

Eres, Christian

From: Kenneth Weiss <kweiss1@tampabay.rr.com>
Sent: Thursday, February 15, 2024 12:36 PM
To: BCC Agenda Comments
Subject: Feb 20, 2024 meeting 2024(A) item 7 Johns's Pass Activity Center
Attachments: Comment Letter and Report regarding City of Madeira Beach Johns Pass Village Activity Center Plan.pdf

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Please accept this comment in opposition to the proposed John's Pass Village activity center.

Kenneth L. Weiss
11085 9th St. E
Treasure Island, FL 33706
7274153672

From: Charles Gauthier charles.gauthier.faicp@gmail.com

Subject: Comment Letter regarding City of Madeira Beach John's Pass Village Activity Center Plan

Date: January 8, 2023 at 12:17 PM

To: jhendricks@madeirabeachfl.gov, dandrews@madeirabeachfl.gov, dtagliarini@madeirabeachfl.gov, RKerr@madeirabeachfl.gov, dhutson@madeirabeachfl.gov

Cc: rgomez@madeirabeachfl.gov, Attorneytrask@madeirabeachfl.gov, portal@madeirabeachfl.gov, cvanblargan@madeirabeachfl.gov, billgay@me.com

Bcc: saveti@tampabay.rr.com

CG

Dear Mayor Hendricks, Vice Mayor Andrews and Honorable Commissioners,

This is to provide my analysis of the John's Pass Village Activity Center Plan which I understand you will consider for adoption as Ordinance No. 2023-01 at your hearing on January 11, 2023. Please include the attached letter as part of the official record of the hearing.

The Activity Center Plan would significantly increase development potential compared to the existing Future Land Use Plan as follows:

Estimated Development Potential under Existing Future Land Use Categories Compared to Activity Center Plan Character Districts			
	Existing Future Land Use	Activity Center Plan	Increase
Residential Units	435	482	47
Lodging Units	1,546	2,032	486
Floor Area	1,713,607	2,866,901	1,153,294

My conclusions and concerns include:

- The Activity Center Plan would over-intensify future land use on a highly vulnerable barrier island;
- The transportation impacts resulting from the Plan have not been realistically analyzed; and,
- The Activity Center Plan is inconsistent with the City of Madeira Beach Comprehensive Plan.

It is my strong recommendation that the City Commission remand the Plan to staff for further analysis. This process should incorporate meaningful public participation directed toward reaching a community consensus.

Respectfully Submitted,

Charles Gauthier

Charles Gauthier, FAICP, LLC
1780 Copperfield Circle
Tallahassee, FL 32312
(850) 544-8588

Letter from
Charle...23.pdf

CHARLES GAUTHIER, FAICP, LLC

1780 COPPERFIELD CIRCLE
TALLAHASSEE, FL 32312

CHARLES.GAUTHIER.FAICP@GMAIL.COM

(850) 544-8588

January 8, 2023

Sent Via Email

Mayor John B. Hendricks
Vice Mayor Douglas F. Andrews
Commissioner David Tagliarini
Commissioner Ray Kerr
Commissioner David Dean Hutson

jhendricks@madeirabeachfl.gov
dandrews@madeirabeachfl.gov
dtagliarini@madeirabeachfl.gov
RKerr@madeirabeachfl.gov
dhutson@madeirabeachfl.gov

SUBJECT: City of Madeira Beach John's Pass Village Activity Center Plan

Dear Mayor Hendricks, Vice Mayor Andrews and Honorable Commissioners,

Mr. William Gay asked that I independently review proposed Ordinance No. 2023-01 which would adopt the John's Pass Village Activity Center Plan ("Plan"). This item is scheduled for the City Commission meeting on January 11, 2023.

Among my conclusions and concerns, discussed in more detail in the attached report, are the following summary points:

- The Plan would over-intensify future land use on a barrier island that is highly vulnerable to hurricane surge and sea level rise;
- The transportation impacts resulting from the Plan have not been realistically analyzed and may impose severe traffic congestion on the community; and,
- The Plan triggers inconsistencies with the City of Madeira Beach Comprehensive Plan.

The estimated increase in development potential allowed by the Plan over that currently permitted is dramatic. Residential development would increase by 47 units representing an 11% growth, the increase in lodging units is even more significant with the addition of 486 units or 31% more than currently allowed, and building floor area would be allowed a 67% increase for an additional 1,153,294 square feet.¹

¹ Building floor area is a "dual" measure of overall development intensity.

For perspective of scale, this additional floor area is sufficient to accommodate all of the floor area at Tyrone Square Mall, or alternatively, over 19 full sized supermarkets. Despite this massive increase in floor area, the transportation analysis for the Plan assumes traffic would be cut in half.

The Plan compounds the development issues by failing to include building height limits and development controls to prevent excessively tall buildings and over-massing of structures.

