



FPZA

FLORIDA PLANNING AND ZONING ASSOCIATION

Surfcoast Chapter

January 2025
Volume 1

Newsletter

What's Inside

The President's Corner

Happy New Year!

We hope that each of you and yours had a wonderful holiday season. We are extremely thankful for your support over the last year. We had a great Gala this past December with approximately 50 of you attending. I want to extend another round of congratulations to our award winners, and thanks to our sponsors.

Looking over the conference slate for 2025, our chapter is extremely lucky given that the FPZA conference shall be in St. Augustine June 4-6th at the Casa Monica hotel, and the Florida APA Conference shall be in Daytona Beach September 16-19th at the Ocean Center will both be relatively close to our membership, so I'm hopeful that FPZA Surfcoast has a great showing at both conferences.

As we transition into 2025, we continue with our goal to bring you great opportunities for continuing education, networking, and professional growth through our

“Lunch and Learn” series, community service projects, and social events throughout the year. We'll be aiming to come up with relevant planning topics and outstanding speakers to provide you with engaging content. As always, I strongly value collaborative efforts, so if you have a topic idea, or would like to partner with the chapter for an event, please feel free to reach out to me at mhanson@palmcoastgov.com.

Stay tuned for more announcements of events as we progress through the year, as once again we look forward to serving you. Have a great year everyone!

Michael Hanson

President



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UPCOMING EVENTS!!!

Community Service Project

- February 21, 2025
Surfcoast Adopt a Road Clean-up

FPZA State Conference

- June 4-6, 2025
Casa Monica Hotel & Spa,
St. Augustine

Stay Tuned for Upcoming Luncheon Program and Additional Community Service Project Events

AI, Planning, and Ethics Luncheon Overview

By: Merylene Thomas, Chapter Vice President



On October 25th, the FPZA Surfcoast Chapter hosted a Lunch and Learn session on "AI, Planning, and Ethics" at the Daytona Beach Airport's Dennis McGee Room, featuring Sabrina Dugan, an AI expert and inventor, and Carol McFarlane, AICP, Director of Planning and Development Services for Volusia County. The session explored the transformative potential of AI in urban planning and the ethical considerations of its use.

Sabrina provided an introduction to AI, highlighting its ability to enhance planning efficiency while emphasizing the importance of clean data, transparency, and accountability. Carol connected these insights to the AICP Code of Ethics, underscoring the need for integrity, fairness, and human oversight when adopting AI technologies in planning processes.

The discussion emphasized responsible AI adoption through structured partnerships, tailored implementations aligned with city goals, and a commitment to protecting data and ensuring equity. The chapter thanks both speakers for their engaging presentations, which inspired thoughtful discussions and Provided valuable guidance for integrating AI responsibly into urban planning practices.



Pictured from Left are the Presenters Sabrina Dugan and Carol McFarlane, AICP



Presenters and Attendees in the Dennis McGee Room at the Daytona Beach Airport

Ethics Family Feud Style Luncheon Program Overview

By John G. Thomson, Chapter Newsletter Editor

On Friday, November 8, 2024, the Surfcoast Chapter held the Ethics Family Feud Style Luncheon Program. The event was held in the City of DeLand's City Commission Chambers.



The Ethics Program developed by the panel was not only entertaining, but kept the attention of the participants. Following the luncheon, our instructors went through an overview of the important current provisions and changes to the Code of Ethics. The luncheon participants were then divided into two teams. Mindy Heath, serving as the MC, asked each team to answer the top answers to an ethics survey conducted with planners in the format of the Family Feud game show. A panel, made up by Jennifer Stults, Tina Demostene, and Allison Stettner then served as the judges to decide whether the answer was correct or not.



Panel Pictured from left are Jennifer Stults, Tina Demostene and Allison Stettner

The luncheon, although entertaining and fun for the participants, was also very informative at the same time. So a big shout out to our instructors!



The Panel MC, Mindy Heath



The Contestants battling it out!



