



1 A. Yes. I have testified before the Public Service Commission. I have served as an expert  
2 witness both for and against the Florida Department of Transportation on several eminent  
3 domain judicial proceedings. I have served as an expert witness on several  
4 Development of Regional Impact (DRI) and comprehensive planning issues in the State  
5 of Florida's administrative hearing process. I have testified in quasi-judicial venues  
6 before planning commissions, and county and city commissions and councils on  
7 numerous rezoning, DRI and comprehensive plan amendment cases.

8 Q. What is the purpose of your testimony in this proceeding?

9 A. I have been asked by Farmton Water Resources, LLC, to render an opinion related to the  
10 Farmton Application for PSC Certification of a Water Utility and its consistency with  
11 applicable local government comprehensive plans.

12 Q. In responding to that request, what documents have you reviewed?

13 A. In considering the Application and the PSC criteria, I have reviewed Farmton's application  
14 materials. I have reviewed and analyzed selected elements of the Comprehensive  
15 Planning and Land Development Regulation documents of Brevard County and Volusia  
16 County (the two applicable local governmental jurisdictions); including those elements  
17 and sub-elements related to Future Land Use, Potable Water Supply, Conservation, and  
18 others for general interest. I have reviewed the Land Development Regulations of both  
19 Counties. I have also reviewed the Protests to the Farmton Application that have been  
20 filed by Brevard County, Volusia County, and the Cities of Titusville, Edgewater and New  
21 Smyrna Beach.

22 Q. Based upon those reviews and your experience as a professional urban planner, what is  
23 your professional opinion concerning the consistency of Farmton's request with the  
24 comprehensive plans of Brevard County and Volusia County?

25 A. Based upon this review, it is my professional opinion that granting of this proposed

1 certificate to Farmton Water Resources, LLC, is consistent with the Comprehensive  
2 Plans of both Brevard County and Volusia County.

3 Q. What elements from your review and experience support this opinion?

4 A. There are several points to support this opinion:

5 First, Farmton is proceeding in proper order as required by Florida Statutes. An  
6 "Application for Original Water Certificate" with the PSC has been filed and all affected  
7 jurisdictions have been notified of the Application. This is the first step in a process.  
8 Second, Florida's Planning Statute, Chapter 163 Part II, does not enable local  
9 governments to regulate private utility certificated service areas through the  
10 comprehensive planning process. In fact, Chapter 163 at 163.3211, Conflict with other  
11 Statutes, specifically provides that: "Nothing in this act is intended to withdraw or diminish  
12 any legal powers or responsibilities of state agencies or change any requirement of  
13 existing law that local regulations comply with state standards or rules." In other words,  
14 the Comprehensive Planning process does not and cannot supercede the authority of the  
15 PSC to regulate Private Utility Certificated Service Territories. Upon approval by PSC,  
16 other steps as may be regulated by Brevard and Volusia Counties will be followed.  
17 Third, the creation of a regulated Water Utility and designation of its Service Territory by  
18 the PSC is not development subject to comprehensive plan regulation and does not in  
19 itself stimulate development.  
20 Fourth, there are provisions in the land use elements and the respective land use  
21 designations applied to Farmton's lands in the plans of both Counties through which  
22 development that requires or can greatly benefit from central water service can be  
23 pursued and potentially implemented. Additionally, these provisions are specifically  
24 responsive to State Rules related to the prevention of urban sprawl.  
25 Fifth, as defined by Chapter 163, planning is not a static process. Amendments to all

1 aspects of the local comprehensive plan are provided for and actually required.  
2 Sixth, the PSC certification of Farmton does not create any impacts on natural resources.  
3 The plans of both Counties, as well as the rules and regulations of other agencies,  
4 contain extensive provisions for the protection of natural resources including wetlands,  
5 surface waters and the aquifers with which any development potentially related to  
6 Farmton will have to comply. That is true for any water service utility – county, municipal  
7 or private – that would be installing or extending any facilities.

8 Q. Do you have a resume?

9 A. Yes, my resume is attached as Exhibit HML-1.

10 Q. Do you have any further testimony in this regard at this time?

11 A. No, I do not.

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**Exhibit HML-1**

**RESUME**

**HOWARD M. LANDERS, AICP  
URBAN PLANNING CONSULTANT**

326 Settlers Land  
Charlotte, NC 28202  
Phone 704-370-6278  
Hml326@bellsouth.net

July 2003

General:

With thirty-six years of planning and management experience, Mr. Landers has been employed in the private, public and non-profit sectors, has served a broad array of clients, and has worked on a variety of project types. Mr. Landers has developed particular skills in the organization and management of multi-disciplined teams for the execution of complex planning and urban development projects.

Personal:

Born September 9, 1942, Charleston, West Virginia  
Married with two children.

Education:

Kanawha County Schools, Kanawha County, West Virginia, Diploma, June, 1960.

Virginia Polytechnic Institute, Blacksburg, Virginia

Bachelor of Architecture, with honors, June, 1965.

First year of Masters program in Urban and Regional Planning.

Tau Sigma Delta Architectural Honorary.

Phi Kappa Phi Honorary.

Phi Kappa Phi Medal - First Honors College of Architecture, 1965.

American Institute of Architects - Rubberoid Corporation Scholarship, 1964-1965.

West Virginia Chapter American Institute of Architects, Scholarship 1963-1964.

VPI - Thompson Memorial Scholarships, 1961-1964.

Association of Collegiate Schools of Architecture European Student Exchange Program Fellow, Summer, 1964.

Virginia Brick Association Design Competition Winner - 1963.

Student Assistant to Dean of Architecture in Analyzing and Programming VPI Growth and Development - 1964-1965.

Vice President, Tech Festival Association - 1963-1964.

Student Chapter American Institute of Architects - 1960-1965. - Secretary - 1963-1964.

Student Planning Association, 1964-1965.

Florida State University, Tallahassee, Florida

Doctoral Studies in Planning, 1969-1971.

Master of Science - Urban and Regional Planning, June, 1966.

Thesis - "Social Implications of a Constellation of Interdependent Cities (New Towns)" 1966.