The stated purpose of the Plan is three-fold:²

1. Establish the standards and means to preserve and rebuild the existing character, uses, and density/intensity of John's Pass Village in the event of a disaster.

Comment: This purpose could be accomplished without a massive increase in development potential which overwhelms existing character. As an alternative, the City could adopt a policy in the Comprehensive Plan to allow post-disaster redevelopment up to the pre-existing level of development, subject to current land development regulations. While the City addresses build-back in its land development regulations, it does not have a comprehensive plan policy addressing land use non-conformities relative to the comprehensive plan.

2. Reconcile inconsistencies among existing land use characteristics in the City Comprehensive Plan and The Countywide Rules Standards.

Comment: The Countywide Plan does not now identify an Activity Center for the John's Pass Village study area. Instead of conforming to the Countywide Plan, the Activity Plan necessitates an amendment to the Countywide Plan. Additionally, Chapter 2012-245, Laws of Florida, governs county-local consistency by providing that maximum land use densities and intensities in local government comprehensive plans shall be consistent if they are equal to or less than the maximum densities and intensities as provided by the corresponding countywide plan categories. The scope of the Activity Center Plan is not driven by the Countywide plan.

3. Provide for consistency and enhancement in the Activity Center for future improvement, revitalization, and potential redevelopment within the Village.

Comment: The existing Future Land Use categories that apply to the John's Pass study area already provide for the improvement, revitalization and potential redevelopment.

I have also reviewed proposed Ordinances 2022-03 and 2023-02 which would amend the Comprehensive Plan by establishing Activity Center as a Future Land Use Category and designating it on the Future Land Use Map and wish to point out the category fails to identify land use types, and the densities and intensities of land use as required by Section 163.3177(6)(a)1, Florida Statutes. This compliance deficiency was noted in the Department of Economic Opportunity's review letter to Mayor Hendricks dated November 9, 2022. (attached)

² See page 5 of Activity Center Plan.

Charles Gauthier, FAICP, LLC
January 8, 2023
John's Pass Village Activity Center Plan

As a matter of procedural sequence, approval of the Activity Center Plan would need to follow the adoption and effectiveness of the Activity Center comprehensive plan text and map amendments for the John's Pass Village study area.

It is my strong recommendation that the City Commission remand the Plan to staff for further analysis. This process should incorporate meaningful public participation directed toward reaching a community consensus. Once that has been accomplished, and appropriate revisions identified, the Plan would be in a posture for consideration by the City Commission.

Thank you for the opportunity to comment, please include this letter as a part of the official record for your January 11, 2023, Public Hearing.

Sincerely,



Charles Gauthier, FAICP

CC Mr. Robin Ignacio Gomez, City Manager
Mr. Tom Trask, City Attorney
Ms. Linda Portal, Community Development
Ms. Clara VanBlargan, City Clerk
Mr. William Gay

