

# FLORIDA PLANNING



American Planning Association  
Florida Chapter

*Making Great Communities Happen*

A Publication of the Florida Chapter of the American Planning Association

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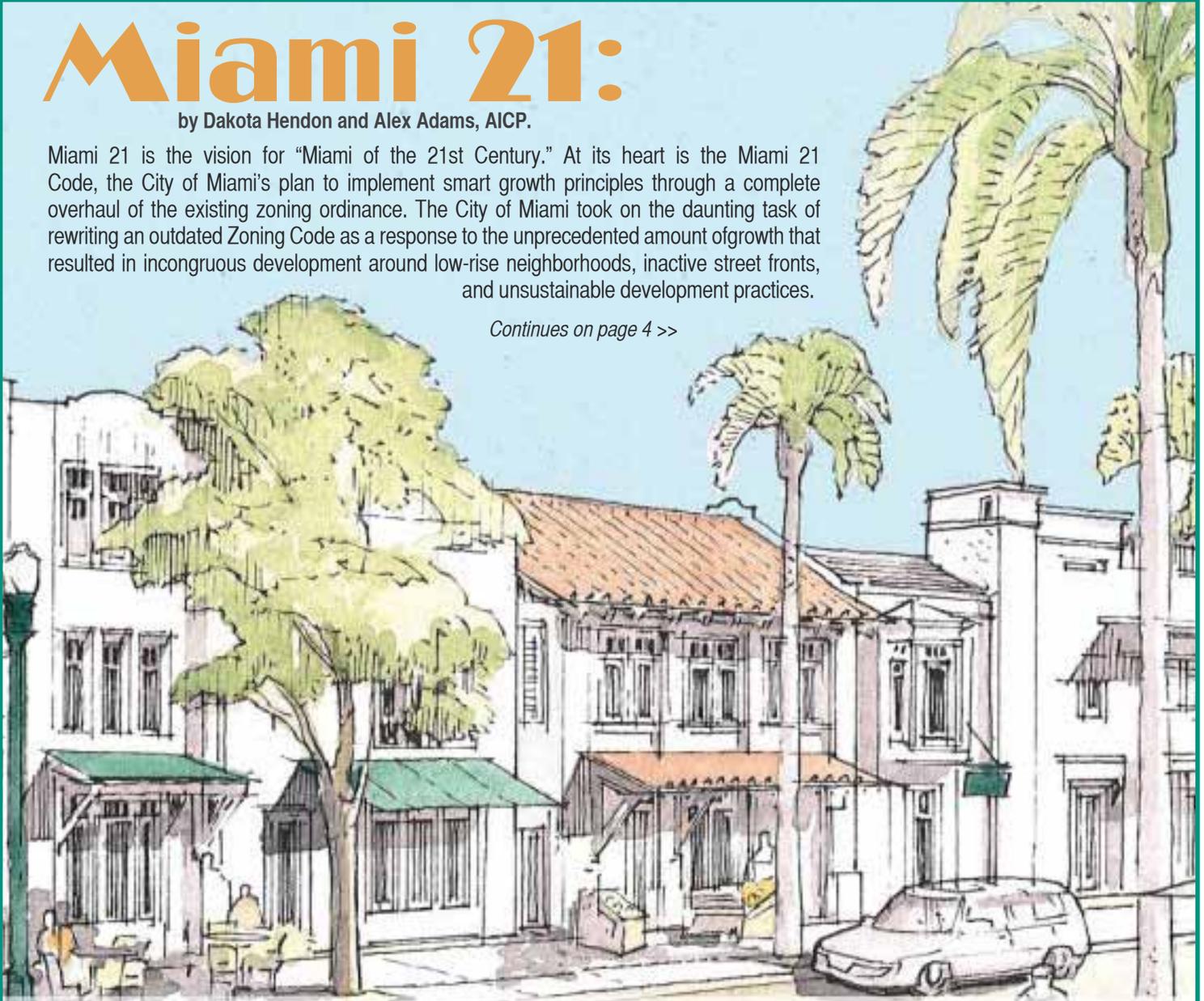
Winter 2010

## Miami 21:

by Dakota Hendon and Alex Adams, AICP.

Miami 21 is the vision for “Miami of the 21st Century.” At its heart is the Miami 21 Code, the City of Miami’s plan to implement smart growth principles through a complete overhaul of the existing zoning ordinance. The City of Miami took on the daunting task of rewriting an outdated Zoning Code as a response to the unprecedented amount of growth that resulted in incongruous development around low-rise neighborhoods, inactive street fronts, and unsustainable development practices.

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## THE BLUEPRINT FOR MIAMI'S FUTURE

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*The Florida Chapter of APA provides statewide leadership in the development of sustainable communities by advocating excellence in planning, providing professional development for its members, and working to protect and enhance the natural and built environments.*

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# Happy New Year!

May we proceed in the new year not looking for flaws, but for **potential**.

Improvements in APA Florida communications will be more obvious in the coming year. As is evidenced in this issue, Florida Planning will have a new look. In our effort to “go green”, the newsletter will be published in hard copy format on a quarterly basis. The eNews will be expanded and given a new look to provide a monthly electronic newsletter. Without the limits of a printed publication, the eNews provides flexibility in offering more content. One such feature is the addition of a “Member Contributed Articles” section. If you missed the articles submitted by William Wisniewski, Co-Housing: Worth a Look, and Richard Woodruff, RURAL COUNTIES - Need is a 4 Letter Word, in the October issue of eNews, the past issues with active links are still available on the APA Florida website’s Newsletter page. We welcome articles or commentaries on planning-related topics to include in the eNews. Florida Planning and eNews offers the **potential** to share professional experiences with colleagues, and your contributions are welcome!

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**The Florida Chapter of APA is a volunteer organization that promotes sound planning practices and the professional development of planners.**

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The Chapter’s Executive Committee, Legislative Policy Committee and former Hometown Democracy Workgroup met in November to discuss Amendment 4 and APA Florida’s position on the proposed constitutional amendment. Based on the Legislative Program and Policies adopted by the membership, the consensus of those in attendance was to continue to oppose Amendment 4, and to prepare information for members who are interested in sharing the professional planner’s perspective to community groups, neighbors and colleagues. The “Hometown Democracy White Paper” is being revised and updated as an Amendment 4 White Paper. From this, a PowerPoint presentation and speaking notes are being compiled for formal presentations, and “elevator speeches” for casual interactions. APA has offered assistance to the Florida Chapter in these endeavors. While most agree that Florida’s growth management system has flaws, “planning” by referendum is not the solution. If you are interested in having your name included on our Speaker’s Bureau listing, please contact the Chapter office. In the coming months, we hope to share the professional planner’s perspective on Amendment 4 to various groups around the State. Increased citizen participation in our planning processes provides high **potential** for visions/plans to better target the needs and priorities of the population, but voter-driven decisions may actually dilute this.