Graduate Assistant - 1965-1966.

- Library Development

- Taught course in Planning Techniques with David Godschalk.

University of Colorado - Denver Center

Urban Sociology Seminar - 1968.

Garrison Real Estate School, Littleton, Colorado – State of Colorado Real Estate License

Professional Affiliations:

- American Planning Association, Charter Member, October 1978 - Present.
- American Institute of Certified Planners, Charter Member, October 1978 – Present.
- American Institute of Planners, Member, 1971-1978; Associate Member, 1965-1971.
- American Society of Planning Officials, 1965-1978.
- Urban Land Institute, Associate Member, 1980 – Present (Full Member 1983-1997)
- Florida Planning and Zoning Association, 1973 – 2000.
- International Associate, Royal Town Planning Institute (Great Britain), 1992 – Present.

Employment History – Summary:

**HOWARD M. LANDERS, AICP, URBAN PLANNING CONSULTANT**

Charlotte, North Carolina

- Owner, March 2003 to Present

**HDR Engineering, Inc. of the Carolinas**

Charlotte, North Carolina

- Senior Planning Consultant, June 2002 to March 2003
- Regional Planning Manager, May 2000 to June 2002

**Landers-Atkins Planners, Inc.**

Jacksonville, Florida

- Founding Partner and President, September 1983 to May 2000.

**Reynolds, Smith and Hills, Architects-Engineers-Planners**

Jacksonville, Florida

- Vice President - Planning Operations, 1978 to 1983.
- Associate Vice President - Manager Planning Division, 1978.
- Head, Department of Community and Regional Planning, May 1977 to 1978.
- Project Manager, July 1973 to May 1977.

**Jacksonville Department of Housing and Urban Development**

Jacksonville, Florida

- Director, Community Renewal Program, June 1971 to July 1973.

**Florida State University, Department of Urban and Regional Planning**

Tallahassee, Florida

- Research Associate (Teaching), September 1969 to June 1971.

**Metro Denver Fair Housing Center, Inc.**

Denver, Colorado

- Director of Planning and Research, September 1968 to September 1969.

**Planning Office, City and County of Denver, Colorado**

- Planner II, Comprehensive Planning Division, August 1967 to September, 1968.

**Harman, O'Donnell & Henninger Associates, Inc., Urban Planners**

Denver, Colorado

- Design Planner, July 1966 to August, 1967.

**Florida State University, Department of Urban and Regional Planning**

- Graduate Assistant - Teaching and Library Development, September 1965 to June 1966.

**Hillsborough County - Tampa Planning Commission**

Tampa, Florida

- Planning Intern, Comprehensive Planning Division, Summer 1965.

**Edward E. McClure, Architect**

Blacksburg, Virginia and Tallahassee, Florida

- Designer, December 1964 to October 1965.

**Kent County Architectural Office**

Maidstone, England

- Student Intern, Summer 1964.

A Detailed Statement On Each Position Follows

Professional Experience:

**HOWARD M. LANDERS, AICP, URBAN PLANNING CONSULTANT**

326 Settlers Lane  
Charlotte, North Carolina 28202-5001

Owner, March 2003 to Present: Providing consultant services in urban and land development planning, and public involvement.

Major Clients and Projects:

- Summer Beach Golf and Beach Resort, Master Plan, Nassau County, Florida, DRI/ADA approval and amendments, Rezoning approval and amendments, Site Development Planning, Nassau County Beach Access System Plan, Summer Beach Ltd., continual service from 1984 to 2003.
- Yulee Area Areawide DRI/ADA, Planning Support Studies, Rayland Company, Nassau County, FL
- Expert Witness on Comprehensive Planning, Farmton Water Resources, LLC, Florida Public Service Commission Water Certificate, retained by Rose, Sundstrom & Bentley, LLP
- Planned Unit Development Amendment and DRI Notice of Proposed Change, Bank of America Office Park PUD and DRI, Jacksonville, FL, The Sembler Company
- General Planning Consultant for Management Support Services related to the City of Charlotte Center City Transportation and Land Use Master Plan, City of Charlotte, Department of Transportation
- Hampton Lakes Planned Unit Development (PUD) Application, LandMar Group, LLC, Nassau County, FL
- Amelia Island Parkway Property, City of Fernandina Beach Rezoning and Future Land Use Plan Amendment, Summer Beach, Ltd.
- DRI Annual Status Report and VPAC Annual Report, Bank of America Office Park, Jacksonville, FL



Professional Experience:

**HDR Engineering, Inc. of the Carolinas**

128 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202-5001

- Senior Planning Consultant, June 2002 to Present: Responsible for project management and execution, marketing and staff development.
- Regional Planning Manager, May 2000 to June 2002: Responsible for establishing and directing the development of a Planning Group for the Carolinas program including staff development and marketing. Responsible for project management and execution.

Major Clients and Projects:

- Southeast Corridor Major Investment Study, Land Use and Urban Design Analysis and Planning, Charlotte Area Transit System and Charlotte-Mecklenburg Planning Commission, Charlotte, North Carolina
- West Corridor Major Investment Study, Land Use and Urban Design Analysis and Planning, Charlotte Area Transit System and Charlotte-Mecklenburg Planning Commission, Charlotte, North Carolina
- Alachua West, Master Plan, Comprehensive Plan Amendment, DRI/ADA and Zoning, WACO Properties, Inc., Alachua, FL
- Streetcar for Winston-Salem, Conceptual Planning Study for Streetcar System for Downtown and Adjacent Areas, City of Winston-Salem, NC
- Connectivity Studies for Four Inner City Neighborhoods, Department of Transportation, City of Charlotte, NC
- Enhancement Master Plan, Spartanburg Area Transportation Planning Agency, Spartanburg County, SC
- County Administrative Complex Master Plan, Caldwell County, NC
- Dixie-Berryhill Vision Plan, Charlotte-Mecklenburg Planning Commission, Charlotte, North Carolina
- Vance Road Corridor Alignment Study, City of Huntersville, NC
- Beatties Ford Road Preservation Plan, City of Huntersville, NC
- Yulee Area Areawide DRI Planning Support Studies, Rayland Company, Nassau County, FL
- Inheritance Village at Wilkinson, Redevelopment of Queensgate, Neighboring Concepts, Inc., Charlotte, NC
- Truman Annex, Redevelopment Master Plan, Development of Regional Impact approval, rezoning, comprehensive plan amendment, community impact assessment, annexation, Truman Annex Company, Key West, Florida – Continuing service from 1987 through 2001 to client and successor interests.
- Summer Beach Golf and Beach Resort, Master Plan, Nassau County, Florida, DRI/ADA approval and amendments, Rezoning approval and amendments, Site Development Planning, Nassau County Beach Access System Plan, Summer Beach Ltd., continual service from 1984 to 2003.
- Downtown Master Plan and City-Wide Structure Plan, City of Florence, SC
- Cape Fear River Vision Plan, City of Fayetteville, NC
- Deep Creek Road Neighborhood Redevelopment Plan, City of Fayetteville, NC
- Bonnie Doone Neighborhood Redevelopment Plan, City of Fayetteville, NC
- Tar River Greenway – Greene Street Bridge Relocation Plan, City of Greenville, NC
- Calico Woods, Amendment to Nassau County, FL, Future Land Use Map, SEDA Construction Company
- Little Sugar Creek Greenway Master Plan, Mecklenburg County, NC
- Freedom Park – Little Sugar Creek Greenway Trail Redevelopment, Mecklenburg County, NC

Papers and Presentations:

- Landers, Howard M., "A Walk Home For Lunch, Living and Working in Uptown Charlotte", South Carolina Chapter American Planning Association Annual Conference, November 2001.
- Landers, Howard M., "Living and Working in Uptown Charlotte: The Elements of a Walkable Community", South Carolina Community Builders Conference, November 14, 2002.

Professional Experience:

**Landers-Atkins Planners, Inc.**  
201 North Hogan Street, Suite 400  
Jacksonville, Florida 32202

Founding Partner and President: September, 1983 to 2000

As a founding partner of the firm, Howard Landers maintained involvement in a wide variety of project types and services. He was responsible for projects in the areas of community planning, land planning, land use approvals, urban design, recreational facilities planning, and military facilities planning. Mr. Landers served as project manager or team leader on several large-scale, multi-disciplinary teams that are so frequently required by today's complex urban development areas. Mr. Landers was project manager and principle planner for the private redevelopment of Naval Station Truman Annex as an expansion of the historic district of Key West since 1987. He served the U.S. National Park Service for ten years in planning the Gulf Islands National Seashore - the National Park Service's largest consulting assignment. In managing several large scale projects that were defined under Florida law as "Developments of Regional Impact", Mr. Landers' emphasis was on issue identification and resolution in order to meet the client's schedule and development objectives.

Major Clients and Projects:

□ **URBAN REDEVELOPMENT PLANNING / URBAN DESIGN**

- Truman Annex, Redevelopment Master Plan, Development of Regional Impact approval, rezoning, comprehensive plan amendment, community impact assessment, annexation, Truman Annex Company, Key West, Florida – Continuing service from 1987 through 2000 to client and successor interests.
- Truman Annex Design Guidelines, Truman Annex Company, Key West, Florida
- LaVilla/Brooklyn Redevelopment Master Plan and Design Guide, City of Jacksonville, Florida – Three years of service as City's project manager for a team of planners, engineers, environmental scientists, real estate agents, appraisers, relocation specialists, and City staff.
- MidTown Jacksonville Redevelopment Strategy, Confidential Client
- Grand Oasis Recreational Vehicle Park, Key Largo, Florida
- Bahama Village Community Redevelopment Plan Update, Key West, Florida
- Bayshore/Gateway Community Redevelopment Plan, Collier County, Florida
- Jacksonville Convention Center at Union Station, Master Plan
- Hemming Plaza Redevelopment Area Master Plan, Jacksonville, Florida
- SWD Downtown Property Design Study, Jacksonville, Florida
- Florida East Coast Railway Company Downtown Design Study, Jacksonville, Florida
- Soutel Drive Corridor Master Plan, Jacksonville Transportation Authority, Jacksonville, Florida
- Nemours Foundation/Florida East Coast Railway Southbank Property Urban Design Study, Jacksonville, Florida
- Hemming Plaza Redevelopment Area Master Plan, Jacksonville, Florida
- Florida East Coast Railway Company Downtown Design Study, Jacksonville, Florida

□ **COMMUNITY PLANNING AND DEVELOPMENT**

- Historic Springfield Overlay Zoning Study, Jacksonville, Florida
- South Walton County Comprehensive Plan 2020, Southwood Properties
- Dolphin Point Condominium Compatibility and Consistency Analysis, Resorts Design, Fort Walton Beach, Florida
- Skinner Properties, Two Amendments to Jacksonville Comprehensive Plan, A.C. Skinner Family, Jacksonville, Florida
- Jacksonville Community Renewal Program, Executive Director
- Mixed-Use Development Zoning Category, Nassau County Zoning Ordinance
- City of Port St. Joe, Comprehensive Plan, 1990.
- City of Destin, Florida, Harbor Management Plan.

Professional Experience:

Landers-Atkins Planners, Inc. - Continued

- City of Chattahoochee, Comprehensive Plan, 1991.
  - City of Panama City, Comprehensive Plan Evaluation and Appraisal Report, 1985.
- **ENVIRONMENTAL PLANNING**
- White Oak Plantation Limited Development Overlay Comprehensive Plan Policy Amendment, Howard Gilman Foundation, Nassau County, Florida
  - White Oak Plantation Resource Management Plan, Howard Gilman Foundation, Nassau County, Florida
  - White Oak Plantation Compost Facility Development Plan, Howard Gilman Foundation, Nassau County, Florida
  - North Key Largo Habitat Conservation Plan, Monroe County, Florida
  - Destin Harbor Management Plan, Destin, Florida
  - Green Valley Mixed Use Development Plan and Wetlands Mitigation Bank, ScanAmerican Corporation, Polk County, Florida
- **RECREATIONAL FACILITIES PLANNING**
- Boy Scouts of America Sea Base Master Plan, Summerland Key, Florida
  - Continuing Services Contract – City of Jacksonville, Florida
    - Ortega Stream Valley Park and Preserve Master Plan and Construction Documents
    - Julington Creek Headwaters Park and Preserve – Northern Component Master Plan
    - Julington Creek Headwaters Park and Preserve – Southern Component Master Plan
    - Hemming Plaza and Federal Building Plaza Improvement and Integration Conceptual Plans
    - Prototype Regional Park Conceptual Plan
    - Prototype Community Park Conceptual Plan
    - Prototype Elementary School and Park Joint Use Conceptual Plan
    - Prototype Middle School and Park Joint Use Conceptual Plan
    - Prototype High School and Regional Park Joint Use Conceptual Plan
    - Sisters Creek Marina Park and Jacksonville Kingfish Tournament Facility Master Plan and Construction Plans
    - 103<sup>rd</sup> Street Go Kart Park Master Plan and Construction Plans
    - San Mateo Little League Park Master Plan
    - Mayport Community Recreational Facilities and Trails Master Plan
    - Little Jettys Park Master Plan
    - Ray Greene Park Master Plan – Joint Planning with an Elementary School, a Middle School, and a Branch Library
    - Rondette Lake Park Master Plan
    - Recreational Facility Design Standards
  - General Services Contract – City Of Tallahassee, Florida
    - Southside Park Master Plan and Construction Plans
    - Messer Park Expansion Master Plan and Construction Plans
  - General Services Contract – City Of Panama City, Florida
    - Comprehensive Plan including Recreation and Open Space Element
    - Urban Parks and Recreation Recovery Plan
    - Moody Harris Park and Community Center Master Plan
  - Amelia Island Beach Access Plan, Nassau County, Florida
  - Hampton Roads Area Navy Recreation Complex Study Update, U S Navy, Williamsburg, Virginia
- **LAND DEVELOPMENT PLANNING AND REGULATORY APPROVALS**
- Alachua West, Master Plan, Comprehensive Plan Amendment, DRI and Zoning, WACO Properties, Inc., Alachua, FL
  - Southwood Plantation, Master plan and DRI, St. Joe Company, Tallahassee, Florida

Professional Experience:

Landers-Atkins Planners, Inc. - Continued

- Summer Beach Golf and Beach Resort, Master Plan, Nassau County, Florida, DRI/ADA approval and amendments, Rezoning approval and amendments, Site Development Planning, Nassau County Beach Access System Plan, Stokes-O'Steen Communities, continual service from 1984 to 2000.
- Tidewater Beach and Golf Resort, Master Plan and DRI, Okaloosa and Walton County
- Villages at Maclay, Master Plan and DRI, Nassau County, Florida
- Westland Park, Master Plan and DRI, Jacksonville, Florida
- Plantation Park, Master Plan and DRI, Nassau County, Florida
- West Florida Regional Development Strategy, St. Joe Company
- Assorted Development Related Research Assignments, St. Joe Company
- Curitiba, Brazil: A Reader, Prepared for St. Joe Company
- Bank of America (NationsBank, Barnett Bank) Office Park, Ten years of continual service involving amendments to DRI and PUD Zoning and Annual Monitoring Reports, Jacksonville, Florida
- Amelia National Golf Course Community, Master Plan and PUD Zoning, Summer Beach Development Group Limited, Nassau County, Florida
- Flora Parke Residential Community, Master Plan and PUD Zoning, SEDA Development Company, Nassau County, Florida
- Osprey Village Retirement Community, Master Plan and Rezoning, Aaron Enterprises, Amelia Island Plantation, Florida
- Wildewood Downs Retirement Community, Master Plan and Rezoning, Aaron Enterprises, Columbia, South Carolina
- Augusta Hills, Retirement Community, Master Plan and Rezoning, Aaron Enterprises, Augusta, Georgia
- Pointe West Lakes Retirement Community, Master Plan and Rezoning, Aaron Enterprises, Vero Beach, Florida
- Myrtle Beach Lakes Retirement Community, Master Plan and Rezoning, Aaron Enterprises, Myrtle Beach, Florida
- Morgan's Point (Naval Annex Bermuda) Redevelopment Plan, East-West Partners, Bermuda
- Roosevelt Annex Master Plan, Singh Development Company, Key West, Florida
- Villages at Hawk's Cay Master Plan, Singh Development Company, Key West, Florida
- Amelia Island Plantation Expansion Development Plan and DRI/PUD Amendments, Amelia Island Company, Nassau County, Florida
- Monarch Ranch Conceptual Development Plan, Monarch Trust, Sumter County, Florida
- Nassau Outlet Center, Master Plan, PUD Zoning and Amendment to Nassau County Comprehensive Plan, Fisher Development Company, Nassau County, Florida
- Plummer Creek, Master Plan, PUD Zoning, Development Agreement and Amendment to Nassau County Comprehensive Plan, Nassau Partners, Nassau County, Florida
- Nassau Center Master Plan and Draft DRI/ADA, Rayland Company, Nassau County, Florida
- Sunland Campus Master Plan and DRI, State of Florida DMS, Tallahassee, Florida.
- Stokes-O'Steen Communities, Johns Creek Master Plan, St. Johns County.
- Westland Park, Master Plan and DRI, Jacksonville, Florida
- SWD Corporate Headquarters Site Selection Study, Jacksonville, Florida
- Koger Executive Office Center, Master Plan, Birmingham, Alabama

□ **MILITARY FACILITIES PLANNING**

- Master Plan and Requirements Study, Naval Air Station and Naval Complex, Jacksonville
- Base Exterior Architectural Plan, Naval Air Station, Sigonella, Sicily, Italy
- Base Exterior Architectural Plan, Naval Complex, Charleston, South Carolina
- Naval Air Rework Facility Site Location Study, Norfolk, Virginia
- Airwing Base Master Plan, Doha, Qatar
- Installation Design Guide, U.S. Army Military Community, Bad Kreuznach, West Germany
- Master Plan Update, Naval Complex Bermuda