The FPZA held its annual Gala Chapter Meeting and 16th Annual Awards Ceremony on December 13, 2024 at the Center at Deltona. The Gala started with a happy hour followed by dinner. The meeting portion of the event included the adoption of Chapter’s Bylaw revisions and to announce the Chapter Officers and Directors for 2025. The 2025 Chapter sponsors were also recognized followed by the 2024 Chapter Award ceremony.

2024 FPZA Surfcoast Chapter Award Winners



Imagine 2050, City on the Rise, is Palm Coast’s strategic and inclusive approach to comprehensive planning. A dynamic community conversation, the process focused on clear, actionable feedback from a diverse community. The use of a variety of public outreach techniques along with a constant public presence in a variety of community-based events reached nearly 82,000 residents. The City’s outreach exemplifies an adaptable, community-centered model for community dialogue that other jurisdictions can emulate.

Pictured in the center accepting the award from the City of Palm Coast are Environmental Planner Dylan Rodriguez and Senior Planner Jose Papa with Surfcoast Chapter Vice President Merylene Thomas on the left and Surfcoast Chapter President Michael Hanson on the right.

2024 FPZA Surfcoast Chapter Award Winners



Prior to 2019, the City of Orange City consistently experienced challenges to the water quality due to disinfection by-products. These by-products were caused by naturally occurring organic material in the ground water wells and exacerbated by the need to raise the chlorine levels to combat iron as well. In order to provide the highest quality of water to its citizens, Orange City began a series of initiatives culminating in the addition of a Greensand Filter system to the City's Main Water Plant. This \$3 million dollar plant enhancement was brought on-line in October of this year. Once fully integrated into the daily supply for the City, Orange City should see significantly lower disinfection by-products, thereby providing exceptional water to it's consumers.

Pictured from left are Surfcoast Chapter President Michael Hanson, Vice Mayor Alex Tiamson, Water Plant Manager Robert Lawler, Utilities Director Chris Bailey, City Manager Dale Arrington, City Council Member Harold Grimm, and Surfcoast Chapter Vice President Merylene Thomas.



The site was formerly the historic Trinity United Methodist Church and was rezoned to a Planned Development to accommodate the adaptive reuse of the property. It preserved the existing historic structure, modernized it to comply with current codes and introduced a mix of commercial and residential uses to provide for neighborhood-scale activity serving the surrounding residential neighborhood. The property includes first floor retail spaces focusing on small scale retail stalls that creates a wonderful neighborhood market. The upper floors include event space that occupies the former sanctuary as well as residential uses consisting of loft apartments.

Pictured from left are Surfcoast Chapter Vice President Merylene Thomas, Jessica and Chris Levings and Kristen and West Costa of Northwest Square, LLC, and Surfcoast Chapter President Michael Hanson.

2024 FPZA Surfcoast Chapter Award Winners



Public-private partnerships are one to advance funding and construction of capital projects. In this case, Mesa Capital Group, the developers of a multifamily project recognized the value of enhancing their community by expediting the construction of a city park on land owned by the City adjacent to their multifamily residential project. The project enhanced community livability, improved viability of a privately funded project, filled a gap in neighborhood park facilities, met the City’s desired level of service, and created an amenity not currently available in the city simultaneously with the impacts of the new development.

Pictured in the center accepting the award is City of Palm Coast Landscape Architect Richard Picatagi with Surfcoast Chapter Vice President Merylene Thomas on the left and Surfcoast Chapter President Michael Hanson on the right.



Valencia Square, a mixed-income multi-family housing development, is the result of a collaboration between the City of Daytona Beach and Framework Group, LLC. The development will provide 62 multi-family units, 24 of which will be affordable, in the Midtown Community Redevelopment Area - an area of critical need within the City. Through this collaboration, the City hopes by investing in its community to redevelop an underutilized property and provide more housing opportunities, the Midtown area will see further revitalization efforts and economic growth.

Pictured from the left are Surfcoast Chapter Vice President Merylene Thomas, Daytona Beach City Commissioner Monica Paris, Redevelopment Project Manager for the Midtown Redevelopment Area Michele Toliver, and Surfcoast Chapter President Michael Hanson.