2010 is an election year for APA Florida. The Florida Chapter of APA is a volunteer organization that promotes sound planning practices and the professional development of planners. Officers serve a two-year term, which commences in September, at the close of the annual business meeting. During my tenure on the Executive Committee I have been amazed by our members’ dedication to the profession and their desire to volunteer their services to the Florida Chapter. Members interested in serving as an officer of APA Florida may express their interest to the Chapter office. The **potential** of APA Florida is only limited by its members’ willingness to share their time and talents.



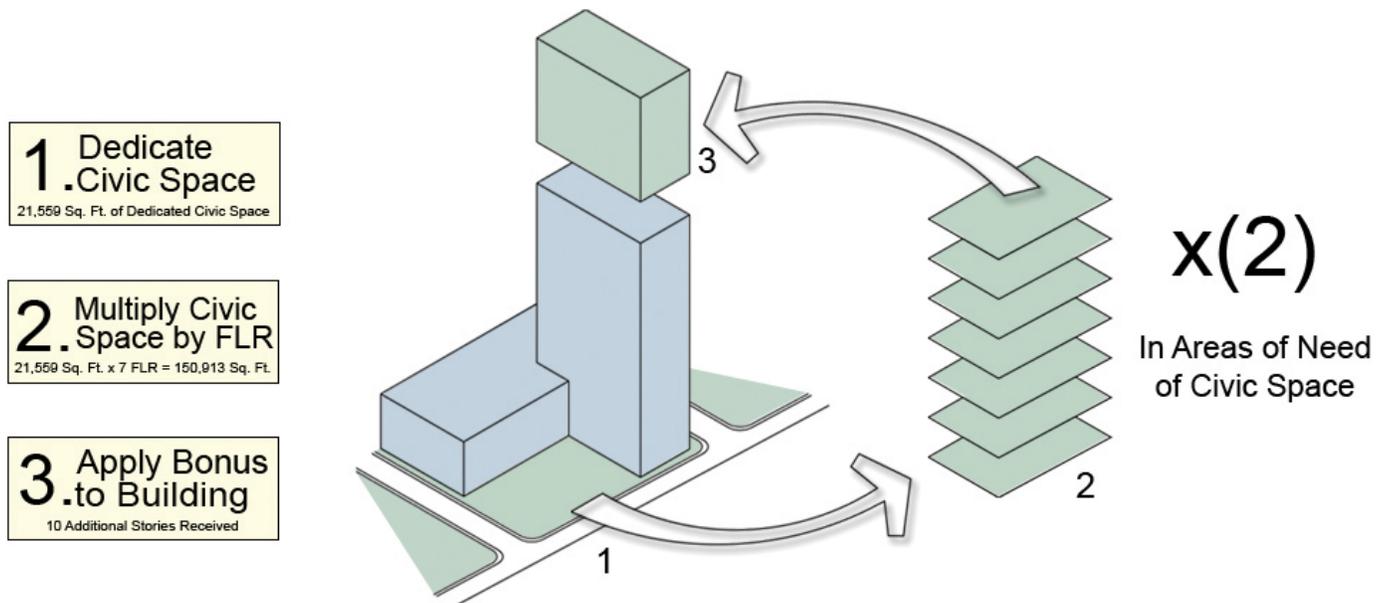
May you realize your untapped **potential** in 2010,

*Kim Glas-Castro, AICP*

APA Florida President

# [MIAMI 21] THE BLUEPRINT FOR MIAMI'S FUTURE - CONTINUED

Continued from cover page



Miami 21 provides development capacity bonuses when public benefits are provided on-site, such as affordable housing or open space. In the case when a public open space is provided on-site, a building may receive the full development capacity of the open space as additional floor area, and up to two times the development capacity if the open space is in an area of need determined by the Parks and Open Space Masterplan.

## THE PROBLEM

At the beginning of the recent building boom, development seemed to have no limits; and in some ways, it didn't. The zoning code allowed unlimited height along many commercial corridors throughout the city. Early development took advantage of this and many low-rise commercial corridors began to be transformed by large-scale development. Worsening the problem was a series of allowances that encouraged bigger buildings. The use of "Gross Lot Area"<sup>1</sup> and FAR<sup>2</sup> allowed small properties to obtain a large amount of development capacity, while PUD bonuses of up to 20% were granted at no cost. Not only was development out of scale, it was out of touch with the street. Inactive ground floors, multi-level exposed parking garages and narrow sidewalks were physical evidence of the lack of design criteria.

## THE BIRTH OF MIAMI 21

The City responded quickly by establishing a series of Special Districts that would require additional oversight in areas where development was occurring, but in many cases the districts could not be created quickly enough. It was clear that constant amendments to the code

were complicating an already difficult system and benefitting only a few. Miami needed a plan that would be proactive, not reactionary. In 2005, Former Mayor Manny Diaz and Planning Director Ana Gelabert-Sanchez spearheaded the move to create an all-new zoning code that would be based on predictable regulations that provided contextual development, walkable streets, and sustainable building practices. It was to be Miami's plan for the 21st Century.

Through the use of Transects, based on the Smart Code, properties were assigned zones of varying intensity according to their location in the context of the city. These zones progress from the environmentally preserved areas (T1) to the urban core (T6), each zone becoming denser and more intense in sequence.

## PREDICTABILITY

Working with Miami-based, world-renowned planners Duany, Plater-Zyberk and Co. (DPZ), the Planning Department first established key changes to the framework of the code that would enable predictable expectations on development. "FAR" was replaced with "FLR"<sup>3</sup>, creating a development capacity ratio that was

inclusive of parking and mechanical areas and provided for a maximum gross area for a building. To make calculations easy, "Gross Lot Area" was also replaced by "Net Lot Area," defining only the area of land under ownership to be counted towards development capacity. The result was an easily definable development capacity that residents could calculate without requiring a land-use attorney or architect to decipher.

To maintain neighborhood character, height limits were applied along commercial corridors across the City, in stories, according to the surrounding context. Properties abutting low-rise areas have required stepbacks at upper levels to reduce the bulk of the building and are restricted from participating in the public benefits program for additional development capacity.