Professional Experience:

Landers-Atkins Planners, Inc. - Continued

- Hampton Roads Area Navy Recreation Complex Study Update, Williamsburg, Virginia
- Master Plan, Naval Air Station, Cecil Field, Jacksonville, Florida

□ **EXPERT WITNESS**

- *Price Turner Associates vs* Florida Department of Transportation
- *Southside Estates Baptist church vs* Florida Department of Transportation
- *Lost Tree Village Corporation vs* City of Vero Beach, Town of Indian River Shores and Florida Department of Community Affairs
- *Guardian Lutheran Church vs* Florida Department of Transportation
- Florida Department of Community Affairs *vs Lee County*
- Florida Department of Community Affairs *vs St. Lucie County and Charboneau*
- *Save Crystal Beach vs* City of Destin and Summerchase
- *Florida Department of Transportation vs* Kingswood
- *Century Ambulance vs* Florida Department of Transportation
- *Peterson/Standard Concrete vs* Florida Department of Transportation
- Florida Department of Transportation Expert Witness General Contract – Thomasville Road
- Florida Department of Transportation Expert Witness General Contract – Burgess Road
- Florida Department of the Attorney General Expert Witness General Contract – Tallahassee DOT Projects
- East Central Florida Services, Inc., Petition to Florida Public Service Commission for a Water Service Territory

Papers and Presentations:

- Landers, Howard M., White Oak Plantation: Planning and Management of a Private Environmental Resource, Florida Chapter American Society of Landscape Architects, Annual Conference, Amelia Island, Florida, July 27, 1996.
- Apgar, Robert C. and Howard M. Landers, Environmental Planning Protection Policy: The Florida Experience, World Congress on Land Policy 1986, London, July 6-11, 1986.
  - Also published in Urban Law and Policy 8 (1987), pp. 369-380, North-Holland.
- Apgar, Robert C. and Howard M. Landers, "Reflections on the Florida Experience in Land Use Regulation," Florida Environmental and Urban Issues, Vol. XIV, No. 3, April 1987.
  - Also published under Special Topics Contributors in The Florida Chamber's Environmental Network.
- Landers, Howard M., Moderator, Design and Redevelopment, Florida Association of Housing and Redevelopment Officials, Annual Conference, Jacksonville, August 13, 1987.
- Landers, Howard M., Moderator, Planning for Federal Installations, Florida Chapter American Planning Association Annual Conference, Hollywood, November 5, 1987.
- Landers, Howard M., and Robert C. Apgar, Truman Annex: Preserving an Historic Setting/Expanding Upon Old Town Key West, 4th International Conference on Making Cities Livable, Charleston, S.C., March 8-12, 1988.
- Landers, Howard M., "Mobile Workshop: Naval Complex Jacksonville - Impact of a Major Military Facility on Community Planning," Florida Planning and Zoning Association, Annual Conference, October 13, 1988. (Paper, Workshop Moderator, Tour Guide)

Papers and Presentations:

Landers-Atkins Planners, Inc. - Continued

- Landers, Howard M. and Robert C. Apgar, Truman Annex: Preserving An Historic Setting/Expanding Upon Old Town Key West, American Society of Civil Engineers Conference, Orlando, Florida, March 6, 1990.
- Landers, Howard M., Truman Annex: Redevelopment Planning in a Highly Regulated Environment, Florida Chapter American Planning Association, 1988 Annual Conference, St. Petersburg, October 1988.
  - 1) Organizer and Moderator of Topic Panel including Pritam Singh, Art Mosley, Bob Apgar and Fred Bosselman
  - 2) Truman Annex: Master Planning, Design Guidelines and Approval Processing, Panel presentation.
- Landers, Howard M., Florida Growth Management Legislation: Development and Practice, Clemson University, College of Architecture, Department of Planning Studies, September 16, 1988.
- Landers Howard M., Planning Practice in the Private Sector, Clemson University, College of Architecture, Department of Planning Studies, September 16, 1988.
- Landers, Howard M., Southwood Plantation: Provision of Infrastructural Services, Florida State University, Department of Urban of Regional Planning, March, 1989.
- Landers, Howard M., Municipal Solid Waste Composting: The Key to Landfill Life, Florida State University, Department of Urban and Regional Planning, March, 1990.
- Landers, Howard M., Urban Sprawl: The Case for Central City Actions - Portland Oregon, The Florida Chamber, Growth Management Summer School, July 8-10, 1991.
- Landers, Howard M., Non-Transportation Levels of Service: Solid Waste and Drainage, The Florida Chamber, Growth Management Summer School, July 8-10, 1991.
- Landers, Howard M., Urban Sprawl: The Case for Central City Actions - Portland Oregon, The Florida Chamber, Growth Management Short Course, March 13-15, 1991.
- Landers, Howard M., Non-Transportation Levels of Service: Solid Waste and Drainage, The Florida Chamber, Growth Management Short Course, March 13-15, 1991.
- Landers, Howard M., Composting of Municipal Solid Waste, The Florida Chamber, Solid and Hazardous Waste Management Short Course, October 17-19, 1990.
- Landers, Howard M., Composting of Municipal Solid Waste, The Florida Chamber, Solid and Hazardous Waste Management Short Course, November 1989.
- Landers, Howard M., Planning for Livable Communities, Truman Annex, Earth Stewardship Conference, Marineland, Florida, January 27, 1995.
- Landers, Howard M., Cities of the Future, Northeast Florida Water Issues Conference - 1995, Jacksonville, Florida, May 11, 1995.
- Landers, Howard M., Great Cities of the World: Model for Planning, Graduation Convocation, Florida State University, Department of Urban and Regional Planning, 1999.

Project Awards:

- Loretto/Arnold Nature Park, Outstanding Public Development Award, Florida Planning and Zoning Association, 1997.

