

Regular Workshop – December 10, 2012
Agenda Item 11

Agenda Item: Proposed Resolution 2013-01, Budget Transfer in the Amount of \$23,000 for Consulting Services for Amendments to the Town's Zoning Code

Presenter: Town Manager

Summary: The Town has contracted with Spikowski Planning Associates to provide consulting services for short term and long term changes to the Town's Zoning Code. Proposed Resolution 2013-01, provides for a budget transfer of \$23,000 from Commission Contingency to replenish the Planning & Zoning Professional Services/Other account.

Attachments: 12-03-12 Memo, Planning, Zoning & Building Director to Manager;
Proposed Resolution 2013-01;
Brief Resume of William M. Spikowski, FAICP.

Recommended Action: Pending discussion, provide direction to Manager.

M E M O R A N D U M

TO: David Bullock, Town Manager

FROM: Robin D. Meyer, AICP, Director
Planning, Zoning and Building Department

SUBJECT: Proposed Resolution 2013-01, Budget Transfer in the Amount of \$23,000
for Consulting Services to Amend the Town's Zoning Code

The Town has issued a Purchase Order (PO) with Spikowski Planning Associates, to provide consulting services for short-term and long-term changes to the Town's Zoning Code for the sum of \$23,000.

In order to fund these services the money was appropriated from the Consultant Services Account of the Planning, Zoning, and Building (PZB) Department. This transfer of \$23,000 replaces those funds so PZB can fund other obligations for consulting services in the coming fiscal year.

This item is placed on the December 10, 2012 Regular Workshop Meeting for your review, discussion, and direction.

xc: David Persson, Town Attorney
Robin D. Meyer, AICP, Director – Planning, Building & Zoning Department

RESOLUTION 2013-01

A RESOLUTION OF THE TOWN OF LONGBOAT KEY, FLORIDA, AMENDING THE FISCAL YEAR 2012-2013 BUDGET BY TRANSFERRING BUDGETED BUT UNALLOCATED FUNDS FROM COMMISSION CONTINGENCY IN GENERAL SERVICES IN THE AMOUNT OF \$23,000.00 TO THE PLANNING AND ZONING PROFESSIONAL SERVICES OTHER ACCOUNT FOR SHORT TERM AND LONG TERM CODE CHANGES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Longboat Key has budgeted, in the Commission Contingency Account in General Services, unallocated funds to be used at the Town Commission's discretion to provide for unexpected costs and projects in the Town of Longboat Key; and,

WHEREAS, the Town has contracted with Spikowski Planning Associates to provide consulting services for short-term and long-term changes to the Town Zoning code; and,

WHEREAS, the Planning and Zoning department currently has \$23,000.00 budgeted in professional services and earmarked for other projects; and,

WHEREAS, a purchase order has been written encumbering \$23,000.00 from the Planning and Zoning professional services line item; and,

WHEREAS, the Planning and Zoning professional services account will need to be reimbursed before any other planned projects can occur; and,

WHEREAS, there are available and unallocated funds in the fiscal year 2012-2013 budget in the Commission Contingency account; and,

WHEREAS, a budget transfer of available funds must occur in the fiscal year 2012-2013 budget; and,

WHEREAS, the Town of Longboat Key, Town Charter, Article V, Section 9 (d) provides for such action, and,

NOW, THEREFORE, be it resolved by the Town Commission of the Town of Longboat Key, Florida, that:

SECTION 1. The above Whereas clauses are true and correct and are hereby ratified and confirmed.

SECTION 2. The Town Commission hereby transfers Twenty-Three Thousand and No/100 Dollars (\$23,000.00) from account 001.3000.519.9901, Contingency in the General Services account to Planning and Zoning account 001.2500.515.3104, Other Professional Services, in the fiscal year 2012-2013 budget.

SECTION 3. This Resolution shall become effective immediately upon adoption.

Passed by the Town Commission of the Town of Longboat Key on the ____ day
of _____, 2013.