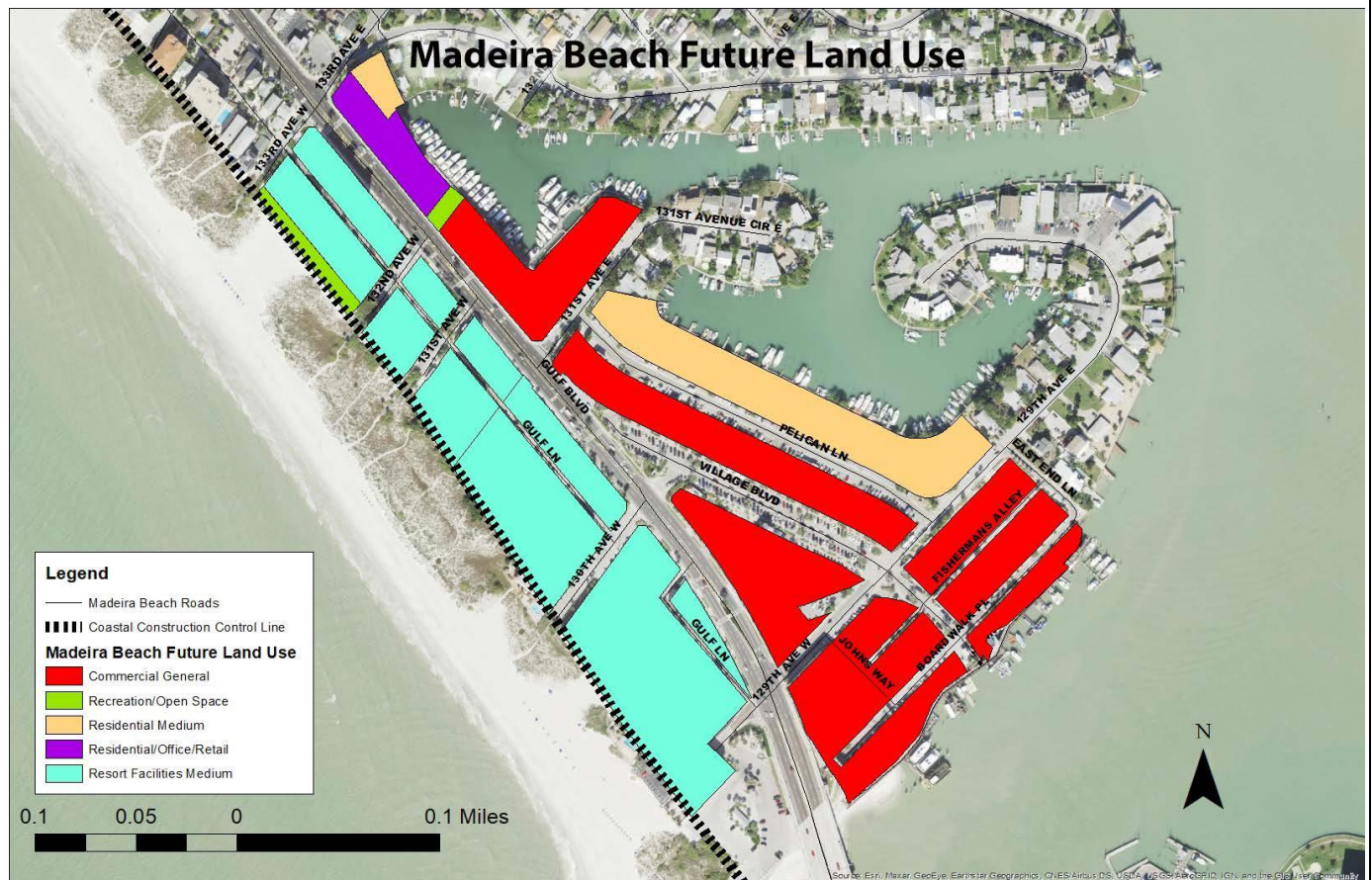
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ANALYSIS OF JOHN'S PASS VILLAGE ACTIVITY CENTER PLAN

Over-Intensification of Land Use

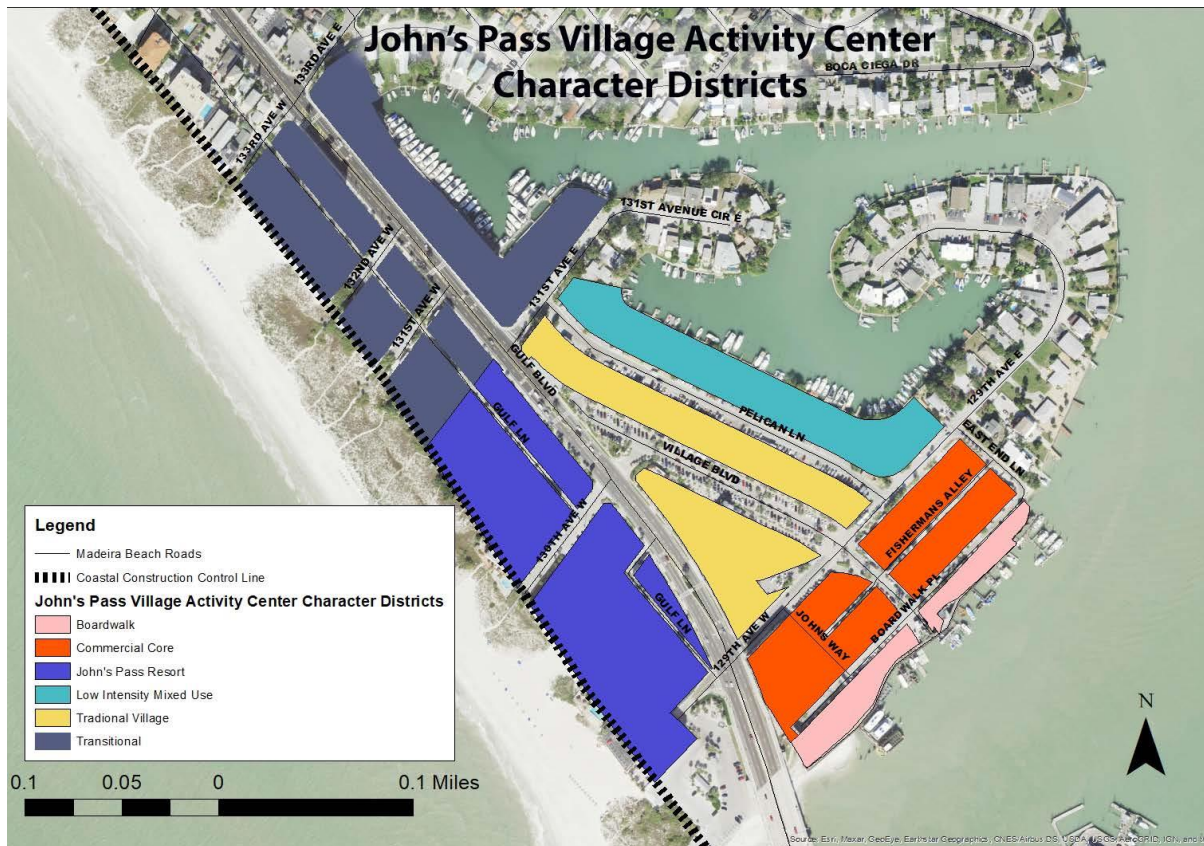
The Activity Center Plan ("Plan") is an impressive 68-page document with a great deal of pertinent information; however, it lacks clarity about the full extent of additional development potential it would make available.

