Beach Riverfront Park into the Riverfront Esplanade took the standard public-private partnership in a new direction. Longtime local business owners and community benefactors, Hyatt and CiCi Brown, created the Brown Riverfront Esplanade Foundation

which executed a 50-year lease agreement with the City of Daytona Beach to allow the foundation to spearhead the redevelopment of the former park into a first-class community facility that transformed a flagging public park into a privately held and managed community asset that accommodates a broad range of public activity and supports the City's traditional downtown.

### OUTSTANDING ELECTED OFFICIAL

**RECIPIENT: BILL TRUEX, CHARLOTTE COUNTY COMMISSIONER**

Bill has worked in the corporate world for Roll Coater (a division of Arvin Industries), AT&T and Roadway Express prior to moving to Florida. Has been involved in real estate and construction for most of his career. Obtained state certified builder's license and is the President and Owner of Truex Preferred Construction, which has been in business in Englewood since 2005. Bill currently serves as President of the Florida Association of Counties.

### GEORGE W. SIMONS, JR. AWARD

**RECIPIENT: HELEN LAVALLEY**

Helen LaValley has helped shape FPZA at both the chapter and the state level – demonstrating leadership, effort, and grit in building the Surfcoast Chapter into an organization that has received Chapter of the Year for several years. She set a chapter membership goal at 100 members and reached that goal. She has served on the State Board since 2015, serving as President in 2017, and remains active in the organization today including playing a vital role in multiple state conferences.

Professionally, Helen has been in the forefront of school planning for Palm Beach County, Volusia County, and Lake County. This is a vital role as all our schools struggle to cope with impacts of growth statewide.

We wish to extend a heartfelt congratulations to Helen LaValley. Thank you for your continued support and meaningful contribution to the organization at the local and state level. Know that we appreciate all that you do and recognize your good efforts in the planning profession.



# Henderson Franklin

ATTORNEYS AT LAW

100<sup>TH</sup>  
ANNIVERSARY



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## MEMBER SPOTLIGHT: TYLER TUCCI



**Q. WHERE ARE YOU FROM ORIGINALLY?**

A. Orlando, Florida

**Q. WHAT COLLEGE/UNIVERSITY DID YOU ATTEND/GRADUATE FROM? WHAT ARE YOUR DEGREE(S) AND SPECIALIZED TRAINING?**

A. I am attending Florida State University for my Masters of Science in Planning. I will graduate next May.

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

A. I was encouraged to join by my professors. I have only been a member for a couple of months.

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

A. I currently intern with the Leon County Property Appraiser's Office. I also work as a research assistant at FSU for my professors (and FPZA members) Dennis Smith and Billie Venitmiglia. My current areas of expertise include neighborhood planning and cadastral data management.

**Q. WHAT ARE YOUR HOBBIES AND INTERESTS?**

A. I love to garden and compost. I've been making it work with my current college apartment.

**Q. WHAT WAS/IS YOUR FAVORITE VACATION DESTINATION?**

A. My favorite vacation destination was Eleuthera, Bahamas.

**Q. WHAT BOOK DID YOU READ LAST?**

A. What Moves the Dead by T. Kingfisher

**Q. IF GIVEN THE CHANCE, WHO WOULD YOU LIKE TO BE FOR A DAY?**

A. I would love to be Chappelle Roan's drummer. No I don't know how to play the drums. Yes, I missed out on seeing her live.

**Q. WHO INSPIRES YOU?**

A. I am incredibly inspired by activists like Malala Yousafzai and Greta Thunberg for their fearless advocacy in the face of adversity. Their respective work in education and climate action speaks directly to my ideals as a lifetime learner and environmentalist.

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

A. I want to be able to use my time, knowledge and skills to develop and sustain my community in a fair, equitable, and respectful manner. My dream would be to plan for a low waste community. I want to show others that there is a balance between our wants and needs, and those of our environment.

**Q. DO YOU HAVE A MOTTO OR PERSONAL MANTRA THAT YOU LIKE TO LIVE BY?**

A. Treat others how you wish to be treated!

**Q. WHAT IS YOUR IDEAL JOB AFTER GRADUATION?**

A. My ideal job after graduation would allow me to equitably collaborate with community members on improving local sustainability practices.

**Q. WHAT ARE THREE CAREER LESSONS YOU'VE LEARNED THUS FAR?**

A. Three lessons I've learned thus far are: 1) There's room for kindness in any situation, 2) save your work early and often, and 3) sometimes you need to just take a lap around the office.

***Do you know somebody in the organization who should be featured in the member spotlight? Click here to share their name and contact information with the Overview editor.***

## Board of Directors Meeting Minutes JUNE 7, 2024

President LaBarr called the meeting to order at 2:05PM. The following were present:

- Diane Chadwick – Suncoast
- Daniel Smith – Calusa
- Rhea Lopes – Suncoast
- Katie LaBarr – Gulf Coast
- Jim Barnes – South Florida/Gulfstream
- Helen LaValley – Surfcoast
- Paul Wiczorek – Springs
- Tom Sacharski – Gulf Coast
- Jeremie Chastain – Calusa
- Colleen Miles – Surfcoast
- Tyler Tucci – Student Representative
- Michael Hanson – Surfcoast
- Paula McMichael – Calusa
- Randy Woodruff – Northwest
- Tony Palermo – Calusa
- Hanna Sowinski – Gulf Coast
- Jem Frantz – Calusa
- Debi LaCroix – Surfcoast

### WELCOME/INTRODUCTIONS/ROLL CALL

Roll call was conducted. President LaBarr welcomed everyone and thanked them for participating in today's meeting. She also thanked the Calusa Chapter for all of their hard work on a very successful conference.