While these measures were aimed at addressing building form, additional steps needed to be taken to prevent the encroachment of high-density commercial zoning into single-family and duplex neighborhoods, a significant problem that led to large development sites, in some cases, immediately adjacent to single-family homes. Successional zoning was designed to reduce drastic changes in the zoning of

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<sup>1</sup> "Gross Lot Area" – Considers portions of right-of-way, parks, and water as part of land area when calculating development capacity

<sup>2</sup> "FAR" – Floor Area Ratio: Development capacity based only on sellable space, providing no limits on gross building area.

<sup>3</sup> "FLR" – Floor Lot Ratio: Development capacity based only on gross building area, including parking and mechanical areas.

## [MIAMI 21] THE BLUEPRINT FOR MIAMI'S FUTURE - CONTINUED

Continued from page 4

a property by limiting zoning changes to the next zone of higher intensity. Therefore, a single family home (T3) could only rezone to the next transect of greater intensity, T4, a zone designed to encourage townhouses at a maximum height of 3 stories. Successional zoning allows the city to grow over time, but rationally and in relation to its surrounding context.

### WALKABILITY

Beyond providing predictable regulations, Miami 21 seeks to enhance the public realm by creating active and inviting streets. It is about creating a vitality that will encourage the use of the street as a public open space. This vitality will be created by codifying urban design principles that have been proven across the world to create unique and vibrant spaces: mixed-use areas to provide retail and services within walking distance of all neighborhoods; additional sidewalk space through a ten-foot setback

adjacent to all streets in mixed-use areas; habitable space along all ground floors and parking garages to create activity and eyes on the street; and restrictions on driveway dimensions and entrance locations to promote the use of the sidewalk for pedestrians, not vehicles.

### SUSTAINABILITY AND PRESERVATION

As a long-term plan for Miami's future, Miami 21 also sets high goals for sustainable building practices and removes long-standing barriers to energy efficient design. Minimum LEED silver certification is required for all buildings over 50,000 square feet while higher certifications are encouraged through bonus development capacity for achieving LEED gold and platinum. Also allowed are encroachments into setbacks for facade components that promote energy efficiency such as shading and screening devices, formerly restricted by the current zoning code. Even natural

light and cross-ventilation of interior spaces is considered in the code through the use of floor plate limits above the eighth story, similar to restrictions in Germany that require natural light for interior spaces used as work environments.

The Public Benefits Program promotes sustainable design by rewarding additional development capacity for buildings that provide civic and open spaces such as parks and plazas, a public library, and affordable/ workforce housing. The benefits program provides up to twice the bonus when benefits are provided on-site or in areas of need in order to encourage immediate contribution to the community in lieu of providing a payment into a trust fund for future use.

A transfer of development rights (TDR) program under the Historic Preservation chapter of the City Code is also enabled through Miami 21. The TDR program enables a historic property owner to transfer its unused development capacity to another

*Continues on page 6 >>*



# [MIAMI 21] THE BLUEPRINT FOR MIAMI'S FUTURE - CONTINUED

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property owner who then is allowed to add "bonus" height or intensity to its property. The purpose of the TDR program for designated historic properties is to encourage the preservation of historic buildings instead of demolition or renovations that would diminish the integrity of the property's historic value. By creating a monetary value for the unused capacity that would otherwise be lost, pieces of the city's history will be preserved.

## COMPREHENSIVE PLAN INTEGRATED

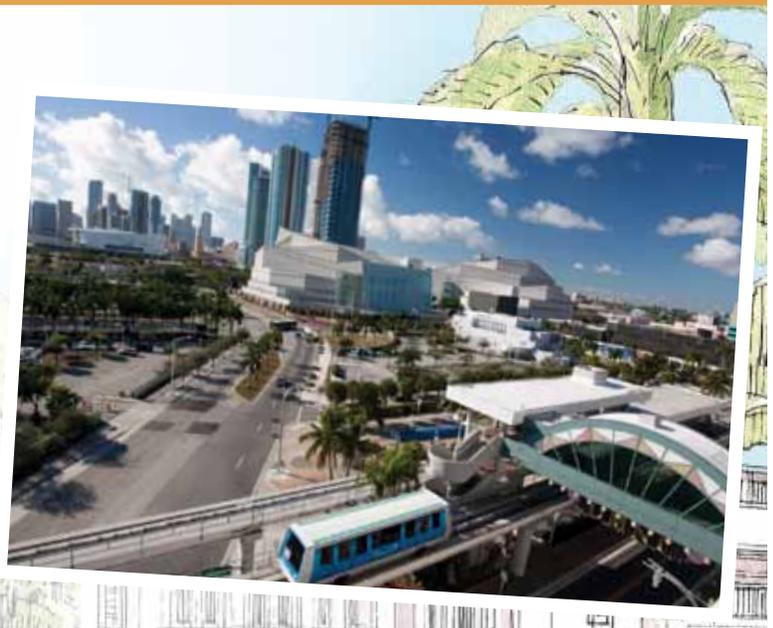
The city's Future Land Use map and Comprehensive Plan were updated in coordination with the Miami 21 effort. In order to apply a form-based code, the land-use categories were modified to allow more mixed uses and additional categories added to incorporate the transect differentiations. The City worked very closely with the State to make this process seamless and on

parallel paths. The land-use items were brought to city commission as companion items. In addition, Miami 21 by its nature already puts Miami in an advantageous position to comply with requirements of House Bill 697.

*Dakota Hendon and Alex Adams, AICP are Planners with the City of Miami Planning Department. They can be reached at 305-416-1400.*

## THE RESULT

In October 2009, after four years, over 500 meetings, nearly a quarter million unique visitors to [www.miami21.org](http://www.miami21.org) and many refinements, the "MIAMI 21 CODE" was officially adopted by the Miami City Commission. By doing so, Miami became the first major U.S. city to adopt a comprehensive zoning ordinance that applies smart growth and form-based principles citywide. The new regulations will take effect in May 2010, allowing the public and the city time to adjust and implement the new regulations.



*"8th Street" - The benefits of a form based code are shown in this before and after image of Calle Ocho, a major commercial corridor in Miami. Miami's form based code requires active ground floor uses with frequent doors and windows in order to activate streets and create interesting places to walk. The former code lacked design criteria which resulted in blank walls along many of Miami's main corridors.*

### BEFORE



### AFTER





American Planning Association - Florida Chapter

# SUNCOAST

Making Great Communities Happen

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Lunch will be provided. Would you like a vegetarian meal? \_\_\_\_\_ Yes \_\_\_\_\_ No

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Debra Hempel, c/o HDR, Inc. 5426 Bay Center Drive, Suite 400 Tampa, FL 33609

**Or visit [www.suncoastfapa.org](http://www.suncoastfapa.org) for credit card payment option**

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**Z**oning and subdivision ordinances often promote the sprawling development patterns that many citizens oppose. Developers who agree with the citizens often find that mixed uses and pedestrian-friendly streets are difficult, if not actually illegal, to build. What tools can planners use to fix this absurd state of affairs?

