

WILLIAM M. SPIKOWSKI, FAICP

Spikowski Planning Associates

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PROFESSIONAL PLANNING EXPERIENCE:

Owner, Spikowski Planning Associates (1992 - present)

Spikowski Planning Associates is a consulting firm specializing in comprehensive planning, community plans, redevelopment plans, and preparation of land development regulations, primarily for public agencies and community organizations.

Director, Lee County Growth Management Department (1991 - 92)

Responsible for administration of the Divisions of Planning, Water Resources, Community Improvement, and the Community Redevelopment Agency, with a combined staff of 80 and an annual budget of \$8 million. Also assisted the Port Authority in the planning for expansion of the Southwest Florida International Airport.

Deputy Director, Lee County Community Development Department (1990 - 91)

Responsible for administration of the Divisions of Planning, Water Resources, and Concurrency Management, reporting directly to the County Administrator. These divisions had a combined staff of 70 and an annual budget of \$5.5 million.

Principal Planner, Lee County Planning Division (1986 - 90)

Responsible for Lee County's comprehensive planning program. Received a special merit award from the Board of County Commissioners for personally coordinating the entire 1988/89 major update of the "Lee Plan" (Lee County Comprehensive Plan). Coordinated four in-house sector studies and acted as principal liaison with two community-based planning groups which prepared their own sector studies. Also served as Acting Planning Director during 1988.

Principal and Senior Planner, Lee County Zoning Division (1983 - 86)

Responsible for review and evaluation of all applications for rezonings, Planned Unit Developments, and Developments of Regional Impact. Supervised staff of six planners and technicians. Advised various citizen boards and the Board of County Commissioners on the appropriate action on each application.

CERTIFICATION, AWARDS, EDUCATION AND RELATED EXPERIENCE:

- Fellow of the American Institute of Certified Planners (2012)
- 2016, “Charter Award” from the Congress for the New Urbanism for *Seven50: Southeast Florida Prosperity Plan* (subconsultant to Dover Kohl & Partners with many other firms) <https://www.cnu.org/what-we-do/charter-awards>
- 2016, “Driehaus Award” from the Form-Based Codes Institute for Delray Beach’s *CBD Code and Architectural Guidelines* (with Treasure Coast Regional Planning Council et al.)
- 2013, John Nolen Medal for contributions to urbanism in Florida, the highest honor conferred by the Florida Chapter of the Congress for the New Urbanism for superior effort exemplifying achievement in furthering the principles of the Charter of the New Urbanism
- 2011– 2015, recognition given to City of El Paso, Texas, for “Plan El Paso” (as subconsultant to Dover Kohl & Partners with several other firms):
 - 2015 “Charter Award” from the Congress for the New Urbanism
 - Texas APA’s 2012 Comprehensive Planning Award
 - EPA’s 2011 National Award for Smart Growth Achievement
- 2011, “Driehaus Award” from the Form-Based Codes Institute for Lee County’s *Compact Communities Code* (with Dover Kohl & Partners)
- 2010, “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.) <https://www.cnu.org/what-we-do/charter-awards>
- 2009, “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 Dover Kohl & Partners et al.); the Lee County Board of Commissioners also received the *2009 Community Steward Award* from 1000 Friends of Florida for this effort
- 2008, “Conservation Planning Award” from the Florida Wildlife Federation for continuing work on behalf of sensible development
- 2007, inaugural “Driehaus Award” from the Form-Based Codes Institute for 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)
- 2006, “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.)
- 2002, “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 2001 “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, Glattig-Jackson, and Communities by Design)

- 1999, “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.)
- 1998, “Outstanding Public Study Award” from the Florida Planning and Zoning Association (with Team Plan Inc.) for *Storefront Beautification in Lehigh Acres*
- 1996, “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*
- 1994, “Outstanding Private Study Award” from the Florida Planning and Zoning Association for *Farmworkers in Lee County: the Housing Challenge*
- Form-Based Codes Institute, founding director, 2004-2015; emeritus director, 2015 to present
- City of Fort Myers Planning Board, 1999 to 2012
- Greater Pine Island & Bridgeless Islands Liaison Committee, chairman 2002 to 2005
- Lee County Local Planning Agency, 1995 to 2000
- Lee County Community Redevelopment Advisory Committee, member from 1996 to 2000
- Lee County Zoning Board, 1981 to 1983
- Co-founder, Calusa Land Trust & Nature Preserve of Pine Island, Inc. (1976); board member and treasurer from 1976 to 2011
- Co-founder, Reconnecting Lee County (2008)
- Bachelor of Arts, Western Illinois University