2024 FPZA Surfcoast Chapter Award Winners



Carmen Rosamonda's transformative leadership in city planning, his advocacy for sustainable legislative reform, and his unwavering dedication to fiscal responsibility have made a profound impact on DeBary and beyond. His recognition as the Florida City and County Management Association, FCCMA's 2024 Professional Management Excellence Award recipient and the Volusia League of Cities' 2024 Executive Officer of the Year are testaments to his exemplary service.

Pictured in the center accepting the award is City of DeBary City Manager Carmen Rosamonda with Surfcoast Chapter Vice President Merylene Thomas on the left and Surfcoast Chapter President Michael Hanson on the right.



This year's award is presented to Ms. Carol McFarlane, Planning and Development Services Director of Volusia County. She has been a FPZA member for over 10 years, attended countless events during that time, and was a featured speaker at our recent lunch-n-learn event held in Daytona. Additionally, she served on the Chapter Board as our Professional Development Officer. The Chapter believes it is important to acknowledge our management/administrative members because they encourage their staff to participate and attend the association's events.

Pictured in the center accepting the award is Volusia County Planning and Services Director Carol McFarlane with Surfcoast Chapter Vice President Merylene Thomas on the left and Surfcoast Chapter President Michael Hanson on the right.

Attendees Enjoying the 2024 FPZA Surfcoast Chapter Gala



PLANNER PROFILE

The FPZA Surfcoast Chapter Introduces: Natasia Lunceford, Planner, with KPMFranklin

Give us a little background on where you are from, and how you arrived here. *I grew up and have lived in Central Florida most of my life. I got my undergraduate degree in South Florida at Florida Atlantic University, and my Graduate Degree in South Carolina at Clemson University. After graduate school I decided to move back to Florida to be closer to family. One day I would love to move back to the Carolinas.*

Tell us about your family. *Most of my immediate family lives in the Central Florida area. My parents still live in my childhood home with their dog Charlie. My husband and I just bought our first home and live with our cute dog Martin.*



How did you become a planner? *While in high school I was part of our school's engineering academy, and I focused most of my education on civil engineering and site planning. When starting college, I did not realize "planning" was a career and had started out as an engineering student. While in school, I realized I was not a big fan of math and had taken a planning class for a general education requirement. After that class, I knew planning was for me!*

What responses do people give when you tell them you are a planner? *When I tell people I am a planner most people's response is to ask what a planner is.*

What improvements would you like to see in the community you live and work? *Improvements I would like to see within the community that I live and work in are better transit opportunities. Allowing for more options for the first and last mile when commuting.*

What are your hobbies and how do you enjoy spending your free time? *Some of my hobbies include running and reading. I recently ran my first marathon. As for reading, my favorite genre is mystery or thriller, due to the fast pace of the novels.*

What is your favorite part of your job? *My position with KPM Franklin allows me a great variety of work. There are some days where I am doing code research, and other days I get to do things such as site design. I like the ability to use both sides of my brain and always be learning something new.*

What is the least favorite part of your job? *One of my least favorite parts of planning is there is no way to make everyone happy. As planners, we try to help as many people as possible with how we plan things, but there are still always going to be people who are not happy with the decisions made.*

What are the goals you hope to attain in your planning? *As someone who is passionate about running, one of my passions in the planning field is making more areas pedestrian-friendly as well as the creation of greater transportation opportunities for the community. Allowing more people to utilize various forms of transportation, as opposed to just the use of a car.*

MEET OUR 2025
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MEET OUR 2025
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Scott Ashley
Past FPZA Surfcoast
President



Join Us for our Adopted Roadway Cleanup!



Location: Orange Camp Road
[S. Blue Lake Ave to Frontage Rd.]