The plan would apply to approximately 27.4 acres as illustrated below. The area is currently subject to five existing Future Land Use Categories: Commercial General, Recreation/Open Space, Residential Medium, Residential/Office/Retail, and Resort Facilities Medium.



Under the Plan, which takes the form of a Land Development Regulation, six Character Districts would apply namely: Boardwalk District, Commercial Core, John's Pass Resort, Low Intensity Mixed Use, Traditional Village, and Transitional.

As a follow-up action, the City would adopt specialized zoning districts and development standards for the Character Districts.



You will find attached to this report a spreadsheet analysis of the estimated maximum development potential under the Plan, summarized as follows:

Estimated Development Potential under Existing Future Land Use Categories Compared to Activity Center Plan Character Districts			
	Existing Future Land Use	Activity Center Plan	Increase
Residential Units	435	482	47
Lodging Units	1,546	2,032	486
Non-Residential Floor Area	1,713,607	2,866,901	1,153,294

The estimated increase in development potential is dramatic:

- Residential development would increase by 47 units representing an 11% growth.
- The increase in lodging units is even more significant with the addition of 486 units or 31% more than is currently allowed.
- Building floor area would be allowed a 67% increase for an additional 1,153,294 square feet.

To add perspective to the expanded floor area, Tyrone Square Mall reports 1,100,000 square feet of total floor area; therefore, the Plan would allow enough additional floor area to accommodate a regional shopping mall.³ As another example, since a Publix Supermarket requires about 60,000 square feet of floor area, the additional square footage would accommodate about 19 supermarkets.⁴

Note that neither the Comprehensive Plan nor Activity Center Plan establish building height limitations which would constrain the development potential. This is a surprising omission. Unless the City Commission establishes height limitations upon adoption of the Plan detailed development standards, including height limitations and restrictions on the over-massing, would await the adoption of specialized zoning districts and development standards.

Hurricane Surge Risk and Sea Level Rise

As you are well aware, the City of Madeira Beach is situated on a low-lying barrier island which is exposed to hurricane storm surge and sea level rise. Madeira Beach is highly vulnerable to devastating storm surge even in a tropical storm event. It only gets worse as storms reach hurricane and major hurricane status.

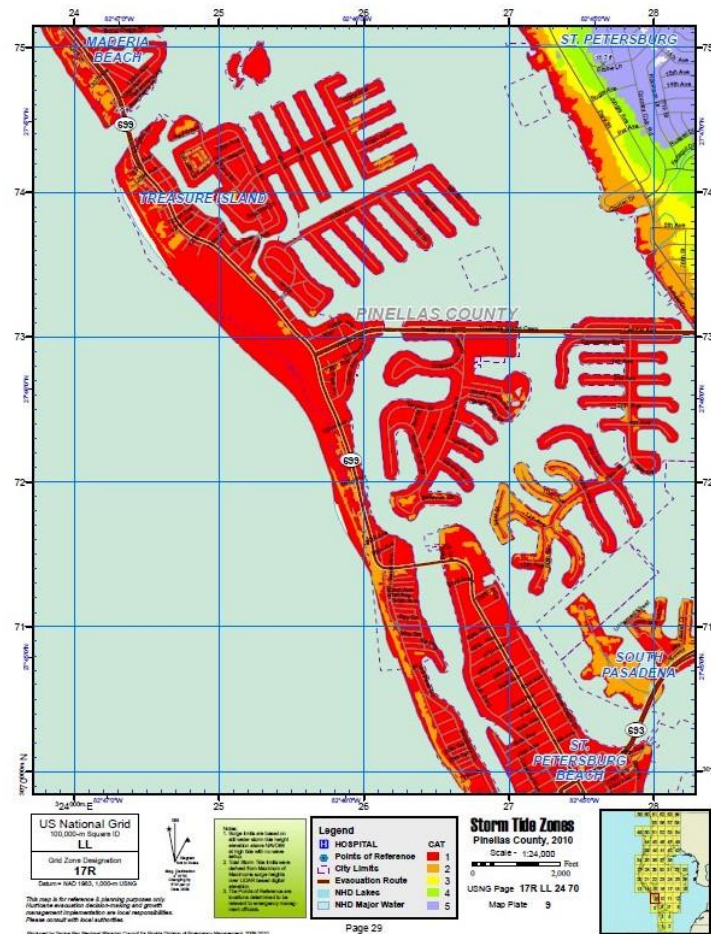
In my opinion, the responsible action by the City Commission is to consider reducing its existing development potential to better match the character and suitability of the land. In fact, the City's Comprehensive Plan requires that consideration. The Plan does the opposite by placing additional people and property in harm's way.