Project Awards:

Landers-Atkins Planners, Inc. - Continued

- Loretto/Arnold Nature Park, Environmental/Natural Resources Award, Florida Planning and Zoning Association, Northeast Chapter, 1997.
- Truman Annex Redevelopment, Outstanding Private Development Award, Florida Planning and Zoning Association, 1996.
- Redevelopment Plan for LaVilla-Brooklyn, Award of Merit, Florida Chapter American Planning Association, 1995.
- Redevelopment Plan for LaVilla-Brooklyn, Florida Planning and Zoning Association, Northeast Chapter, 1995.
- Truman Annex Master Plan and Design Guidelines, Florida Design Arts Award, 1994.
- Truman Annex Master Plan, Award of Excellence, Florida Chapter American Planning Association, 1990.
- Truman Annex Design Guidelines, and Master Plan and Development Approval Program, Award of Excellence, American Planning Association, Florida Chapter, Gold Coast Section, 1988.
- Master Plan Naval Complex Jacksonville, Best Public Development Award, Florida Planning and Zoning Association, 1988.

Community Service:

Jacksonville Chamber of Commerce:

- Member Board of Directors, Central Jacksonville, Inc., 1984 to 1991.
- Member Government Affairs Task Force, 1989 to 1991.

Professional Experience:

**Reynolds, Smith and Hills, Architects-Engineers-Planners, Incorporated**  
Jacksonville, Florida 32201

Vice President, Planning, 1978 to 1983: Responsible for management of planning operations of all offices, for direction of marketing program, and for management of major projects.

Associate Vice President/Manager Planning Division, 1978: Responsible for management of Planning Division, Jacksonville Office and for management of major projects.

Head, Department of Community and Regional Planning, Planning Division, May, 1977 to 1978: Responsible for the conceptualization, development, management and marketing of services including comprehensive planning and management, environmental planning, and intergovernmental grants assistance.

Project Manager, Planning Division, July, 1973 to May, 1977: Responsible for management of planning projects, including: contract management; work scheduling and monitoring; organization of staff team of planners, engineers and architects; achievement of design and work quality, communications with clients; cost control; and coordination of other consultants. Also responsible for promotional and marketing efforts.

Major Clients and Projects:

- National Park Service – Denver Service Center, Gulf Islands National Seashore, Florida and Mississippi. Nine years of service as Project Manager and Principal Planner for services including preparation of an Interpretive Prospectus for the Seashore and services on five primary sites as follows:
  - Santa Rosa Island, Master Plan and Environmental Assessment Report, and Comprehensive Development Plans, Construction Documents for East Day Use Area
  - Naval Live Oak Reservation, Master Plan and Environmental Assessment Report
  - Fort Pickens, Master Plan and Environmental Assessment Report
  - Davis Bayou, Master Plan, Environmental Assessment Report, Comprehensive Development Plans, Construction Documents
  - Ship Island, Master Plan and Environmental Assessment Report
- Ministry of Finance (Planning and Development), Republic of Trinidad and Tobago. Phase I, Urban Development Program, Technical and Financial Feasibility Analysis. Projects in East Port-of-Spain, Trinidad, A 3.5 Square Mile Urban Area with a population of 70,000, and Lower Scarborough, Tobago, Mid-City Governmental and Commercial Area. On an Inter-American Development Bank Grant.
- Pinellas County (Florida) Transportation Authority, Pinellas Parkway Location Study. Developed computer-assisted process for locating a 30-mile urban expressway.
- Broward County, Florida. Fort Lauderdale/Hollywood International Airport. Management of the preparation of all environmental permits for a \$100± million improvement program, including Environmental Impact Assessment Report (NEPA) and Development of Regional Impact Application.
- Community Development Block Grant Program, Panama City, Florida
- Tallahassee and Leon County Housing Study (LGCPA and CDBG)
- Ocala Housing Study (LGCPA and CDBG)
- City of Panama City. Preparation of complete Comprehensive Plan under the requirements of the Florida Local Government Comprehensive Planning Act. Assistance in local grant pursuit.
- Wilson Financial Master Plan, Jacksonville Convention Center at Union Station.
- Tallahassee/Leon County Planning Department. Housing Plan, Brunswick-Glynn County Joint Planning Department. Comprehensive Plan, St. Simons Island and Sea Island, Georgia.
- Kingdom of Saudi Arabia. Establishment of the Planning Office and Staff for the City and Region of Tabuk.
- Tree Tops Park, Master Plan and Design Studies, Broward County, Florida.
- Red Reef Oceanfront Park, Master Plan and Design, Boca Raton, Florida.
- Palm Beach County, South County Regional Park Master Plan.



Professional Experience:

Reynolds, Smith and Hills - Continued

- Al Swaidi Community Park, Riyadh, Saudi Arabia.
- Dahl Al Hamman Environmental Park, Doha, Qatar.
- Master Plan and Development Strategy, Marineland of Florida.
- Northwest Florida Planning and Advisory Council. Management of a general service contract for technical assistance on all aspects of the Council's program and provision of technical assistance on planning activities. Management of specific planning projects. Inter-governmental grant assistance.
- Area Planning Board of Palm Beach County (Florida). Preparation of a Housing Unit Allocation Model and Plan.
- Leadership Housing, Inc., North Broward Tract. Broward County Florida. Master Plan for 3960 acre community; Development of Regional Impact Application; Management of Detailed engineering analysis of drainage, sewage disposal, water supply and roadways; Cost estimates.
- Security Management Company, Jacksonville, Florida. Site development plan for 268 acre residential site; Preliminary engineering of drainage, roadways and utilities; Cost analysis.
- Security Management Company, Hampton, Georgia. Site analysis of 770-acre site.
- National Park Service, Ocmulgee National Monument, Macon, Georgia. Feasibility analysis of converting existing Visitor Center to solar energy for heating and cooling.
- U.S. Army Corps of Engineers. Turnkey Proposal for 750 family housing units at Fort Stewart, Georgia. Preparation of site development plan.
- Episcopal Diocese of Florida, Center for Spiritual Renewal. Program Development, Concept Plan and Feasibility Analysis of a 684 acre site in central Florida.