James L. Brown, Mayor

ATTEST:

Trish Granger, Town Clerk

WILLIAM M. SPIKOWSKI, FAICP

PROFESSIONAL

- Spikowski Planning Associates** (1992 - present), principal of consulting firm that specializes in comprehensive planning, community plans, redevelopment plans, and preparation of land development regulations, primarily for public agencies and community organizations.
- Lee County Government** (1983 - 92). Director of Growth Management (1991-92); Deputy Director of Community Development (1990-91); Principal Planner and Senior Planner (1983-1990). Duties include responsibility for the county's comprehensive planning program and review and evaluation of zoning requests.
- Fellow** of the American Institute of Certified Planners
- Member:** Congress for the New Urbanism; American Planning Association; Florida Planning and Zoning Association; Form-Based Codes Institute
- Charter Award** from the Congress for the New Urbanism for *Prospects for Southeast Lee County: Planning for the Density Reduction / Groundwater Resource Area* (with Dover Kohl & Partners et al.), www.cnu.org/node/3401 (2010)
- Award of Merit** in the *Grassroots Initiative* category from the Florida Chapter of the American Planning Association for *Prospects for Southeast Lee County: Planning for the Density Reduction / Groundwater Resource Area* (with Lee County, Dover Kohl & Partners et al.); the Lee County Board of Commissioners also received the *Community Steward Award* from 1000 Friends of Florida for this effort (2009)
- Conservation Planning Award** from the Florida Wildlife Federation for continuing work on behalf of sensible development (2008)
- Driehaus Form-Based Codes Award** from the Form-Based Codes Institute, for:
- Lee County's *Compact Communities Code* (with Dover Kohl & Partners) (2011)
 - St. Lucie County's *Towns, Villages, Countryside Land Development Regulations* (with Treasure Coast Regional Planning Council and Dover Kohl & Partners) (2007)
- Outstanding Private Study Award** from the Florida Planning and Zoning Association for *Revitalization Plan for Dr. Martin Luther King, Jr. and Veronica S. Shoemaker Boulevards* (with Dover Kohl & Partners, Hall Planning & Engineering, and Dr. Lee Duffus) (2007)
- Award of Excellence** from the Florida Chapter of the American Planning Association for *Towns, Villages and Countryside for St. Lucie County* (with Treasure Coast Regional Planning Council, Dover Kohl & Partners, et al.) (2006)
- Roland Eastwood Memorial Planner Recognition Award** from the Promised Lands Section of the American Planning Association (2002).
- Certificate of Merit** from the Florida Planning and Zoning Association for the *Greater Pine Island Community Plan Update* (with Mohsen Salehi Consulting Services) (2002)
- Place Planning Award** from *Places, A Forum of Environmental Design and Environmental Design Research Association*, and **Award of Excellence** from the Florida Chapter of the American Planning Association for *Toward Better Places: The Community Character Plan for Collier County* (with Collier County, Dover Kohl & Partners, Glatting-Jackson, and Communities by Design) (2002 & 2001)
- Outstanding Report Award** from the Florida Planning and Zoning Association for the *Fort Myers Beach Comprehensive Plan* (with Carol Cunningham, Dover Kohl & Partners, Mohsen Salehi, Smith-Osborne Associates, and Camp Dresser & McKee Inc.) (1999)
- Outstanding Public Study Award** from the Florida Planning and Zoning Association (with Team Plan Inc.) for *Storefront Beautification in Lehigh Acres* (1998)
- Award of Merit** from the Florida Chapter of the American Planning Association for *Lehigh Acres Commercial Land Use Study* (1996)
- Outstanding Public Report Award** from the Florida Planning and Zoning Association for *Veterans Park Expansion and Other Recreational Needs in Lehigh Acres* (1996)
- Outstanding Private Study Award** from the Florida Planning and Zoning Association for *Farmworkers in Lee County: the Housing Challenge* (1994)
- Form-Based Codes Institute**, founding director, 2004 to present
- City of Fort Myers Planning Board**, member from 1999 to 2012
- Lee County Local Planning Agency**, member from 1995 to 2000
- Lee County Zoning Board**, member from 1981 to 1983
- Calusa Land Trust & Nature Preserve of Pine Island, Inc.** (co-founder, 1976); board member and treasurer from 1976 to 2011

Spikowski Planning Associates

1617 Hendry Street, Suite 416, Fort Myers, Florida 33901-2947 • phone: (239) 334-8866 fax: (239) 334-8878
e-mail: bill@spikowski.com web: www.spikowski.com