There is much to be learned from the extreme impacts of Hurricane Ian on Fort Myers Beach and Sanibel Island to your south including the loss of life, devastation of buildings and public infrastructure, the challenges of short- and long-term recovery, and impact on the fundamental economics of redevelopment. We find ourselves in a trend of more frequent hurricanes and hurricanes which rapidly intensify to reach the most powerful levels.

³ https://business.simon.com/mall/leasingsheet/9690_TyroneSquare.pdf

⁴

<https://www.convenience.org/Media/Daily/2014/May/ND0512142#:~:text=A%20typical%20Publix%20grocery%20store,40%2C000%20to%2060%2C000%20square%20feet>



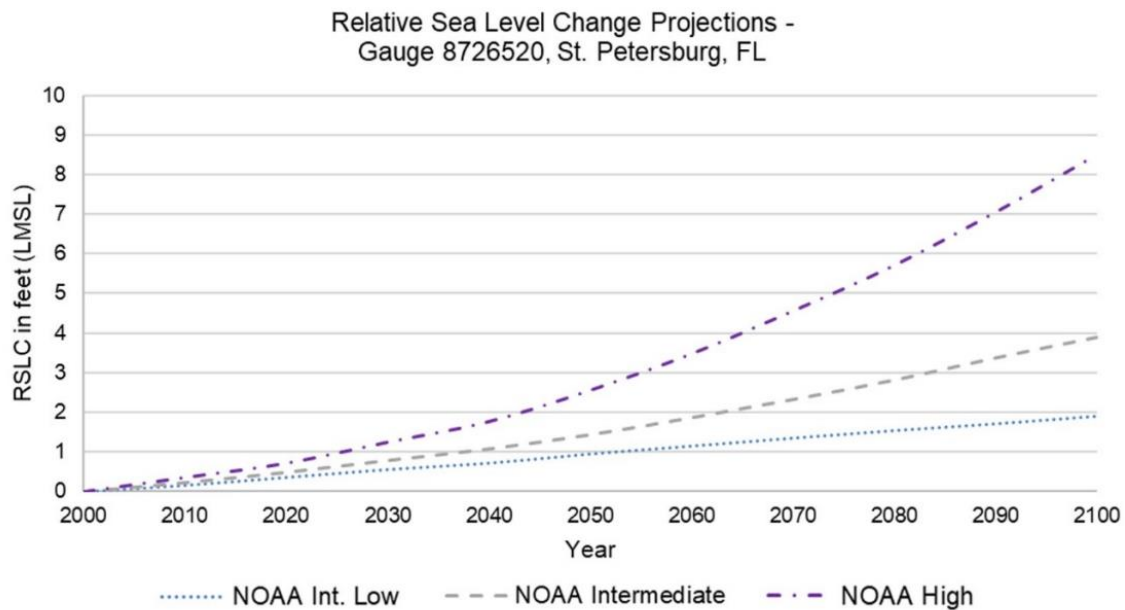
It is not just the threat of coastal storms; sea level rise profoundly changes the planning equation for Madeira Beach by consuming the land area and elevating surge effects. Indeed, it is my understanding that parts of Madeira Beach have flooded during the past few years from near misses by hurricanes.

Pinellas County has published the following finding about potential sea level rise:

Based upon a thorough assessment of scientific data and literature on SLR, the Tampa Bay Climate Science Advisory Panel (CSAP) concludes that the Tampa Bay region may experience SLR somewhere between 11 inches to 2.5 feet in 2050 and between 1.9 to 8.5 feet in 2100.⁵

⁵ <https://floodmaps.pinellascounty.org/pages/sea-level-rise>

The County provides the following graphic to illustrate it's finding:⁶



The year 2050 is well within the lifespan of buildings constructed today. At the upper range projection, sea level may be 2.5 feet above current levels by 2050 which would drastically impact large portions of Madeira Beach particularly with respect to a natural grade of five feet or less in many locations.

