



# Palm Beach County Planning Congress Virtual Planning Challenges Seminar

July 30, 2021-Trends in Development & the Great  
Game-Changer called COVID

## OVERVIEW

This lunchtime session in the summer series from the Palm Beach County Planning Congress addresses a broader brush perspective on how Covid has changed the economics of development patterns. An emphasis will be changes in infrastructure finance, the use of open space, among other current redevelopment/development issues. The panel includes Nathan Norris with City Building Partnerships About — CityBuilding Partnership, paired with Joe Minicozzi with Urban3 who has made a career out of the economics of development patterns. Kim Delaney from the Treasure Coast Regional Planning Council will moderate. Joe has some information to share on impact fees as well as inequity/racism in property taxes and assessments.



**Kim Delaney** is the Director of Strategic Development and Policy for the Treasure Coast Regional Planning Council, which is a four-county intergovernmental agency in Southeast Florida. She is a state-wide resource with expertise in land use, economics, transportation, and public outreach. Dr. DeLaney has more than two decades of experience working with local governments, elected officials, agencies, investors, and community groups. Among her specialties is “entrepreneurial governance,” which includes finding ways to leverage public investments for optimal economic returns, environmental enhancement, and improved quality of life. She is also focused on redevelopment, complete streets, public/private partnerships, and investment analysis.

A native to Palm Beach County with degrees from the University of Florida and Florida Atlantic University, Dr. DeLaney's prior work includes the City of Stuart as the City Planner for a decade and Florida Atlantic University teaching public policy and assisting local governments. Dr. DeLaney lives in Martin County, Florida where she marvels at the exploits of her two sons, trains for triathlons, and paddles her kayak often with her Welsh Corgi named Flash perched carefully on the bow.

**Moderator**

**Kim Delaney, PH.D**

Director of Strategic Development & Policy  
Treasure Coast Regional Planning Council



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**Joe Minicozzi** is an urban planner imagining new ways to think about and visualize land use, urban design and economics. Joe founded Urban3 to explain and visualize market dynamics created by tax and land use policies. Urban3's work establishes new conversations across multiple professional sectors, policy makers, and the public to creatively address the challenges of urbanization. Urban3's extensive studies range geographically over 30 states, Canada, Australia and New Zealand.

Joe holds a Bachelor of Architecture from the University of Miami and Master of Architecture and Urban Design from Harvard University. In 2017, Joe was recognized as one of the 100 Most Influential Urbanists of all time.

## Speaker & Panelist

### Joe Minicozzi

Principal  
Urban3



**Nathan Morris** - Norris is founding principal of the CityBuilding Partnership. Nathan earlier served as the CEO of the Lafayette Downtown Development Authority where he and his team spearheaded the development of the award-winning Downtown Action Plan and the Creativity Everywhere initiative; co-wrote and secured adoption of a groundbreaking form-based code that subsequently won the Driehaus Award; established the CityBuilding Exchange educational conference for community leaders; and initiated a major road diet on one of the two main thoroughfares, as well as the development of the Return on Infrastructure Investment Analysis Tool. Previously, Nathan was the co-founder and Director of Implementation Advisory for the international urban design firm PlaceMakers, LLC. At PlaceMakers, Nathan worked with developers and municipalities to plan, entitle, develop and market neighborhoods, towns and cities. During this time Nathan started the annual Magical Mystery Tour series of intensive site tours of leading projects and places that continues on today as the CityBuilding Express. Prior to the creation of PlaceMakers, Nathan served as the Director of Marketing & Sales for multiple large scale traditional neighborhood developments. He is a contributor to the Charter of the New Urbanism and the SmartCode Manual; a co-founder of the New Urban Guild; a founding board member of the Transect Codes Council; the primary author of the Smart Growth Schools Report Card; a certified instructor for the National Association of Realtors Smart Growth course; and the project manager for the Appraisal System which rates the merits of development from the perspective of Smart Growth principles. He is the recipient of the 2019 Barranco Award. Norris regularly speaks across the country on how communities can leverage placemaking as an economic development tool.

He received his undergraduate degree from the University of Virginia and his law degree from the University of Alabama.

## Speaker & Panelist

### Nathan R. Morris

Founding Principal  
CityBuilding Partnership