PUBLICATIONS:

- Spikowski, Bill. 2014. “When the comprehensive plan leads nowhere.” *Better! Cities & Towns* (January-February 2014).
- Spikowski, Bill. 2010. “Form-Based Codes.” *Florida Planning* (Winter 2010).
- Slone, Daniel K., Goldstein, Doris S., and Gowder, W. Andrew. Wiley, August 2008. *A legal guide to urban and sustainable development for planners, developers and architects* (Spikowski was a contributing author to Chapter 4).
- Parolek, Daniel G., Parolek, Karen, and Crawford, Paul C. Wiley, March 2008. *Form-based codes: a guide for planners, urban designers, municipalities, and developers* (Spikowski authored two of the case studies in Chapter 4).
- Madden, Mary E. and Spikowski, Bill. September 2006. “Place Making With Form-Based Codes.” *Urban Land* (Volume 65, No. 9).
- Spikowski, William M. 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).
- Florida Chapter of the Congress for the New Urbanism, 2005 (contributing author and editorial committee member). *A Guidebook to New Urbanism in Florida 2005*.
- Spikowski, Bill. 1999–2000. Reviews of *Driving forces: the automobile, its enemies, and the politics of mobility* by James A. Dunn, Jr.; *The wealth of cities: revitalizing 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).

- Stroud, Hubert B. and Spikowski, William M. 1999. "Planning in the wake of Florida land scams." *Journal of Planning Education and Research* (Volume 19, No. 1).
- Spikowski, William M. 1996. Review of *Guidelines for preparing urban plans* by Larz T. Anderson. *Journal of the American Planning Association* (62:273).
- Spikowski, William M. 1995. "The age structure of southwest Florida's population." *Florida Scientist* (Volume 58, No. 2).
- Spikowski, William M. 1994. *Farmworkers in Lee County: the housing challenge*. Fort Myers, Florida: Spikowski Planning Associates.
- Spikowski, Bill. 1992. "Recent issues in comprehensive planning and concurrency." *Florida Planning* (Volume III, No. 10).
- Spikowski, William M. (principal author). 1990. *Paying for growth: Lee County in the 1990s*. Fort Myers, Florida: Lee County Community Development Department.
- Godschalk, Dr. David R. and Spikowski, William M. 1989. "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.
- Spikowski, Bill. 1989. "Transportation levels of service: evolving state and local roles." *Florida Planning* (Vol. 9, No. 10).
- Spikowski, Bill. 1989. "Financing Florida's growth: beyond impact fees..." *Florida Planning* (Vol. 9, No. 6).
- Spikowski, William M. 1987. Review of *History of architecture: stonehenge to skyscrapers* by Dora P. Crouch. *Journal of the American Planning Association* (53:410).
- Spikowski, William M. 1987. Review of *Utopia on trial: vision and reality in planned housing* by Alice Coleman. *Journal of the American Planning Association* (53:549-50).

CONFERENCE AND TRAINING PRESENTATIONS:

- 2017, Webinar presented by the International Municipal Lawyers Association: "Form-Based Codes," with Joseph Kohl and Daniel Mandelker
- 2017, Form-Based Codes Institute. Form-Based Codes 301 – Completing, Adopting and Administering the Code. Spikowski Topics: "Methods of Deploying Form-Based Codes"; "Integrated Codes Using Zoning Districts or Other Mapped Special Districts"; "Floating-Zone Codes"; "Comprehensive Planning and Form-Based Codes"; and "Transportation Planning to Support Form-Based Codes." This two-day professional training course has been presented as follows:
 - Clearwater FL, 2017
 - Albany NY, sponsored by New York Department of State, 2016
 - Tampa FL, sponsored by City of Tampa and Hillsborough County, 2013
 - Lansing MI, sponsored by Michigan State Housing Development Authority, 2012
 - Arlington TX, sponsored by North Central Texas Council of Governments, 2012
 - Portland ME, 2011
 - Portsmouth NH, 2010