Papers and Presentations:

- "Pinellas Parkway Computer Analysis System," to the Jacksonville Planners Group, March, 1974.
- "Surface Mining, Reclamation and Land Use Planning," a research prospectus, February, 1975.
- "Planning, Land Development Opportunities and the Surface Mining Industry in West Virginia," to the West Virginia Surface Mining and Reclamation Association, March, 1975.
- "Gulf Island National Seashore: A case Study of the planning and Design Process of the National Park Service," Georgia State University Real Estate Conference, April, 1975.
- "The Housing Element of the Florida Local Government Comprehensive Planning Act," A workshop of the Florida Chapter, American Institute of Planners, May, 1975.

Project Awards and Publications:

- Pinellas Parkway Location Study, Honor Award, Florida Chapter American Society of Landscape Architects, 1975.
- Pinellas Parkway Location Study, Article in Environmental Design Fall, 1975.
- City of Panama City Comprehensive Plan, Honor Award, Florida Chapter American Planning Association.
- Red Reef Oceanfront Park, City of Boca Raton, Honor Award, Florida Chapter American Planning Association.
- Jacksonville Convention Center at Union Station
  - Unbuilt Design Award, Florida American Institute of Architects.
  - Merit Award, Florida Chapter, American Planning Association.

Professional Experience:

**Consolidated City of Jacksonville**

Department of Housing and Urban Development and Mayor's Office  
Jacksonville, Florida 32202

Director, Community Renewal Program June, 1971 to July, 1973

Responsible for the full direction of the Community Renewal Program including: Development and execution of a work program for planning renewal, neighborhood improvement, housing development, and housing management; hiring and direction of a staff of twelve professionals, two secretaries, and interns; liaison with City departments and related agencies; management of three consulting firms; management of a total budget of \$660,000; and design of the Experimental Housing Allowance Program.

Responsible to Herbert L. Underwood, Director of the Department of Housing and Urban Development; to Lex Hester, Chief Administrative Assistant, Mayor's Office; and to a Policy Coordinating Committee.

Related Responsibilities:

- Major's Office of Intergovernmental Affairs
- Board of Directors, Greater Jacksonville Economic Opportunity.
- Member, Manpower Area Planning Council.

Independent Activities and Papers:

- With Dr. Merl Coon, "Institutional Racism and Social Change," American Institute of Planners Convention, San Francisco October 25, 1971.
- "OEO Incentive Grant for a Jacksonville Housing Opportunities Center," for Greater Jacksonville Economic Opportunity, Inc., April 14, 1972.
- Special Faculty, Jacksonville University, taught course "Housing Our Urban Population," Fall 1971.
- Technical Advisor to the Coalition of Leadership for Community Advancement, November, 1971 to November, 1972.
- Technical Advisor to the Jacksonville Housing Opportunities Center.

Professional Experience:**Florida State University**

Department of Urban and Regional Planning  
Tallahassee, Florida 32306

Research Associate (Teaching), September, 1969 to June, 1971

Courses Taught:

- UPL 535 Housing and Redevelopment Seminar      Fall 1969, Winter 1971.
- UPL 536 Urban Housing: Planning and Development of Social Opportunity, Winter 1970, Fall 1970, Spring 1971.
- UPL 537 Urban Housing: Design and Production, Spring 1970, Spring 1971.
- UPL 538 Housing in the Developing World, Winter 1971, Taught with Dr. Robert E. Mitchell.
- UPL 507 Planning Methods, Fall 1970 Lab Instructor, with Dr. Andrew Dzurik.
- Directed Individual Studies in selected housing topics.
- Short Courses in Urban Planning: Summer 1970, Social Planning, Housing, Health Planning with Dr. Merl Coon.

Papers:

- "Housing and 1978: Implications for the Design Professionals," The Walulla Colloquium: The Urban Design Process, April 3, 1970.
- "Theoretical Issues in the Housing Market," Housing: A Short Course in Urban Planning, August 12, 1970.
- "The Neighborhood Development Program: Round Table," American Society of Planning Officials National Conference, New York, March, 1970.
- "Housing Action: Imperatives for Local Initiative" Presented at the Legislature Seminar of the State Council of Florida Chapters, National Association of Social Workers, Tallahassee, November 15, 1970.
- "Housing in Tallahassee: Challenges to the Social Worker," Presented at the Northwest Florida Chapter, National Association of Social Workers, Tallahassee, January 21, 1971.

Proposals:

- "Proposal for the Establishment of a Program in Urban and Planning at Florida A&M University" with James E. Frank and Donald Carrigan, May 13, 1970.
- "A Housing Opportunities Center: A Demonstration of University Involvement in Community Service, Training and Research", Submitted to OEO, May, 1970.
- "Turnkey III: Proposal for Performance of Homeownership Training Services," Miami Housing Authority, December 30, 1970, with James P. Doyle.

Professional Experience:

**Metro Denver Fair Housing Center, Inc.**

1525 Josephine Street  
Denver, Colorado 80206

Director of Planning and Research, September 1968 - September 1969.

Responsible to the Executive Director, Robinson G. Lapp, for planning and research leading to formulation of center policy and specific programs and actions.

Responsible for supervising secretarial and part-time research staff and for Directing special project teams composed of members of the 45 person staff.

Major Studies and Papers:

- "A Proposal for the Creation of Financial Capacities for Housing Development within the Existing Structure of Metro Denver Fair Housing Center, Inc."
- Denver Model Cities Program:
  - "Housing Finance and Development Project"
  - "Housing Action and Counseling Project"
  - Technical Advisor on Housing - Resident's Planning Committee
- "A Housing Action Plan" - Arapahoe County, Colorado
- "The Mathematics of Desegregation: Denver 1975: The Magnitude of Potential Goals"
- "Preliminary Evaluation of C. H. O. I. C. E. for Denver"
- "Low-Income Housing: Dispersion versus Concentration"
- "Urban Renewal Open Land Projects for Relocation Housing"
- "The Park Hill Neighborhoods: A Strategy for Continued Development of an Integrated Community."
- "Park Hill: An Analysis of Housing Sales Prices in an Integrated Community.
- "State Legislation for Housing Development; Proposals for Colorado; Review of Other States."
- "Proposed Housing Element: State of Colorado Comprehensive Planning Assistance Program."
- "Population and Ethnic Distribution in Metropolitan Denver: A Summary of Available Information."
- "Housing Production and the Future of the Housing Industry," Presented to the 1969 Construction Specifications Institute Regional Conference, Colorado Springs, Colorado, January 24, 1969.
- "Housing, Race and Poverty: New Planning for the New Denver," Presented to Colorado Chapter American Institute of Planners, February 20, 1969.
- "Housing and Planning in Metropolitan Denver," A series of Seminars at the Department of Urban and Regional Planning, Florida State University, April 21, 22, 1969.

