



**RESUME**  
**CHARLES GAUTHIER, FAICP**  
1780 COPPERFIELD CIRCLE  
TALLAHASSEE, FL 32312  
[CHARLES.GAUTHIER.FAICP@GMAIL.COM](mailto:CHARLES.GAUTHIER.FAICP@GMAIL.COM)  
(850) 544-8588

**Accomplished Professional Planner with over 45-Years of State, Local and Private Sector Experience in Florida**

**CORE STRENGTHS**

Work Ethic & Dedication  
Cooperation & Common Sense

Knowledge & Experience  
Analysis & Decision-Making

Leadership & Management  
Communication & Presentations

**PRACTICE AREAS**

Growth Management  
Comprehensive Planning  
Areas of Critical State Concern  
Developments of Regional Impact

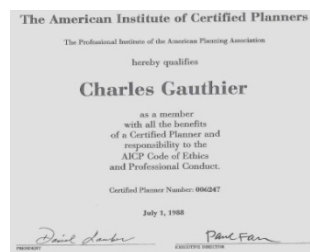
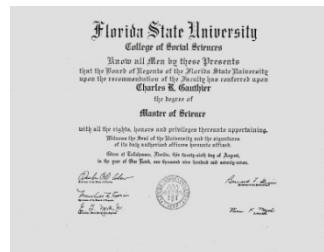
Zoning & Site Planning  
Legislative & Legal Proceedings  
Public Participation  
Land Use Design

Transportation Planning  
Natural Resource Planning  
Water Quality Planning  
Disaster Resiliency

**EDUCATION AND CERTIFICATION**

- University of South Florida, Bachelor of Arts Geography, 1976
- Florida State University, Master of Science Geography, 1977
- American Institute of Certified Planners, 1988 (#058933)
- College of Fellows American Institute of Certified Planners, 2012

As an undergraduate my emphasis was physical geography; at the graduate level I specialized in the spatial analysis of land use. In 1998, I became a member of the American Institute of Certified Planners and in 2012, I was inducted into the AICP College of Fellows.



**FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION**  
Environmental Specialist I / II / III, November 1977 to July 1983

Bureau of Water Management and Offices of Director of Environmental Programs and the Secretary

My first professional work had me combining environmental permitting and water resource planning as I completed research and drafting tasks for the Florida Water Use Plan and Water Element of the State Comprehensive Plan and provided staff support for the Lake Tohopekaliga Task Force, Outstanding Florida Waters designations for the Suwannee and Wekiva Rivers, and special projects.



**FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS**



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#### Planner II / Planning Manager, October 1983 to September 1985

In 1983, I secured a position with Florida's State Land Planning Agency and worked to implement Resource Management Plans for Charlotte Harbor, Suwannee River and Hutchinson Island, and initiate the planning process for the Kissimmee River. I worked with local planning officials to improve comprehensive plans and land development regulations and assisted with agency coordination and preparation of reports to the Governor and Cabinet.

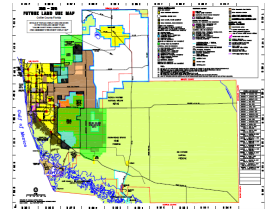
#### COLLIER COUNTY, FLORIDA

##### Chief of Long Range Planning / Manager of Comprehensive Planning, October 1985 to May 1989

After Florida adopted the Growth Management Act of 1985, I became a local government planner charged with preparation of a growth management plan. My role was to guide the content of the plan, serve as chief author of the future land use element, and make presentations at community meetings, public workshops, and public hearings.

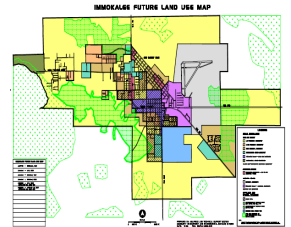
The planning process was challenging; ultimately, consensus was reached around the following planning objectives:

- Urban development boundaries
- Reduced densities in coastal-high hazard areas
- Tiered activity centers
- Access management and corridor design standards
- Incentives for affordable housing
- Watershed-based planning
- Natural resource protection areas
- Zoning revaluation
- Community plans for Immokalee, Golden Gate Estates and Marco Island



After a three-year effort, the County Commission adopted a Growth Management Plan that received Excellence awards from the Florida Department of Community Affairs and the National Association of Counties. The county has since grown from 115,000 to more than 370,000 yet the framework for growth remains largely intact.

I also managed an Immokalee Area Master Plan process. Because of our work, Collier County modernized its zoning and building codes, initiated targeted code enforcement to reduce blight, upgraded public safety services and improved housing through a farmworker housing plan. The Immokalee initiative turned a spotlight on the community, activated public involvement and achieved tangible improvements.