It is critically important, at this point in time, that the City Commission weigh carefully how intensive development on a barrier island is in the public interest in this era of powerful coastal storms and sea level rise.

Transportation Analysis

The Plan's analysis of transportation impacts is insufficient. There is no detailed analysis that takes into account existing development, the type, magnitude and phasing of additional development, and the impacts on average daily and peak hour conditions on an annual and peak season basis.

Instead, the transportation analysis consists of summary information which defaults to procedures in the Countywide Plan that grant a 50% numerical reduction in average daily traffic for Activity Centers.

I appreciate the countywide goal of promoting well-located, carefully planned Activity Centers, and understand that under an idealized scenario of balanced land uses and fine-grained multi-

⁶ Ibid

modal connectivity, Activity Centers may generate high rates on internal capture and single-trip/multiple purpose travel behavior.

The City Commission, however, is not addressing an idealized scenario. Instead, the 27.4-acre site is already well developed and would be allowed to grow incrementally under the Plan through the construction of unspecified uses at uncertain times resulting in an unpredictable land use balance and unknown mobility connectivity.

It is fantasy to conclude that adding 47 residential units, 486 lodging units and 1,153,294 square feet of floor area to an already developed site would in reality cut traffic in half. Instead, the community may be left with traffic congestion of extreme proportions.

For this reason, I recommend that the city undertake a thorough transportation analysis based on real life conditions, and consider responsive revisions to the Plan, to ensure your residents and visitors do not suffer from intolerable transportation conditions.

Comprehensive Plan Consistency

The Activity Center Plan must be consistent with the City of Madeira Beach Comprehensive Plan yet little or no record has been produced to demonstrate consistency. Instead of a focus on internal consistency, as required by law, the Plan focuses on justifying an amendment to the Countywide Plan.

The questions start with Future Land Use Element Goal 4.1 under which the City is to ensure that its Residential/Family and Beach Community Character is maintained and protected. Is the City Commission prepared to conclude that a highly intensive Plan and potentially severe traffic congestion is consistent with that goal?

Objective 4.1.3 and its policies recognize that Madeira Beach is located in the Coastal Storm Area and Coastal High Hazard Area. Policy 4.1.3.4 restricts support for new transportation corridors that would encourage further growth. Therefore, the additional development made available by the Activity Center Plan cannot be supported by additional transportation corridors, to the extent any are even possible given physical constraints.

The Activity Center Plan does not meet Objective 4.1.4 which definitively requires:

Due to its location in the Coastal Storm Area, the City shall not increase permanent densities above those established in this comprehensive plan, as delineated by Map LU-4, Future Land Use and Transportation.

The policies which follow narrow this prohibition, in fact, Policy 4.1.4.1 contemplates lowering permanent density:

***Policy 4.1.4.1:
The City shall maintain or reduce allowable permanent density in the Coastal Storm Area, consistent with Map LU-4, Future Land Use and Transportation.***

In the Comprehensive Plan the City promises to limit development to currently planned densities and intensities within the coastal storm area yet the Plan does the opposite:

Policy 4.1.4.2:

The City of Madeira Beach shall continue to implement growth management standards limiting development to currently planned densities and intensities within the Coastal Storm Area, consistent with Map LU-4, Future Land Use and Transportation.

It is clear that the residential density increases under the Plan clash with the Comprehensive Plan.

The Plan must be consistent with Policy 4.1.5.1 but the adequacy of existing and planned public facilities has not been demonstrated.

Policy 4.1.5.1:

The City shall maintain a population level based upon the availability, accessibility, and adequacy of existing and planned public facilities and services, including coordination of development with the availability of water supply.

The City Commission must also consider whether the Plan is consistent with the overall design theme of the John's Pass area:

Policy 4.1.9.8:

Redevelopment within the area adjacent to John's Pass Village and east of Pelican Lane shall be of a type that is in character with the overall design theme of the area.

I wish to also bring your attention to Objective 8.3.3 and suggest that development and redevelopment Plan increases risk to public investments and private property, as follows:

Objective 8.2.3:

Development and redevelopment within the City shall proceed in a manner that lessens risk to public investments and private property by utilizing policies, techniques and practices that reduce negative impacts of flooding and sea level rise.

Under Policy 8.2.3.1 the City must consider sea level rise data when evaluation revisions to the Comprehensive Plan such as those associated with the Activity Center Plan, a reasonable consideration is that the over-intensification of land use is not appropriate.

Policy 8.2.3.1:

Current and credible sea-level rise data should be considered when evaluating future land use amendment applications.

Activity Center Plan Purpose

The purpose expressed for the Plan is three-fold:⁷

4. Establish the standards and means to preserve and rebuild the existing character, uses, and density/intensity of John's Pass Village in the event of a disaster.