Other Responsibilities:

- Director of Center Library
- Preparation of Slide Lectures on the Center

Professional Experience:

**Denver Planning Office**

1445 Cleveland Place  
Denver, Colorado 80202

Planner II - Comprehensive Planning Division, August 1967 to September 1968.

Responsible to Louis R. LaPerriere, Division Head, and on special projects directly to the Director, James D. Braman, Jr. Directed technical and clerical staff in preparation of reports. Chaired technical committees of the Model Cities Program.

Major Responsibilities:

- Analysis of Denver's capital improvement needs through 1985 and preparation of report to City Council.
- Model Cities Program:
  - Chairman of technical committee on New Technologies
  - Co-Chairman of technical committee on Urban Design
  - Technical Advisor to the Residents' Physical Planning Committee
- Neighborhood Planning:
  - Staff planner for neighborhood organizations in the Cherry Creek, Park Hill, and West Washington Park Neighborhoods.
- Miniparks: An analysis of their potential utilization in selected neighborhoods of Denver.

Public Education:

- Development and presentation of slide shows on the process and specific aspects of planning in Denver.

Publications:

- "Capital Improvements Financing: Denver 1985," May 1968.
- "Miniparks: Denver, Colorado," September 1968.

Professional Experience:

**Harman, O'Donnell & Henninger Associates, Inc.**

Urban Planners  
Detroit Street and Second Avenue  
Denver, Colorado 80206

Design Planner, July 1966 to August 1967.

Major Projects and Papers:

- "Development Standards," A background paper prepared for the Department of Housing and Urban Development's study of research needs in urban development and urban environment, 1966.
- "Land Economics in Suburban Development," Prepared for a Conference on Soil, Water and Suburbia sponsored by the Secretary of HUD and the Secretary of Agriculture, May 1967. Published in Soil and Suburbia, Washington, D.C.: U.S. Government Printing Office, 1967.
- "Vail Associates - Potential Growth Analysis Vail, Colorado," 1967.
- "Analysis of Potential Development: Waterville Valley, New Hampshire," 1967.
- "The Ski Resort Complex: Considerations in Program Planning," prepared for the Ski Area Management Clinic, Stratton, Vermont, June 1967.

Design Projects:

- "Master Plan: Vail Colorado."
- "Waterville Valley, New Hampshire: Master Plan."
- "Box Hill Development Plan," Bel Aire, Maryland.
- "Motel and Residential Development Plan," for a site in Albuquerque, New Mexico.
- "Suburban Core: Centerville, Virginia."
- "Preliminary Site Studies: KLZ Properties" Denver, Colorado.
- "South-Hampden Shopping Center: Preliminary Design and Site Analysis" Denver, Colorado.

Zoning Analysis:

- "Planned Unit Development Resolution: Arapahoe County, Colorado – Annotated Outline," 1967.
- "Planned Unit Residential Development: Research Notes," 1966-1967.

Pre-Professional Experience:

Florida State University, Department of Urban and Regional Planning  
Graduate Assistant - Teaching and Library Development  
September, 1965 to June, 1966.

Hillsborough County - Tampa Planning Commission  
Tampa, Florida  
Planning Intern, Comprehensive Planning Division  
Summer, 1965  
Analysis of Hillsborough County's public school and recreational facilities.

Edward E. McClure, Architect  
2302 Cline Street, Tallahassee, Florida  
Designer, December, 1964 to October, 1965  
Design, preparation of working drawings, and supervision of construction on two large residences.  
Design of a 100 lot subdivision.

Kent County Council Architect  
Maidstone, Kent, England  
Student Intern, Schools Division  
Summer, 1964  
Design of elementary school addition  
General drafting.

Zando, Martin & Milstead Architects and Engineers  
Charleston, West Virginia  
Draftsman, Summer 1963, Christmas Breaks 1963 and 1964.  
General drafting on working drawings, School of Forestry, West Virginia University.  
Model Building on State of West Virginia Office Building

Baker Masonry Service  
Charleston, West Virginia  
Apprentice Brick Mason  
Summers and Christmas Breaks of 1960, 1961, and 1962.

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Major Studies and Papers - Graduate Studies:

Florida State University; 1969 - 1971:

"Advocacy Planning, Institution Formation, Housing, and Social Change," (UPL 533 Dr. Coon and Mr. Doyle).

"Housing Markets and Low-Income Families," (ECS 401 Dr. Tuckman).

"The Metropolitan Council of The Twin Cities Area: A Case Study," (UPL 581 Mr. RuBino).

University of Colorado; 1968:

"Riots: Urbanism in the 1960's"

Florida State University; 1965-1966:

Thesis "Social Implications of a Metropolitan Constellation of Interdependent Cities (New Towns)," 1966.

"The Nature of Feudal Society," an analysis of Gideon Sjoberg's The Preindustrial City: Past and Present, (Soc. 505 Dr. Allen).

"Local Government As a Generator of Form in the Metropolitan Community," (Gov 507 Dr. Piccard).

"Social Organization and Stratification: Ecological Perspective," (Soc 555 Dr. Rhodes).

"Urban Design" -- A series of papers on major theories and practitioners, (URPL Mr. Godschalk).

Entry: Boston - Copley Square Design Competition (URPL Mr. Godschalk).

Virginia Polytechnic Institute; 1964 -1965:

"A Plan for Silver Spring, Maryland."

"Southern Appalachia: An Urban Approach."

"Montgomery, County, Virginia: Land Use Patterns 1985."

"Central Business District Renewal: Lynchburg, Virginia."

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