Form-based codes are gaining popularity as communities realize the benefits of growing compactly. Miami has rewritten its entire zoning code using this approach, easily the most ambitious attempt at code reform anywhere in the country. However, most form-based codes apply to a limited portion of the community, often to downtown or key redevelopment areas that have been the subject of detailed physical planning.

Form-based codes are alternatives to conventional zoning. Whether the intent is a greyfield conversion of a dead mall or the revitalization of an aging commercial corridor, a shared physical vision of the desired character is the essential first step. A form-based code is then written to turn the design vision into objective standards that

replace the existing zoning.

According to the Form-Based Codes Institute: "Form-based codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-based codes are an alternative to conventional zoning."

The frequent failure of zoning to carry out physical planning is unsurprising because zoning originated as a means to isolate and segregate land uses. Eighty years after the Supreme Court authorized local governments to zone land, zoning practice often remains mired in solving problems of that by-gone era.

Form-based codes are sometimes confused with design guidelines, which control how individual buildings look.

Design guidelines emerged from the efforts of preservation planners to control how renovations or new

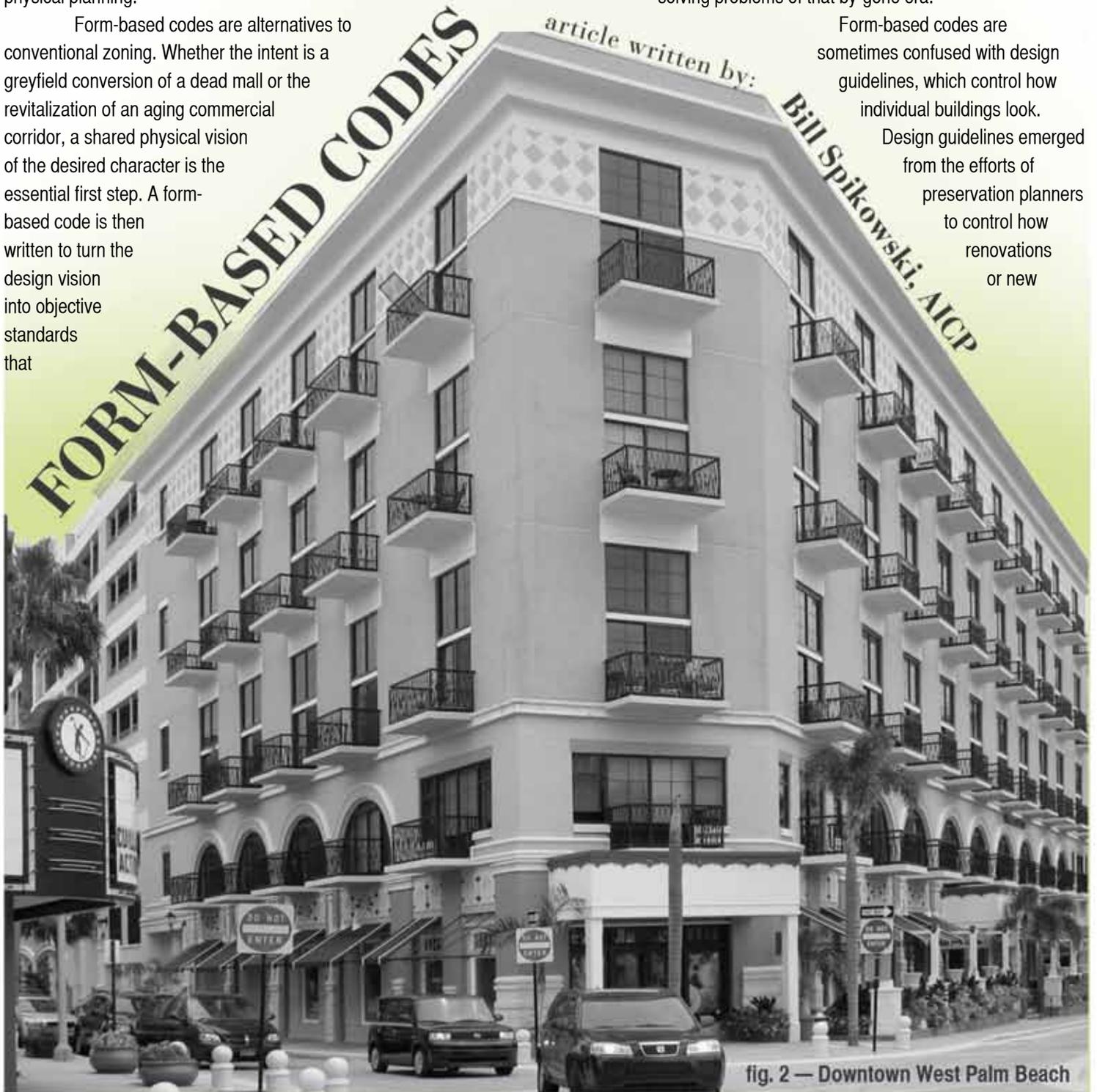


fig. 2 — Downtown West Palm Beach

# [FORM BASED] CODES CONTINUED

Continued from page 9

construction fit into historic districts. However, design guidelines usually require laborious discretionary reviews, eliminating the predictability that is the hallmark of a good regulation.

Ironically, the first modern form-based code was not a municipal regulation at all. The Seaside code was prepared so its developer, Robert Davis, could ensure the town's design would be implemented by purchasers of individual lots in a county that had no zoning at all. (fig. 1)

This technique was later adapted for PUD-like rezoning processes so that local governments could ensure that promised development patterns were carried out. Gaithersburg, Maryland, used this approach to accommodate the development of Kentlands in the late 1980s. Several local governments in Florida then adopted similar traditional neighborhood development (TND) codes.

About fifteen years ago form-based codes began being used in redevelopment and revitalization situations. Techniques had to evolve once hundreds of different property owners would be regulated by the new codes. Today there are many dozens of form-based codes in effect in Florida cities and counties.

West Palm Beach adopted a pioneering form-based code

in 1994 for its entire downtown. This code, in force during the entire building boom, has just undergone a significant overhaul. (fig. 2)

On a smaller scale, a new code for downtown Naples transformed Fifth Avenue South into a premier shopping and dining destination. (fig. 3)

Another prominent example is in Miami-Dade County, where land around the Dadeland Mall is being converted into a downtown for the sprawling community of Kendall.