Date: February 21, 2025

Time: 3:30pm to 5:00pm

Cleaning Supplies will be provided

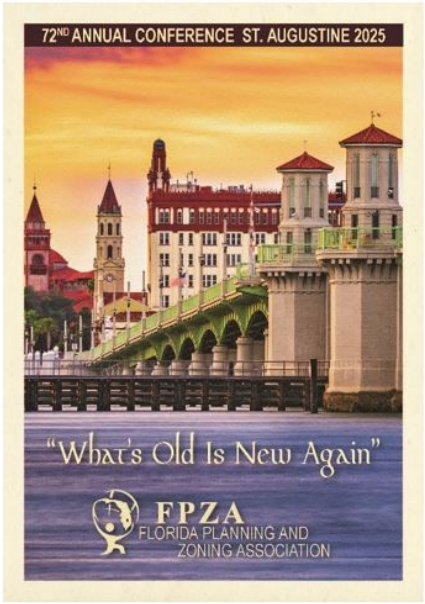
***Social Event at Murph's for
Post-cleanup celebration**

***Check-in at Victoria Park
Village Center (Murph's)
1431 Orange Camp Road
Deland, FL 32724**





 **Florida Planning & Zoning Association 2025 Annual Conference**



We hope to see you at this year’s State Conference being held in historic St. Augustine from June 4th through the 6th at the Casa Monica Resort. Come experience the history of the City!

This year’s theme is “What’s Old is New Again”. Think about the planning profession and how planning concepts or development trends come back around or are renewed. Sometimes the answers to current challenges can be found by revisiting the past.

The Conference Committee is currently accepting session proposals and actively seeking conference sponsorships.

The State Board is planning now! A ‘welcome reception’ is planned for Wednesday evening at the hotel with an offsite reception on Thursday at the White Room. The prestigious State Awards luncheon is on Friday. There will definitely something for everyone! Come and enjoy! As the conference information is updated and becomes available you can visit www.fpza.org for more details.



2025 Florida Planning and Zoning Association State Conference Session Proposal

What's Old is New Again!



Name of Session			
Contact Information	Name		
	Email		
	Phone		
	Address		
Topic (Check most relevant)			
<input type="checkbox"/> Public Policy	<input type="checkbox"/> Spatial Planning/Urban Design	<input type="checkbox"/> Transportation	
<input type="checkbox"/> Law/Legislation	<input type="checkbox"/> Technology	<input type="checkbox"/> Economic Development	
<input type="checkbox"/> Zoning/Code Writing	<input type="checkbox"/> Redevelopment/Revitalization	<input type="checkbox"/> Infrastructure	
<input type="checkbox"/> Equity	<input type="checkbox"/> Sustainability and Resiliency	<input type="checkbox"/> Housing	
<input type="checkbox"/> Ethics	<input type="checkbox"/> Community Engagement	<input type="checkbox"/> Historic Preservation	
<input type="checkbox"/> Other (specify topic)			
Session Description: (4,000 characters max. Please clearly describe the planning related educational objective that this session achieves. Content must be appropriate for typical planning professional with minimum 2 years' experience/AICP.)			
Instructors/Speakers			
Speaker No. 1	Name/Accreditations		
	Biographical Information (2,000-character max. include education, title,		

	achievements, and experience.)				
Speaker No. 2	Name/Accreditations				
	Biographical Information				
Equipment Required*	<input type="checkbox"/>	Laptop	<input type="checkbox"/>		
	<input type="checkbox"/>	Projector	<input type="checkbox"/>		
	<input type="checkbox"/>	Screen	<input type="checkbox"/>		
Available Time Slots** (Check all available)					
Wednesday, June 4		Thursday, June 5		Friday, June 6	
		8:30 – 10:00 a.m.		8:30 – 10:00 a.m.	
		10:15 – 11:45 a.m.		10:15 – 11:45 a.m.	
1:30 – 3:00 p.m.		1:30 – 3:00 p.m.			
3:15 – 4:45 p.m.		3:15 – 4:45 p.m.			
Previous Experience (Have you given this presentation previously? If yes, when and where.)					
Additional Information or Comments?					

* We cannot guarantee availability of equipment at this time; information is for planning purposes only.

** Please note all sessions are scheduled to run 1.5 hours and should be planned to fill that entire time slot (may include Q&A period up to 15 minutes). Please include additional sheets for additional speakers or to address criteria noted above.