- Lansing MI, sponsored by Michigan Municipal League, 2009
- Ventura CA, sponsored by City of Buena Ventura, 2009
- Phoenix AR, sponsored by Arizona State University, 2008
- Alexandria VA, sponsored by Virginia Tech's Academy for the New Urbanism, 2006
- 2015, Public lecture sponsored by the Downtown Sarasota Alliance: "Form-Based Codes: Coming Soon . . . to a Neighborhood Near You?"
- 2013, Conference panel. Orlando: American Planning Association State Conference. Panel topic: "Comprehensive Planning for Urban Form."
- 2013, Co-organizer, moderator and presenter of day-long course and simulcast webinar. Chicago IL: American Planning Association National Conference. Course series title: "Zoning to Shape Urban Form." Spikowski presentation topics: "Questions to Answer Before Drafting a Code" and "Form-Based Zoning 'Heavy'."
- 2013, Congress for the New Urbanism, Salt Lake City UT: "Regional Thoroughfare Networks."
- 2013, APA Planners Training Service in Seattle WA: "Advanced Form-Based Planning and Zoning." Spikowski topics: "How Comprehensive Plans Can Set the Stage for Form-Based Codes" and "Methods of Integrating Form-Based Codes within Land Development Regulations."
- 2012, Florida Section of Institute of Transportation Engineers Transpo 2012 Conference. Presentation topic: "Complete Thoroughfares: Planning for the 21st Century."
- 2012, Conference panel. Naples: American Planning Association State Conference. Panel topic: "Ethics: Life in the Trenches."
- 2012, Lecture. Tampa: CLE International Land Use Law Conference. Lecture topic: "Regulating Traditional Neighborhoods with Form-Based Codes: Principles and Trends."
- 2012, Regional Summit for "Seven Counties, Fifty Years" in Delray Beach FL. Lecture topic: "The Numbers, and Why They Matter in Regional Planning."
- 2012, Lecture. American Planning Association, Florida Chapter, "Charting a New Course – How Planners are Changing Our Communities' Futures." Lecture topic: "Planning Adventures in El Paso."
- 2012, Congress for the New Urbanism, West Palm Beach FL, organizer and moderator for "West Palm Story: Downtown Back from the Brink."
- 2012, Webinar. Form-Based Codes Institute. Topic: "What Every Attorney and Mayor Should Know About Form-Based Codes." This introductory webinar was first presented in May 2012.
- 2011, Florida Bar Environmental and Land Use Law Section Annual Meeting. Lecture Topic: "American Renaissance of Form Based Land Development Regulations"
- 2010, Congress for the New Urbanism, Atlanta GA, juror presentation of Driehaus Form-Based Code Award to City of Miami for "Miami 21" zoning code, www.formbasedcodes.org/awards_2010.html
- 2009, Estero Bay Agency on Bay Management, Estero Bay Watershed Public Symposium. Lecture topic: "Density Reduction / Groundwater Resource Planning and Land Use."

- 2009, “Our World Has Changed” Symposium sponsored by Fowler White Boggs, Lee County, City of Fort Myers & Florida Gulf Coast University. Topic: “My Other Car is a Schwinn: The Return of Traditional Neighborhood Patterns.”
- 2009, Florida Department of Community Affairs, Evaluation and Appraisal Report Workshop. Lecture topic: “Making Your Evaluation/Appraisal Report Process More Effective.”
- 2009, Conference presentation. Denver: Congress for the New Urbanism 17. Topic: “Can Form-Based Coding Become a Best Practice Instead of an Exotic Alternative to Zoning?”
- 2009, Form-Based Codes Institute. ABCs of Form-Based Codes. Topics: “History of Regulatory Approaches to Urban Form” and “Introduction to Forms of Form-Based Codes.” This one-day course was first presented in Denver in June 2009 and was repeated in St. Petersburg in January 2010 and Atlanta in May 2010.
- 2009, Conference presentation. Minneapolis: American Planning Association National Conference. Topic: “Overcoming Regulatory Obstacles to Sustainable Urbanism.”
- 2009, Conference presentation. Minneapolis: American Planning Association National Conference. Topic: “New Urbanism’s Big Picture.”
- 2009, Webinar. New Urban News and the Form-Based Codes Institute. Topic: “How Form-Based Codes Can Transform Cities and Towns.” This introductory webinar was first presented in May 2009.
- 2009, Lecture. California Polytechnic State University: “The Liveable City: Form-Based Coding for Sustainable Urbanism” (Inaugural Event of “Cal Poly Paul Crawford Lecture Series”).
- 2008, Conference presentation. Austin: Congress for the New Urbanism XVI. Topic: “Form-Based Codes: Alternative Typologies and Techniques” (New Urbanism 202).
- 2008, Conference presentation. Austin: Congress for the New Urbanism XVI. Topic: “Form-Based Code Organizing Principles.”
- 2007, Day-long planning workshop. Fort Myers, Florida Gulf Coast University. Topic: “Innovative Urban and Rural Planning in Florida.”
- 2007, Lecture. Raleigh Department of City Planning: “Creating Urban Form: Conventional and Form-Based Codes” (“Designing a 21st Century City” lecture series)
- 2007, Conference lecture. Tampa: CLE International Land Use Law Conference. Topic: “Form-Based Codes: Regulating Traditional Neighborhood Development.”
- 2007, Conference presentation. Philadelphia: Congress for the New Urbanism XV. Topic: “Implementing Form-Based Codes” (New Urbanism 202).
- 2007, Form-Based Codes Institute. Form-Based Codes 201 – Design-Intensive Workshop. Topics: “Regulating Plans – Theory and Practice” and “Vision/Code for a Regional Plan.” This two day course was presented as follows:
 - Phoenix, Arizona State University, 2007
 - New Brunswick, Rutgers (State University of New Jersey) Bloustein School of Planning and Public Policy, 2007
 - Berkeley, 2006