The suburban community of Winter Springs is using a form-based code to create a new walkable center on undeveloped land.

The cities of Fort Myers and Sarasota have adopted form-based codes to carry out their downtown redevelopment plans. Both were fashioned after the model SmartCode.

In northern St. Lucie County, 28 square miles were planned to accommodate several new towns and villages. A form-based code adopted in 2006 will ensure that the towns and villages are comprised of traditional neighborhoods while the surrounding countryside is preserved for agriculture and habitat restoration. (fig. 5)

Sarasota County allows developers to use a new form-based code in key redevelopment areas if they commit to a charrette-based

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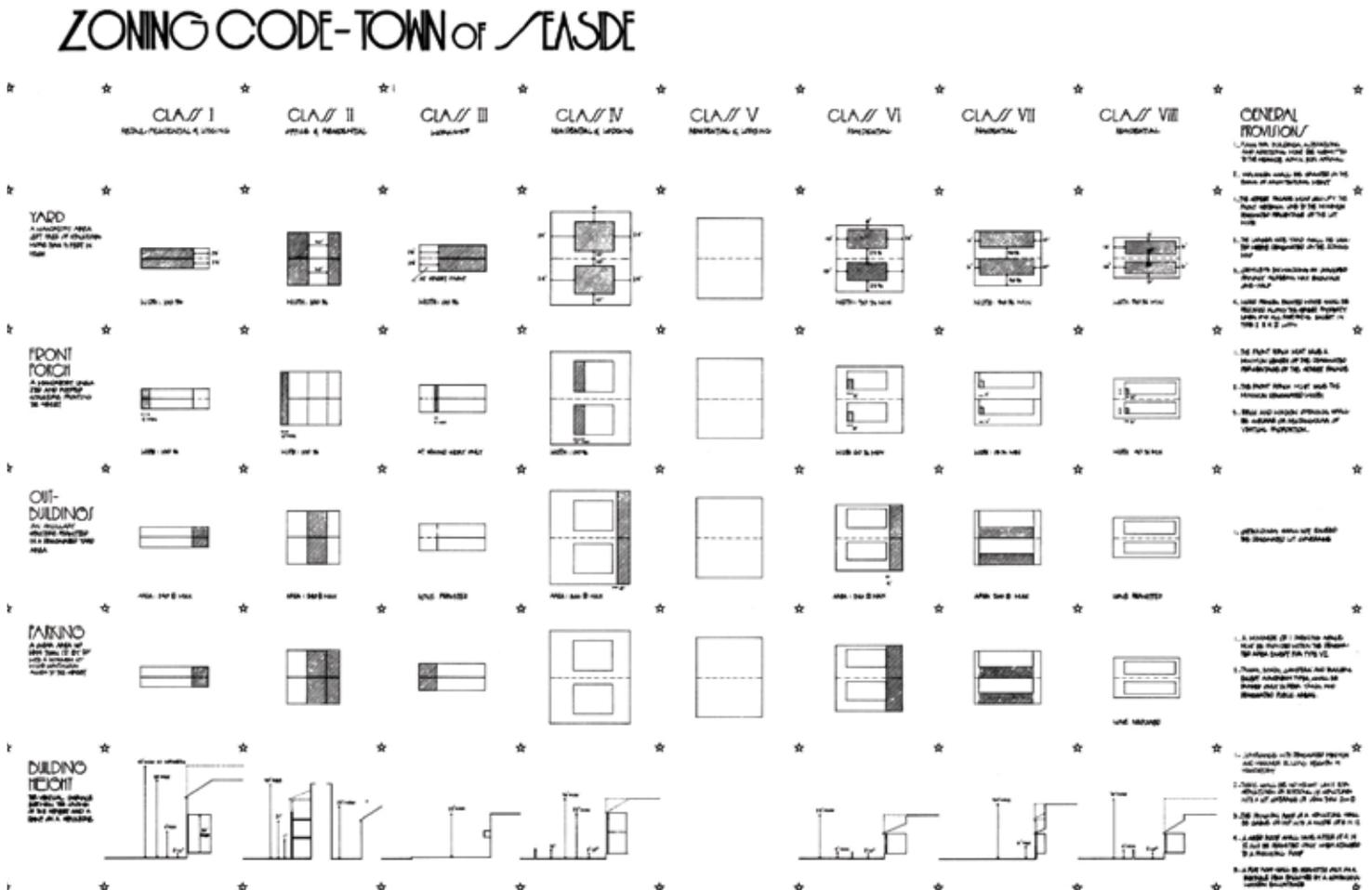


fig. 1 — Early poster code for Seaside [Duany, Plater-Zyberk & Co.]

## [FORM BASED] CODES CONTINUED

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planning process. The first development proposal in the community of Osprey is now working its way through the rezoning process. (fig. 6)

For fundamental issues about the creation of public spaces, such as avoiding blank walls or parking lots along sidewalks, form-based codes are very strict. Common but less-important rules, such as on-site parking and micromanagement of land use types, are loosened compared to typical zoning codes. Form-based codes make liberal use of matrices, diagrams, and other illustrations so that the intent of the code is clear even to non-designers.

The development approval process in Florida has become expensive, antagonistic, and unpredictable. When consensus can be achieved at the beginning of the coding process and the new rules are clearly written, the approval process can yield better results while also being quicker and more predictable. As Peter Park, Denver's planning director, has asked, "Why shouldn't Denver streamline permitting of development that matches what the city wants?"

*Bill Spikowski, AICP is a Board Member of The Form-Based Codes Institute, and president of Spikowski Planning Associates. He can be reached at [bill@spikowski.com](mailto:bill@spikowski.com).*



fig. 3 — Fifth Avenue South in Naples



fig. 5 — North St. Lucie County [Treasure Coast Regional Planning Council]



fig. 6 — Osprey waterfront proposal in Sarasota County [Dover, Kohl & Partners]



# Community Planning & Form Based Codes:

Greater Seminole Heights – A Livable and Sustainable Urban Village



by: Catherine Coyle

The City of Tampa, in an effort to invest in neighborhoods and enhance the future of its communities, established a proactive community planning program, titled Community Planning through Form-Based Codes (CP-FBC) in late 2007. Key to this program is the involvement and direction that the citizenry provides to the City planning staff during the process. By directly engaging and collaborating with the residents and business owners of a community to help shape the look and feel of their area, the City will be able to provide a more holistic and effective Community Plan for each area, as well as a form-based land development code.