PUBLICATIONS

- Form-Based Codes.** *Florida Planning* (Winter 2010).
- A legal guide to urban and sustainable development for planners, developers and architects** by Daniel K. Slone, Doris S. Goldstein, and W. Andrew Gowder (Spikowski was a contributing author to Chapter 4), Wiley, August 2008.
- Form-based codes: a guide for planners, urban designers, municipalities, and developers** by Daniel G. Parolek, Karen Parolek, and Paul C. Crawford (Spikowski authored two of the case studies in Chapter 4), Wiley, March 2008.
- Place making with form-based codes.** *Urban Land* (Volume 65, No. 9). Madden, Mary E. and Spikowski, Bill, September 2006.
- Review of Complete guide to zoning: how real estate owners and developers can create and preserve property value** by Dwight H. Merriam. *Journal of the American Planning Association* (72:3), 2006.
- A Guidebook to New Urbanism in Florida 2005.** Florida Chapter of the Congress for the New Urbanism, 2005 (contributing author and editorial committee member).
- Reviews of Driving forces: the automobile, its enemies, and the politics of mobility** by James A. Dunn, Jr.; **The wealth of cities: revitalising the centers of American life** by John O. Norquist; and **When city and country collide: managing growth in the metropolitan fringe** by Tom Daniels. *Urban Land* (Volume 58, No. 10; Vol. 59, Nos. 2 & 8, 1999–2000)
- Planning in the wake of Florida land scams.** *Journal of Planning Education and Research* (Volume 19, No. 1). Stroud, Hubert B. and Spikowski, William M., 1999.
- Review of Guidelines for preparing urban plans** by Larz T. Anderson. *Journal of the American Planning Association* (62:273), 1996.
- The age structure of southwest Florida's population.** *Florida Scientist* (Volume 58, No. 2), 1995.
- Farmworkers in Lee County: the housing challenge.** Fort Myers, Florida: Spikowski Planning Associates, 1994.
- Recent issues in comprehensive planning and concurrency.** *Florida Planning* (Volume III, No. 10), 1992.
- Paying for growth: Lee County in the 1990s.** Fort Myers, Florida: Lee County Community Development Department (principal author, 1990).
- Managing coastal resource and development demands: the Lee County, Florida, plan.** In *Coastal Zone '89: Proceedings of the Sixth Symposium on Coastal and Ocean Management*. New York: Amer. Soc. of Civil Engineers. With Dr. David R. Godschalk, 1989.
- Transportation levels of service: evolving state and local roles.** *Florida Planning* (Vol. 9, No. 10), 1989.
- Financing Florida's growth: beyond impact fees...** *Florida Planning* (Vol. 9, No. 6), 1989.
- Review of History of architecture: stonehenge to skyscrapers** by Dora P. Crouch. *Journal of the American Planning Association* (53:410), 1987.
- Review of Utopia on trial: vision and reality in planned housing** by Alice Coleman. *Journal of the American Planning Association* (53:549-50), 1987.

PRESENTATIONS

- Planning for Complete Streets.** Conference presentation to Florida Section of the Institute of Transportation Engineers, Bonita Springs, 2012
- Regulating Traditional Neighborhoods with Form-Based Codes: Principles and Trends.** Lecture at CLE International Land Use Law Conference, Tampa, 2012
- The Numbers, and Why They Matter in Regional Planning.** Lecture at Regional Summit for "Seven Counties, Fifty Years." Delray Beach, 2012.
- The American Renaissance of Form-Based Land Development Regulations.** With Sam Poole and Dan Slone. Florida Bar CLE Seminar, Ponte Vedra Beach, 2011.
- Form-Based Codes 301.** Advanced course offered by the Form-Based Codes Institute. Topics: "Methods of Deploying Form-Based Codes"; "Integrated Codes Using Zoning Districts"; and "Floating-Zone Codes." This two-day course has been presented in Lansing MI and Arlington TX in 2012, Portland ME in 2011, Portsmouth NH in 2010, Lansing MI and Ventura CA in 2009, Phoenix in 2008, and Alexandria in 2006.
- ABCs of Form-Based Codes.** Introductory course offered by the Form-Based Codes Institute. Topics: "History of Regulatory Approaches to Urban Form" and "Introduction to Forms of Form-Based Codes." This full-day course has been presented in Atlanta and St. Petersburg in 2010 and in Denver in 2009.
- My Other Car is a Schwinn: The Return of Traditional Neighborhood Patterns.** "Our World Has Changed" Symposium, Fort Myers, 2009.
- Can Form-Based Coding Become a Best Practice Instead of an Exotic**

Alternative to Zoning? Congress for the New Urbanism: CNU 17 in Denver, 2009.