- Alexandria, Virginia Tech's Academy for the New Urbanism, 2006
- 2007, Conference presentation. Philadelphia: American Planning Association National Conference. Topic: "Towns, Villages, and Countryside" (Innovative Comprehensive Planning Track).
- 2007, Conference presentation. Philadelphia: American Planning Association National Conference. Topic: "New Urbanism Today" (Innovative Comprehensive Planning Track).
- 2007, Form-Based Codes Institute. Form-Based Codes 101 – An Introductory Course. 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 was presented as follows:
 - Phoenix, Arizona State University, 2007
 - New Brunswick, Rutgers (State University of New Jersey) Bloustein School of Planning and Public Policy, 2006
 - Chicago, Virginia Tech's Academy for the New Urbanism, 2006
- 2007, Florida Humanities Council & Venice Area Historical Society. Venice: New Directions in Planning and Urban Design. Keynote Address: "From Great Map to Great Place: Realizing a Plan in Three Dimensions."
- 2007, Urban Land Institute Southwest Florida. Naples: New Urbanism in Southwest Florida. Topic: "Form-Based Codes: Translating New Urbanism into Zoning."
- 2005, Conference presentation. Washington DC: American Institute of Architects: Transit and the Design of 21st Century Communities. Topic: "Using Form-Based Codes to Implement Urban Design Plans."
- 2005, Guest speaker. Gainesville: American Planning Association, San Felasco Section. Topic: "Form-Based Codes."
- 2005, Conference moderator. Miami Beach: New Partners for Smart Growth: Building Safe, Healthy and Livable Communities Conference. Topic: "Zoning and Codes for Smart Growth."
- 2004, Conference presentation. Gainesville: American Planning Association State Conference. Topic: "Form-Based Codes for New Urbanism."
- 2003, Conference presentation. Naples: Florida Planning and Zoning Association State Conference. Topic: "Serving on a Planning Commission – What to Expect and How to Deal With What You Get."
- 2003, Conference presentation. Palm Beach: Tampa: American Planning Association State Conference. Topic: "Preserving Natural Lands with Conservation Land Trusts."
- 2002, Smart Growth Symposium. Fort Myers: Promised Lands Section of the American Planning Association Forum on Infill and Redevelopment. Topic: "Re-Planning Three Generations of Land Development in Southwest Florida."
- 2002, Conference presentation. Sarasota: Florida Planning and Zoning Association State Conference. Topic: "Creating Place Through Plans and Codes."
- 2000, Conference presentation. Tampa: American Planning Association State Conference. Topic: "Innovative Public Participation Methods for Local Government Planning."
- 1997, Conference presentation. Naples: American Planning Association State Conference.

Topic: “Creative Solutions to Antiquated Plats.”