In early 2008, the City of Tampa initiated the CP-FBC Program and began the vision planning phase for the Greater Seminole Heights area. This community-wide planning effort involved numerous meetings with area property owners, including residents, business owners, and other interested stakeholders, in developing a future vision for Seminole Heights. A consensus on the Vision for Seminole Heights was reached in 2009 and is presented in the report, entitled, "The Greater Seminole Heights Vision Plan".

The Greater Seminole Heights area is comprised of three (3) neighborhood associations and one (1) business guild, all of which are well organized and engaged with City government. The area offers cultural and historical references, one (1) locally-designated and two (2) nationally-designated historic districts, a diverse population, a defined and well-traveled street grid, multiple bus transit lines (including the planned Bus Rapid Transit), stable/traditional residential areas, a complete public school system (including one of the most notable buildings in Tampa – historic Hillsborough High School), eclectic architecture, an integrated parks system, significant natural resources, and linear commercial corridors.

The built environment of Greater Seminole Heights has a long history with structures being built between 1883 and the present. The majority of buildings (67%) were constructed between 1900 and 1950. Thirteen percent (13%) of this majority were built in 1925 alone. The residential architecture is eclectic throughout the area

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with high concentrations of craftsman in the central and south, minimal traditional in the northwest, and ranch and contemporary modern in the northeast.

Its proximity to the City center, coupled with limited commercial business diversity along the corridors, creates excellent redevelopment opportunity for neighborhood serving uses and the evolution of improved activity nodes. The nodes identified in the Vision Plan form a "ladder", which over time will serve to bridge the physical and social divide caused by the interstate system, and ultimately reconnect the community.

Neighborhood Nodes maintain a radius of 1/4 mile for potential increased development intensities and densities. The influence of these nodes could reach up to 1/2 mile by providing a mixture of services and daily goods for residents in the immediate area.

Community Nodes maintain a radius of 1/2 mile for potential increased development intensities and densities. The influence of these nodes could reach up to 2 miles by providing a mixture of services and goods for residents in the immediate area, as well as typical pass-through traffic via bicycle, transit, and passenger vehicle from the larger community.

*Catherine Coyle is the Zoning Administrator for the City of Tampa. She can be contacted at [catherine.coyle@tampagov.net](mailto:catherine.coyle@tampagov.net)*



# VISION & PRINCIPALS

The vision and principles for this community were drawn from a series of interactive charrettes and working sessions with area residents, property owners, and industry experts. These ideas translated into the following Vision Statements:

1. Create a neighborhood with an integration of land uses, serving both the immediate residents and surrounding City, which focuses on pedestrian connectivity and instills 'walkability' throughout design.
2. Create attractive, multi-use destinations that attract people and keep them there.
3. Protect/Capitalize on existing character of single family residential portions of the area (seen as the area needing the least amount of change, one of their greatest assets)
4. Develop mixed use corridors with centralized structured parking to move away from the approach that all zoning lots have to be self-contained and provide all parking on site; adopt creative parking strategies to serve the area.

This community has strong potential to continue its evolution as a livable community within the City of Tampa. The diversity in its human and built environment gives it a unique and sustaining character. The City is committed to the CP-FBC Program and the results are assured to benefit many generations to come.



# A LOOK TOWARDS THE 2010 LEGISLATIVE SESSION

By Lester Abberger, APA Florida Legislative Representative



The lingering effects of Florida's devastating real estate recession and conventional 'first do no harm' election year political dynamics will ensure that the primary focus of the 2010 Legislative Session will be the state's daunting budget challenges.

Last year's \$66.5 billion state budget was balanced, as required by the state constitution, with a combination of fee increases, tobacco taxes, and a significant \$5.3 billion slug of federal economic stimulus dollars. Although there has been a slight uptick of state revenues in recent months, precipitous declines in sales tax and real estate transaction revenues and increasing, recession-driven demands for state services will leave legislators with no easy choices during the 2010 Session.

The brutal reality is that lagging tax collections and uncertainty about the availability of another round of federal stimulus funding will force legislators to make more painful cuts in education, health care, and transportation funding - further undermining Florida's ability to compete in the 21st Century economy. The cruel paradox is that inadequate investments in education, healthcare, and environmental protection erode the quality of life that is the fundamental engine of the growth in numbers of tourists and new residents that will reinvigorate the state's economy.

Notwithstanding these devastating fiscal challenges, growth management issues are likely to receive considerable, significant attention during the 2010 Session. The ugly specter of the proposed Hometown Democracy constitutional amendment, which will be on the 2010 general election ballot, is the 1000 pound gorilla that provides the context for legislative consideration of issues ranging from the Sunset Review of the Department of Community Affairs, vitally important funding for the state's landmark Florida Forever program, and the inevitable 'glitch bill' to address varying interpretations of the 2009 SB 360.

As required by the Florida Government Accountability Act, most state agencies are subject to a two-year 'sunset' review to determine whether the agency should be retained, modified, or abolished. This year is the Department of

Community Affairs (DCA) turn in the box. Last year, as required by the statute, DCA produced a report providing specific information relating to a number of performance measures as specified in the Sunset Review process. The Joint Legislation Sunset Committee and the House and Senate committees assigned to act as sunset review committees have received DCA's report, have conducted their own reviews of the agency's operations, and are required to propose legislation necessary to carry out their recommendations.

The Senate Community Affairs Committee's report and recommendations, prepared by the Committee's professional staff, are complete. The report provides an excellent, incisive, and comprehensive overview and analysis of DCA. Although it is unlikely in our view that DCA will be abolished or its primary functions merged into other agencies, the review could prompt some changes in the way DCA does business.