Comment: This purpose could be accomplished without a massive increase in development potential which overwhelms existing character. As an alternative, the City could adopt a policy in the Comprehensive Plan to allow post-disaster redevelopment up to the pre-existing level of development, subject to current land development regulations. While the City addresses build-back in its land development regulations, it does not have a comprehensive plan policy addressing use non-conformities relative to the comprehensive plan.

5. Reconcile inconsistencies among existing land use characteristics in the City Comprehensive Plan and The Countywide Rules Standards.

Comment: The Countywide Plan does not now identify an Activity Center for the John's Pass Village study area. Instead of conforming to the Countywide Plan, the Activity Plan necessitates an amendment to the Countywide Plan. Additionally, Chapter 2012-245, Laws of Florida, governs county-local consistency by providing that maximum land use densities and intensities in local government comprehensive plans shall be consistent if they are equal to or less than the maximum densities and intensities as provided by the corresponding county-wide plan categories. The scope of the Activity Center Plan is not driven by the Countywide plan.

6. Provide for consistency and enhancement in the Activity Center for future improvement, revitalization, and potential redevelopment within the Village.

Comment: The existing Future Land Use categories that apply to the John's Pass study area already provides for the improvement, revitalization and potential redevelopment.

⁷ See page 5 of Activity Center Plan.

Attachment A – Maximum Development Potential

**Estimated Residential Potential of John's Pass Village
Study Area based on Existing Future Land Use**

FLUM Category	Acres	Units per Acre	Residential Units
Commercial General	11.28	15	169
Recreation/Open Space	0.46	0	0
Residential Medium	3.36	15	50
Residential/Office/Retail	0.88	18	16
Resort Facilities Medium	11.06	18	199
Totals	27.04		435

**Estimated Residential Potential of John's Pass Village
Study Area based on Proposed Activity Center Plan
Character Districts**

Character District	Acres	Units per Acre	Residential Units
Boardwalk	1.33	0	0
Commercial Core	3.84	15	58
John's Pass Resort	7.25	24	174
Low Intensity Mixed Use	3.09	18	56
Traditional Village	4.25	15	64
Transitional	7.29	18	131
Totals	27.05		482

**Estimated Lodging Unit Potential of John's Pass Village
Study Area based on Existing Future Land Use**

FLUM Category	Acres	Units per Acre	Lodging Units
Commercial General	11.28	60	677
Recreation/Open Space	0.46	0	0
Residential Medium	3.36	0	0
Residential/Office/Retail	0.88	45	40
Resort Facilities Medium	11.06	75	830
Totals	27.04		1,546

**Estimated Lodging Unit Potential of John's Pass Village
Study Area based on Proposed Activity Center Plan
Character Districts**

Character District	Acres	Units per Acre	Lodging Units
Boardwalk	1.33	0	0
Commercial Core	3.84	100	384
John's Pass Resort	7.25	100	725
Low Intensity Mixed Use	3.09	60	185
Traditional Village	4.25	45	191
Transitional	7.29	75	547
Totals	27.05		2,032

Estimated Floor Area Potential of John's Pass Village Study Area based on Existing Future Land Use

FLUM Category	Acres	Square Feet per Acre	Square Feet	Floor Area Ratio	Square Feet
Commercial General	11.28	43,560	491,357	1.20	589,628
Recreation/Open Space	0.46	43,560	20,038	0.25	5,009
Residential Medium	3.36	43,560	146,362	0.80	117,089
Residential/Office/Retail	0.88	43,560	38,333	1.00	38,333
Resort Facilities Medium	11.06	43,560	481,774	2.00	963,547
Totals	27.04	43,560	1,177,862		1,713,607

Estimated Floor Area Potential of John's Pass Village Study Area based on Proposed Activity Center Plan Character Districts

FLUM Category	Acres	Square Feet per Acre	Square Feet	Floor Area Ratio	Square Feet
Boardwalk	1.33	43,560	57,935	2.00	115,870
Commercial Core	3.84	43,560	167,270	3.00	501,811
John's Pass Resort	7.25	43,560	315,810	2.50	789,525
Low Intensity Mixed Use	3.09	43,560	134,600	2.00	269,201
Traditional Village	4.25	43,560	185,130	3.00	555,390
Transitional	7.29	43,560	317,552	2.00	635,105
Totals	27.05	43,560			2,866,901

**Estimated Development Potential for John's Pass Study
Area under Existing Future Land Use Map Compared to
Proposed Activity Center Plan Character Districts**

Land Use	Existing	Proposed	Increase	Percent Increase
Residential	435	482	47	11%
Lodging	1,546	2,032	486	31%
Floor Area	1,713,607	2,866,901	1,153,294	67%

Calculations based on Tables 3.5 and 3.7 of the Activity Center Plan.