- 1996, Conference presentation. Orlando: American Planning Association National Conference. Topic: “From Land Scam to Boom Town — Planning for Platted Lands Communities.”
- 1993, Symposium on Human Impacts on the Environment of Tampa Bay. St. Petersburg: Florida Academy of Sciences. Topic: “Changes in the Age Structure of Southwest Florida’s Population.”
- 1991, Leadership Lee County seminar. Fort Myers: Chamber of Southwest Florida. Topic: “Challenging Conventional Wisdom in Comprehensive Planning.”
- 1990, Development of Regional Impact Workshop. North Fort Myers: Southwest Florida Regional Planning Council. Topic: “Consistency of DRI Applications with Local Comprehensive Plans.”
- 1990, University lecture. Gainesville: Univ. of Florida, Center for Governmental Responsibility. Topic: “Complying for Florida’s Pioneering Growth Management Legislation.”
- 1989, Conference Presentation. Orlando: State Association of Florida Planning and Zoning Officials. Topic: “Setting Comprehensive Plan Level-of-Service Standards.”
- 1989, Symposium Presentation. Charleston: Sixth Symposium on Coastal and Ocean Management. Topic: “Managing Coastal Resource and Development Demands.”

EXPERT WITNESS TESTIMONY:

- 2015, Circuit Court, 11th Judicial Circuit, Realty Associates Fund IX vs. Town of Cutler Bay [*consistency of a local development order with the Cutler Bay Comprehensive Plan*]
- 2013, Lee County Hearing Examiner, FFD Excavation DCI-2009-00001 [*rezoning request for new limerock mine*]
- 2012, Florida Division of Administrative Hearings, CEMEX Construction Materials vs. Lee County [*challenge by limerock mining interests to Lee County comprehensive plan amendments regulating future mining*]
- 2010, Lee County Hearing Examiner, Troyer Brothers Excavation DCI-2008-00050 [*rezoning request for new limerock mine*]
- 2009, Lee County Hearing Examiner, Resource Conservation Holdings DCI-2006-00026 [*rezoning request for new limerock mine*]
- 2000, Stardial Investments Co. vs. Town of Fort Myers Beach [*challenge by developer asserting greater vested rights than acknowledged by town*]
- 1998, Florida Division of Administrative Hearings, Responsible Growth Management Coalition vs. Lee County [*urban sprawl challenge to amendments to the Lee County Comprehensive Plan*]
- 1995, Florida Division of Administrative Hearings, Department of Community Affairs vs. Lee County [*challenge to the Lee County Comprehensive Plan*]
- 1995, Circuit Court, 20th Judicial Circuit, Haskell et al vs. Lee County and Sunstream, Inc. [*challenge to issuance of development approval for a convention center*]

- 1992, Circuit Court, 20th Judicial Circuit, Zemel vs. Lee County [*inverse condemnation case*]
- 1992, Circuit Court, 20th Judicial Circuit, North Fort Myers Homeowners' Association vs. Lee County and Lee County Housing Authority [*challenge to issuance of development approval for low-income housing*]
- 1992, Florida Division of Administrative Hearings, consolidated hearing [*evaluation of Lee County's implementation of compliance agreement*]
- 1992, Circuit Court, 20th Judicial Circuit, Lee County vs. Florida DOAH et. al. [*request for injunction*]
- 1992, Florida Division of Administrative Hearings, Sylvan Zemel vs. Lee County and the Department of Community Affairs [*challenge to the Lee County Comprehensive Plan*]
- 1991, Florida Division of Administrative Hearings, Responsible Growth Management Coalition vs. Lee County and the Department of Community Affairs [*challenge to Lee County's land development regulations*]
- 1991, Florida Division of Administrative Hearings, Department of Community Affairs and Cape Coral and Lee County vs. City of Fort Myers [*challenge to Fort Myers Comprehensive Plan*]
- 1990, United States District Court (Middle District of Florida), Richard and Ann Reahard vs. Lee County [*inverse condemnation case*]
- 1990, Florida Division of Administrative Hearings, Land Use and Zoning Hearing pursuant to the Florida Electrical Power Plant Siting Act [*siting of a waste-to-energy plant and associated power lines*]
- 1990, Florida Division of Administrative Hearings, Westinghouse Gateway Communities vs. Lee County [*challenge to DRI development order*]
- 1989, Florida Division of Administrative Hearings, Department of Community Affairs vs. Lee County [*challenge to Lee County Comprehensive Plan*]