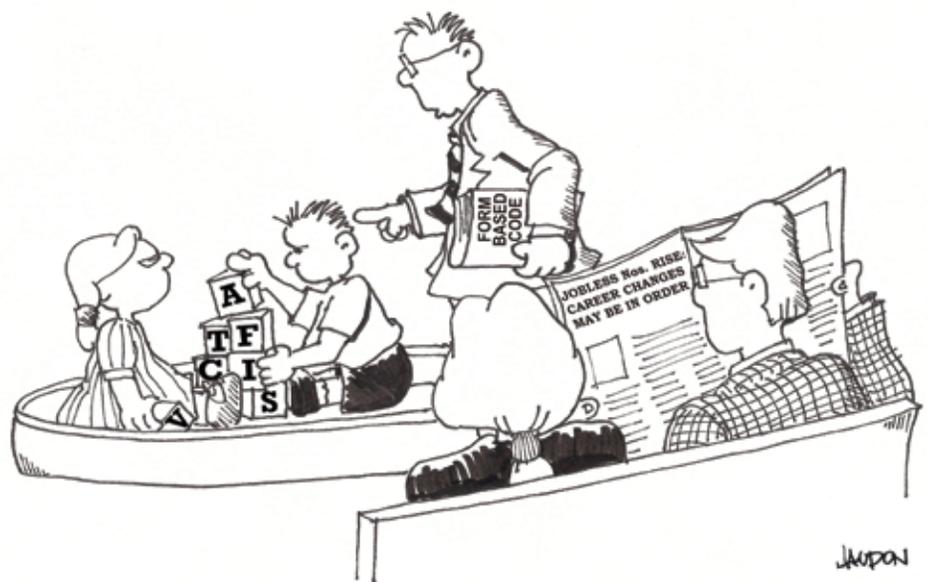
During the 2009 Session the legislature adopted SB 360 in an effort to tackle the hideously complex, divisive, politically charged issue of transportation concurrency. The legislation essentially eliminated the state mandate for transportation concurrency in dense urban areas. There are wildly varying interpretations of the legislative intent of this dramatic policy shift. We can reasonably anticipate serious consideration of legislation to clarify that legislative intent. This 'glitch' bill will, as always, attract amendments to address

specific growth management challenges.

Finally, efforts to find money for the state's landmark Florida Forever program, which was not funded for 2009-10 fiscal year as a consequence of the state's severe revenue shortfall, will test the Legislature's commitment to land conservation and parks and recreation development. Florida Forever programs have been important growth management tools. Ironically, the 'green lining' in the real estate recession is that there are presently incredible bargains available for conservation land acquisition. APA-Florida has steadfastly supported Florida Forever. That support will be essential in the challenging 2010 fiscal environment.

On a more positive note, in a December special session, the Legislature approved funding for the Central Florida Commuter rail project and operating funds for the south Florida Tri-Rail system. This is arguably the most important growth management legislation adopted in the past twenty years as it will guide development appropriately, promote urban infill, and discourage sprawl. APA Florida has long supported commuter rail, and we salute Governor Crist and the Legislature for this important investment in Florida's future.

We will be following these and many other issues on your behalf during what promises to be an unusually tumultuous 2010 Legislative Session. We need, and we would welcome, your continuing guidance, expertise, and support in those efforts.



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Presentation proposals are due by **5:00 pm on March 31, 2010**. Presentations should last at least 75 minutes, and focus on the building block topics shown below. Visit [www.floridaplanning.org/conference](http://www.floridaplanning.org/conference) to review the guidelines, to obtain additional information about topics, and to complete the APA Florida Conference Session Submittal Form.

If you have any questions, please contact Jennifer Willman, AICP by email at [jennifer.willman@jacobs.com](mailto:jennifer.willman@jacobs.com) or call (813) 545-9616.



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## [APA FLORIDA SCHOLARSHIP] AWARDED TO FAU STUDENT



APA Florida is proud to announce that Arlene Davis is the 2009 Minority Scholarship recipient.

The annual scholarship, created in 2008, is meant to celebrate planning and foster increased interest in planning by

providing a limited stipend to an eligible student who attends a PAB accredited planning institution located in the state of Florida.

Arlene is pursuing a Masters in Urban and Regional Planning at Florida Atlantic University. She has worked in a number of planning-related positions since 2001, most recently with the Broward County Port Everglades Department. Her experiences fueled her desire to pursue an advanced education in the field. "I felt doing so would not only advance my understanding of the concepts and process in urban planning, but also enhance my practical skills to work towards my aspiration to someday rehabilitate blighted and deprived communities in Florida", explained Arlene in her scholarship application. Her long-term goals are to focus on the community and economic development aspects of planning, and may pursue a doctorate degree in City and Regional Planning.

APA Florida is recognizes that the future of planning in Florida will be shaped by today's planning students. We are happy to provide support and look forward to Arlene's contributions over the coming years.

## [MEMBER VIEWS] ON THE FUTURE OF GROWTH MANAGEMENT

A thought-provoking article, written by Dustin Benedict, with ADG Business and Government Consultants, is available to read on our website. In the article, entitled "The Future of Growth Management", Mr. Benedict argues that " .. Current economic conditions have forced us to re-examine Florida's economic growth paradigm. A major component of promoting this growth will require us to collectively assess and redefine the process by which development takes place and the built environment shapes our lives. If we are to redefine Florida's economic and growth paradigm, the state's Growth Management system must be a center piece to this discussion.." .."If it is our intent to remain a national and global leader.." he recommends " .. we have no choice but to change our outlook, one which fully and efficiently capitalizes on the vast potential of emerging green markets and technologies." The complete article can be read by going to [http://www.floridaplanning.org/announcefiles/Benedict\\_Revitalization.pdf](http://www.floridaplanning.org/announcefiles/Benedict_Revitalization.pdf).

## [BYLAW AMENDMENTS] APPROVED

The ballots have been counted and the proposed Bylaw Amendments were approved. They are posted on the website under the tab "About APA Florida". **Thank you to those members who took the time to return the ballots, and to the Bylaws Committee for their hard work.**

## [APA CONFERENCE] RECEPTION INVITATION

APA Florida members attending the APA Conference in New Orleans are cordially invited to the annual **APA Florida/Florida Planning Schools Joint Reception on Monday, April 12th from 6:00 p.m. – 8:00 p.m. at Mulate's**, located across from the Convention Center at 201 Julia Street. Come enjoy Cajun food, music and old friends. See you there!

Hosted by APA Florida and the Planning Schools at FAU, FSU and UF.

## [HONORED BY APA FLORIDA] MARY WISER

At the APA Florida Sun Coast Awards Dinner, held in Tampa on November 18th, Mary Wisner was recognized for her years of service to the APA Florida Chapter. Mary worked as the newsletter editor from 2002 – 2009 and was responsible for publishing over 70 issues of Florida Planning. Her knowledge of planning through her previous work at the Tampa Bay Regional Planning Council and the Hillsborough County City/County Planning Commission helped her keep our newsletter relevant and informative. In appreciation of her work, Rich Unger presented Mary with a glass tray with the Florida Planning logo engraved on it.

Thank you, Mary, from the APA Florida Executive Committee – we wish you all the best!