To fairly compare development potential under the existing Future Land Use Categories relative to the Activity Center Plan, the maximum development potential was considered in both cases. That is, the analysis is based on a development site land area of greater than three acres for the existing Mixed-Use Future Land Use Categories, and the utilization of Development Agreements pursuant to the Activity Center Plan.

The calculation of potential residential and lodging units under the existing Mixed Use Future Land Use Categories has not been factored since the percentage distribution applies to the mixed-use categories as a whole.

Attachment B – Review Letter from Department of Economic Opportunity

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

November 9, 2022

The Honorable John Hendricks
Mayor, City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Dear Mayor Hendricks:

The Department of Economic Opportunity ("Department") has reviewed the City of Madeira Beach proposed comprehensive plan amendment (Amendment No. 22-02ESR), received on October 12, 2022, pursuant to the expedited state review process in Section 163.3184(2)(3), Florida Statutes (F.S.). We have identified no comment related to adverse impacts to important state resources and facilities within the Department's authorized scope of review.

We are, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the City's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

Technical Assistance Comment (Activity Center Land Use): The City should consider revising the amendment to establish meaningful and predictable guidelines and standards to require that any subsequent amendment to designate the "Activity Center" future land use category on the City's Future Land Use Map shall also establish the related land uses, mix of uses and density and intensity of use standards for the property pursuant to the comprehensive plan amendment process of Section 163.3184, F.S., and the requirements of Sections 163.3177(1), 163.3177(6)(a)1., and 163.3177(6)(1)3.h, F.S.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
(850) 245.7105 | www.FloridaJobs.org | [www.Twitter.com/FLDEO](https://twitter.com/FLDEO) | www.Facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

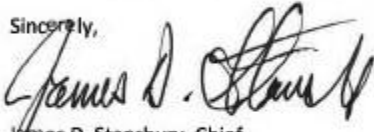
The Honorable John Hendricks, Mayor
November 9, 2022
Page 2 of 2

notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

If you have any questions concerning this review, please contact Adrian Young, Planning Analyst, by telephone at (850) 717-8515 or by email at Adrian.Young@DEO.MyFlorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/ay

Enclosure(s): Procedures for Adoption

cc: Jennifer Rowan, Senior Planner, City of Madeira Beach
Sean Sullivan, Executive Director, Tampa Bay Regional Planning Council

Attachment C - Professional Qualifications Charles Gauthier, FAICP

I have worked in Florida for 45-years as a professional planner in the areas of growth management, land use planning, environmental planning, land use regulation, zoning, and site planning. I have been a member of the American Institute of Certified Planners since 1988; in 2011, I was inducted as a Fellow for outstanding contributions to the public interest, the highest achievement available at a national level.

At the local level of government, I served as Chief of Long-Range Planning and Manager of Planning for Collier County during preparation of the 1989 Growth Management Plan. As Lee County's Zoning Manager, I presented over 300 re-zoning requests to the Board of County Commissioners. I have represented public and private sector clients across Florida on behalf of major consulting firms.

For 17-years I served as a senior state official with the Florida Department of Community Affairs, including five years as Bureau Chief for Community Planning and four years as the Division Director for Florida's Growth Management Program, overseeing implementation of statutory planning requirements on a statewide basis. During this time, I participated in the preparation of legislation, administrative rules, review of large-scale planning in numerous counties and municipalities, and compliance determinations on over 5,100 comprehensive plan amendments.

During my career I have appeared before forty-seven county commissions and city councils, presented at over 100 workshops and conferences, served as a member of numerous statewide and regional planning committees and have been accepted as an expert in approximately 35 legal proceedings.

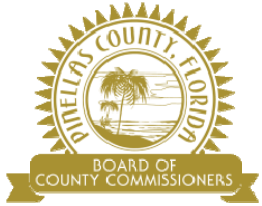
For the past nine years I have provided expert planning services as Charles Gauthier, FAICP, LLC. My clients have included counties, municipalities, homebuilders, industries, community associations, individuals, landowners, and public interest groups. I have provided services in Walton, Bay, Alachua, Lake, Hernando, Pasco, Pinellas, Sarasota, Lee, Collier, Hendry, Martin, Palm Beach, Broward, Miami-Dade, and Monroe Counties.

Eres, Christian

From: Lewis, Jamie E
Sent: Monday, February 19, 2024 4:06 PM
To: BCC Agenda Comments
Subject: Agenda item #7- 23-2024A

Categories: UPLOADED, DOWNLOADED

2/20/2024 BCC Meeting Agenda item #7- **23-2024A**- OPPOSE



Kind Regards,
Jamie Lewis
Executive Assistant to
Pinellas County Board of County Commissioners
315 Court Street, 5th Floor
Clearwater, FL 33756

jelewis@pinellas.gov
Office (727) 464-3377

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