Submit proposals electronically by 5:00 p.m. on Friday, February 28, 2025 to: Diane.chadwick@stantec.com

2025 FPZA State Conference Sponsorship Tiers

Blackbeard

- Two full conference registrations
- Exhibitors' booth space
- XL logo on all promo material
- Full-page ad in FPZA Newsletter

\$5,000



Captain Kidd

- One full conference registration
- Exhibitors' booth space
- Large logo on all promo material
- 1/2- page ad in FPZA Newsletter

\$2,500



Anne Bonny

- Exhibitors' booth space
- Medium logo on all promo material
- 1/4- page ad in FPZA Newsletter

\$1,000



Calico Jack

- Small logo on all promo material
- Business card-size ad in FPZA Newsletter

\$500



Black Bart

- Small logo on all promo material

\$250





On behalf of the Florida Planning & Zoning Association, I am pleased to invite you to share in the goals of our organization to promote and encourage observance of sound planning and zoning practices in our state through sponsorship of the 2025 State Conference. This year's theme is *"What's Old is New Again!"*.

This year's conference will be held June 4th through June 6th at the Casa Monica Resort in the heart of historic St. Augustine.

The annual FPZA State Conference brings together planning professionals from various disciplines, including public and private sector planners, developers, attorneys, elected officials, engineers, citizens, environmentalists, and design professionals. We are working to ensure the 2025 conference provides an opportunity to advertise and network with public and private land planning professionals around the state, as well as, provide outstanding educational sessions while supporting FPZA.

Your sponsorship is also an opportunity to promote your company's name and recognition through the State Conference, FPZA activities, the Overview newsletter, and the awards program. Your conference sponsorship is used to defray the cost of registration and encourage student participation at minimal or no cost. Thank you in advance for your consideration. Please contact me directly at (386) 212-1942 or email: colleen@ldrgdaytona.com with any questions.

Respectfully,
Colleen Miles
Conference Sponsorship Committee Chair



FPZA

FLORIDA PLANNING AND
ZONING ASSOCIATION

72nd ANNUAL FPZA STATE CONFERENCE

SPONSORSHIP TIERS

June 4 – 6, 2025 Casa Monica Resort. St. Augustine, FL

What's Old is New Again

The Florida Planning and Zoning Association thanks you for considering sponsorship of this event. Sponsorships can be paid on-line at www.fpza.org. Or you may make checks payable to the: Florida Planning and Zoning Association and mail this form with payment to:

FPZA
Attn. VP of Finance
2014 Edgewater Drive, #150
Orlando, FL 32804

Please ensure sufficient time for inclusion in the print advertisements by mailing or paying on-line before: **April 18, 2025**. Please note that sponsorship logos received after this date may not be included in conference material, however, will be included in the Association's Overview Newsletter.

Digital media used for print and promotional materials must be sent in high resolution JPG format by email to: info@fpza.org.

Name _____

Organization's Name _____

Mailing address _____

Phone _____

Contact Email _____

Website _____

Please check the sponsorship box that applies:

\$5,000 Blackbeard

\$2,500 Captain Kid

\$1,000 Anne Bonny

\$500 Calico Jack

\$250 Black Bart

(or) **Pay On-Line at:**
www.fpza.org



The Surfcoast Chapter of FPZA promotes cooperation among official planning and zoning boards or commissions, civic bodies, citizens, technicians and students interested in planning and zoning throughout Volusia County.

SURFCOAST CHAPTER OFFICERS FOR 2025

Michael Hanson, AICP * President
Merylene Thomas * Vice President
Debi LaCroix * Secretary
Becky Mendez, AICP * Treasurer
John G. Thomson, AICP Retired * Newsletter Editor
Helen LaValley * Professional Development Officer
Colleen Miles * Immediate Past President

DIRECTORS FOR 2025

Scott Ashley, AICP
Danalee Petyk, AICP
Patty Rippey, AICP
Joseph Ruiz

CHAPTER STATE BOARD OF DIRECTORS

Michael Hanson, AICP
Colleen Miles
Helen LaValley

~ ~ ~ ~



Treasurer's Report

Becky Mendez, AICP

Fiscal Year 2024 started January 1, 2024, with a beginning balance of \$15,082.35. The ending balance as of December 31, 2024, was \$5,860.87, which included \$8,104.98 in revenue and \$17,326.46 in expenses. Annual net loss of \$9,221.48.