L to R: Melissa Zornitta (VP-Section Affairs), Mary Wisner, Rich Unger (Immediate Past President), Wiatt Bowers (VP-Conference Services) and Marilee Stenmark (VP-Membership Services)

## [PLANNERS] IN THE NEWS

### ALEXIS CRESPO, AICP, LEED AP, PROMOTED TO PROJECT MANAGER

Congratulations to Alexis V. Crespo, AICP, LEED AP for her recent promotion to Project Manager. Ms. Crespo, a Senior Planner with Land Planning Solutions, both AICP, and LEED AP. Ms. Crespo's experience includes work in both the public and private sectors of planning. Ms. Crespo's public experience includes comprehensive plan amendment review and hazard mitigation plan preparation. During Ms. Crespo's private sector experience, she has developed expertise in the areas of comprehensive and land use planning, project management, permitting, and community relations.

Ms. Crespo currently serves as the Vice Chair for the Promised Lands Section of the American Planning Association, Florida Chapter. Additionally, Ms. Crespo is an active member of the Florida Planning and Zoning Association, serving as the 2008-2010 Calusa Chapter President.

### TRACY MULLINS PUBLISHES BOOK ON USING INTERNET FOR PUBLIC PARTICIPATION

Tracy Mullins, AICP is pleased to announce that his book *Online Public Decision Support System Design, Issues in OPDSS Design* has been published by Lambert Academic Publishing in Saarbrücken, Germany. This book examines the use of the Internet for public participation in urban planning. Many new technologies such as Community-Vis and Webpolis help support the decisions that planners make through online stakeholder input. This book contains an extensive review of the literature and examines the challenges of urban planning; information technology; issues of power, territory and political geography; and e-government. *Online Public Decision Support System Design* is available through Amazon.com. or from Tracy at [Floridaplanner@gmail.com](mailto:Floridaplanner@gmail.com).

### ALLISON MEGRATH, AICP, APPOINTED TO LEE COUNTY SMART GROWTH COMMITTEE

Allison Megrath, President and Principal Planner at Land Planning Solutions was appointed to the Lee County Smart Growth Committee on September 29th, 2009 by Commissioner Ray Judah for a one year term.

According to the County's website, "The goal of Smart Growth is to achieve a good balance between community livability, economic viability, and environmental sensitivity. One of its keys is proactive, inclusive, community-supported growth management. Elements include, but are not limited to, Environmental Quality, Land Use, Transportation, Water Supply and Community Character." Currently a member of the Legislative Policy Committee of the Small Town & Rural Planning Division of APA, the Immediate Past Chair of the Promised Lands Section of APA Florida, and a member of the SW Florida ULI Sustainability Committee, Megrath welcomes the new appointment. The core values of each of these committees represent Megrath's views on future growth and development. Megrath looks forward to being able to contribute to the valuable work that the Lee County Smart Growth Advisory Committee will do for the future of Lee County.

## [ELECTION OPPORTUNITIES] IN APA FLORIDA

Looking for a way to get more involved in planning issues and your professional planning organization? Consider running for statewide office in APA Florida. The election of statewide officers for APA Florida takes place every two years and 2010 is an election year.

A nominating committee appointed by the President presents a slate of at least two candidates for each of these eight positions: President-Elect, Vice President for Professional Development, Vice President for Membership Services, Vice-President for Conference Services, Vice-President for Section Affairs, Vice President for Certification Maintenance, Secretary, and Treasurer. The list of duties associated with each office is described in the bylaws, which are posted on the APA Florida website under the subheading "About APA Florida", as well as in the election information on our home page.

If you are interested in running for office, please email your intent to **Alex Magee, Executive Director, at [fapa@floridaplanning.org](mailto:fapa@floridaplanning.org) no later than March 15, 2010**. Please indicate the specific position you are interested in, or if you are willing to serve where needed.

If you need further information, contact the **Chapter Office at 850-201-3272 or e-mail [fapa@floridaplanning.org](mailto:fapa@floridaplanning.org)**.

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The Consultant Directory is a fitting place to showcase your firm. \$250 buys space for a year of in the newsletter (five issues) plus inclusion in our web-based consultant directory. Display ads to promote your business, conference, projects and more are available. Contact the Chapter office at 850-201-3272 for rates and details.



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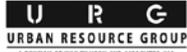
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Published by the Florida Chapter, American Planning Association, the Florida Planning newsletter has a current circulation of 3,200 members, subscribers and other readers. Four issues are published a year.

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For Florida Chapter only members, send to  
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### ARTICLES

Florida Planning welcomes articles, announcements, letters, pictures and advertising. Call 727/804-9061 regarding articles. **The next issue will be published April 2010.**

### DEADLINES

Article deadlines are generally four weeks prior to publication. Ad deadlines are generally two weeks prior to publication. Consult the editor for any exception to this schedule.

### SUBSCRIPTIONS

The annual subscription rate for Florida Planning is \$25.

### ABOUT THE CHAPTER

APA Florida is a non-profit organization funded through membership dues and fees. Contributions are also welcomed for general purposes and earmarked programs. Please note that contributes are not tax deductible. For news and information on Chapter concerns, visit the APA Florida website at [www.floridaplanning.org](http://www.floridaplanning.org).

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## [UPCOMING] EVENTS

### VARIOUS DATES IN FEBRUARY AND MARCH: CLIMATE CHANGE AND PUBLIC HEALTH

The Florida Department of Health is holding workshops around the state for county health department staff, other interested health professionals and community planners to examine the public health related impacts of climate change. Details on the workshop and registration can be found at <http://www.1000fof.org/planning/PlanningandHealth/GeneralDOHWorkshop%20Info.asp>.

### February 23 - 25, 2010: FLORIDA CHAMBER'S 26TH ANNUAL GROWTH MANAGEMENT, ENERGY, CLIMATE CHANGE AND ENVIRONMENT SHORT COURSE

Register now to attend the Florida Chamber's 26th Annual Growth Management, Energy, Climate Change and Environment Short Course. Details on the program, registration and hotel information can be found online at <http://www.floridaenet.com/management.php>. AICP CM credits are pending approval.

### MAY 11 - 13, 2010: PROBIKE/PROWALK FLORIDA

Save the date for the 2010 ProBike/ProWalk Florida conference sponsored by the Florida Bicycle Association. Watch [www.floridabicycle.org](http://www.floridabicycle.org) for details.

### SEPTEMBER 14 - 17, 2010: 2010 ANNUAL CONFERENCE

Save the date for the APA Florida 2010 Annual Conference. It will be held at the Tampa Convention Center in beautiful downtown Tampa from September 14-17, 2010. Hope to see you there!

For more information on these and other APA Florida events, please visit <http://www.floridaplanning.org/>

## FLORIDA PLANNING 2010 SCHEDULE & TOPICS

Publication	Date Deadline	Topics
April 2010	March 31, 2010	Bike/Ped Planning
June 2010	May 30, 2010	Legislative Wrap-up
October 2010	September 30, 2010	Health & Aging