Overcoming Regulatory Obstacles to Sustainable Urbanism. APA National Conference, Minneapolis, 2009.

New Urbanism's Big Picture. APA National Conference, Minneapolis, 2009.

How Form-Based Codes Can Transform Cities and Towns. Webinar offered by New Urban News and the Form-Based Codes Institute. This introductory webinar was first presented in May 2009 and remains available at www.formbasedcodes.org.

The Liveable City: Form-Based Coding for Sustainable Urbanism. California Polytechnic State University (Inaugural Event of "Cal Poly Paul Crawford Lecture Series"), San Luis Obispo, 2009.

Form-Based Codes: Alternative Typologies and Techniques (New Urbanism 202). Congress for the New Urbanism: CNU XVI in Austin, 2008.

Form-Based Code Organizing Principles. Congress for the New Urbanism: CNU XVI in Austin, 2008.

Innovative Urban and Rural Planning in Florida (day-long workshop). Florida Gulf Coast University's Center for Public & Social Policy, Fort Myers, 2007.

Creating Urban Form: Conventional and Form-Based Codes. Raleigh Department of City Planning: "Designing a 21st Century City" lecture series, Raleigh, 2007.

Form-Based Codes: Regulating Traditional Neighborhood Development. CLE International Land Use Law Conference, Tampa, 2007

Form-Based Codes 201. Design-Intensive workshop offered by the Form-Based Codes Institute. Topics: "Regulating Plans – Theory and Practice" and "Vision/Code for a Regional Plan." This two-day course has been presented in Phoenix AZ and New Brunswick NJ in 2007 and Berkeley CA and Alexandria VA in 2006.

Towns, Villages, and Countryside (Innovative Comprehensive Planning Track). APA National Conference, Philadelphia, 2007

Implementing Form-Based Codes (New Urbanism 202). Congress for the New Urbanism: CNU XV in Philadelphia, 2007

New Urbanism Today (Innovative Comprehensive Planning Track). APA National Conference, Philadelphia, 2007

Form-Based Codes 101. Introductory course offered by the Form-Based Codes Institute. Topics: "Tools for Placemaking"; "Forms of Form-Based Codes"; "Adding Form-Based Zoning Districts to a Code for a Built-Out Town." This two-day course has been presented in Phoenix AZ in 2007 and in New Brunswick NJ and Chicago IL in 2006.

From Great Map to Great Place: Realizing a Plan in Three Dimensions. Florida Humanities Council & Venice Area Historical Society: New Directions in Planning and Urban Design, 2007.

Form-Based Codes: Translating New Urbanism into Zoning. Urban Land Institute Southwest Florida: New Urbanism in Southwest Florida, 2007

Using Form-Based Codes to Implement Urban Design Plans. American Institute of Architects: Transit and the Design of 21st Century Communities, 2005.

Zoning and Codes for Smart Growth. New Partners for Smart Growth, 2005.

Form-Based Codes for New Urbanism. APA Florida State Conference, 2004.

Serving on a Planning Commission – What to Expect and How to Deal With What You Get. Florida Planning and Zoning Association State Conference, 2003.

Preserving Natural Lands with Conservation Land Trusts. APA Conference, 2003.

Re-Planning Three Generations of Land Development in Southwest Florida. Promised Lands Section of the APA Forum on Infill and Redevelopment, 2002.

Creating Place Through Plans and Codes. Florida Planning and Zoning Association State Conference, 2002.

Innovative Public Participation Methods for Local Government Planning. APA State Conference, 2000.

Creative Solutions to Antiquated Plats. APA State Conference, 1997.

From Land Scam to Boom Town — Planning for Platted Lands Communities. APA National Conference, 1996.

Changes in the Age Structure of Southwest Florida's Population. Symposium on Human Impacts on the Environment of Tampa Bay, Florida Academy of Sciences, 1993.

Challenging Conventional Wisdom in Comprehensive Planning. Leadership Lee County seminar, 1991.

Consistency of DRI Applications with Local Comprehensive Plans. Development of Regional Impact Workshop, 1990.

Complying for Florida's Pioneering Growth Management Legislation. Univ. of Florida, Center for Governmental Responsibility, 1990.

Managing Coastal Resource and Development Demands. Symposium on Coastal and Ocean Management, 1989.



End of Agenda Item