### APPROVAL OF MINUTES

Paul W. moved to approve the minutes from the April Board meeting with the revision presented by Helen via email in May. Jim Barnes seconded the motion. Motion passed unanimously.

### PRESIDENT REPORT: KATIE LABARR

Katie reviewed each of the Board Member Responsibilities in accordance with the descriptions as outlined in the bylaws. She then noted that she would like to see some of the stronger local Chapters assist with support & growth for smaller Chapters with less engagement. This could be accomplished with chapters partnering up as a

a support networking and information/idea sharing. Success would be measured by membership growth and attendance at events. Lastly, Katie noted that Chapter attendance, specifically in person, is critical at Board meetings to foster relationships and partnership.

### PRESIDENT ELECT'S REPORT: JEREMIE CHASTAIN

Katie will send Jeremie the instructions on entering CM credits through APA. Suzanne confirmed the renewal with them has been processed. Jim Barnes checked the online account to verify that Jeremie has access.

### VP MEMBER AFFAIRS REPORT: RHEA LOPES

As Rhea just stepped in the position today and Jamie Schindewolf was not available for the meeting, Administrator Suzanne Neve presented the current membership listing by Chapter, which was emailed to each Chapter President prior to the meeting. The membership survey results from Q1 were also presented. Since the number of responses was low it was collectively decided that the survey should be reopened and reviewed again at the fall meeting.

### VP FINANCIAL AFFAIRS REPORT: TOM SACHARSKI

As Tom just stepped into the position today, former VP of Financial Affairs, Jeremie Chastain presented the most recent financial report and the 2024 Budget. Motion to approve the budget as proposed made by Jim B, second made by Paul W. Motion passed unanimously.

### BYLAW REVIEW

Helen will send revisions to the Bylaws for final review and approval.

### 2025 STATE CONFERENCE

Helen proposed to the group that the Board would collectively produce and manage the 2025 State

[READ MORE ON PAGE 19](#)

## Board of Directors Meeting Minutes JUNE 7, 2024

### CONTINUED FROM PAGE 18

Conference. She presented Casa Monica in St. Augustine as the potential property. Motion was made by Dan and second by Jim for Helen to negotiate with Casa Monica for June 4-6, 2025 and present proposal/contract for consideration to the Board. Motion passed unanimously. With the State Board operating the conference, each Board member will be responsible for assisting with a specific committee. List of Committee and volunteers includes:

- Hotel & Food and Beverage: Helen
- Sessions & Audio Visual: Diane and Jim
- Mobile Tours & Transportation: Dan and Michael
- Sponsorship: Colleen
- Theme and Marketing: Rhea (Suzanne to add Rhea as an admin on LinkedIn)
- Registration & Finance: Tom and Hanna
- Awards & Scholarship: Jeremie (automatically as role as President-Elect)
- Katie will oversee all volunteers and keep groups on task/schedule.

### OVERVIEW EDITOR: BRANDEN ROE

Deadline for articles/information is July 8 with a potential publishing late July. Items needed:

- Cover Story - Doug Kelly AI Article Part 2 (Helen to assist coordinating)
- Word from the President - Katie LaBarr
  - Need a jpg of signature for end of the letter
  - Need a headshot for the article
- Conference Recap for Sessions - Jeremie & Conference Committee
  - Example in last year's Overview
- Awards Recap - Katie LaBarr
  - Example in last year's Overview
- Member Profile - New Student Representative Tyler Tucci
- Conference Sponsorship Ads - Jeremie & Conference Committee
  - Please send over in a single drop box/google drive/or other folder

- Logos should be JPEG or other image file
- Need a list of all sponsors and the size their ads should be
- Minutes - Suzanne

### CHAPTER REPORTS

- First Coast - Not Present
- Springs - Nothing to report. Suzanne to resend dues reimbursement check.
- Surfcoast - July 19 joint event with Central FL, Eco Tour with FL APA Atlantic Coast, Upcoming community service project.
- Central Florida - Not Present
- Suncoast - Working on new events and programs. Added Robyn Baker from Plant City as an officer as well.
- Calusa - Just finished conference! Will put together a best practices guide for other Chapters who would be interested in hosting the conference. Working on a Lunch & Learn event and Holiday Party.
- Gulf Coast - Lunch and Learn on September 20th, planning social events including a Kayak Tour, Hosting October Regional Forum
- Gulfstream/South Florida - Looking into hosting the March regional forum and Board meeting potentially with a venue tour of the Equestrian Center.

### UPCOMING MEETINGS/DATES

October 11 & 12 Regional Forum and Board Meeting  
January 17 & 18  
March 28 & 29 OR April 4 & 5  
2025 Annual Conference June 4-6, St. Augustine

### NEW BUSINESS

Tyler and Wyatt will become the Student Representatives. Katie will send over the responsibilities. Suzanne to look into the renewal of the 501c3 certificate as it expires in October 2024.

**Adjourn** - with no further business the meeting was adjourned at 4:28pm.