Anxious for private sector experience, I decided to leave my job with Collier County.

#### WILSON, MILLER, BARTON & PEEK, INC.

Senior Planner, June 1989 to April 1990, Naples

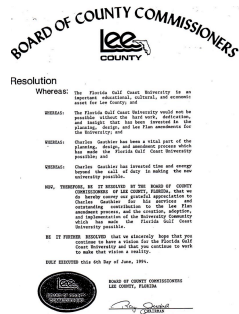
My employment with a Naples-based consultant taught me the perspectives and challenges of landowners and applicants and heightened my appreciation of property rights and balance. During this time, I represented development applicants and published articles in local journals on land use planning, transportation concurrency and affordable housing.

#### LEE COUNTY, FLORIDA



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Principal Planner / Zoning Manager, April 1990 to September 1994



I returned to the public sector to serve as a principal planner and zoning manager for neighboring Lee County. This was during a period of explosive growth that saw a high volume of large scale zoning changes. Lee County used a quasi-judicial Hearing Examiner system so I became familiar with sworn testimony and cross-examination. Every other Tuesday I presented an agenda of re-zoning recommendations to the County Commission – over 300 cases all told - decisions I helped craft have shaped Lee County, which has since more than doubled in population.

It was an honor to play a role in the planning for Florida Gulf Coast University, expansion of Southwest Florida International Airport, controversial marina proposals on Estero, Pine and Gasparilla Islands, commercial down-zonings to protect the character of Captiva Island, and a multitude of master planned developments.

**FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS**

Growth Management Administrator, October 1994 to March 1999

As a section leader, I was responsible for review of comprehensive plans and developments of regional impact within a third of Florida - Northeast, East Central, Treasure Coast and Southwest.

Chief Bureau of Local Planning, March 1999 to July 2005

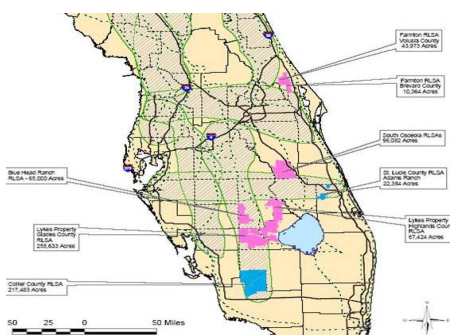
As Bureau Chief, I had statewide responsibility for the review of comprehensive plans, developments of regional impact, and areas of critical state concern.

Director Division of Community Planning, January 2007 to April 2011

During this time, I was responsible for all facets of Florida's Growth Management Program and became more involved in interagency planning initiatives, the governor and cabinet and legislative affairs.

**Comprehensive Plan Review**

With Florida's rapid growth and real estate bubble the volume of comprehensive plan amendments was enormous. As a Growth Management Administrator, 724 local government amendment packages crossed my desk for formal state review; as Bureau Chief, there were 1,870 packages; as Division Director, another 2,500 packages. All told, I played a leadership role in assuring that over 5,100 comprehensive plan amendment packages met the standards of Chapter 163, Florida Statutes. Between 2007 and 2011, future land use map amendments reviewed by our office affected nearly one million acres of land and provided for more than one million new homes and 2.7 billion square feet of non-residential floor area.



Most rewarding was assisting publicly initiated planning efforts. I worked with county and city planners to share ideas and resolve issues early on in a way that met state requirements while preserving local creativity. For example, the Palm Beach County Managed Growth Tier System, the Miami 21 Blueprint for the 21<sup>st</sup> Century, the Sarasota 2050 Plan, the St. Lucie County Towns, Villages and Countryside Plan, the Osceola County Growth Smarter Plan, the Taylor County 2060 Vision Plan, and the Alachua County 2030 Plan.

**Presentations**



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To share information I appeared before forty-seven county commissions and city councils at workshops and hearings. I lectured at the Florida Association of Counties Commissioner Training Program, presented to the Association's Urban and Rural Policy Workgroups and the Florida League of Cities Growth Policy Committee. During my career, I have provided over 100 presentations at conferences and events including:

- APA Florida Conferences, Workshops and Seminars
- Coastal School of Law Environmental Summit
- Climate Change and Healthy Communities
- Coastal Cities Summit
- Exploring the Secrets of Wakulla Springs
- Florida Association of Counties Conference
- Florida Bar Land Use and Environmental Law Update
- Florida Chamber of Commerce Short Course
- Florida Governor's Hurricane Conference
- Florida Greenways and Trails Conference
- Florida Health Environmental Forum
- Florida Homebuilders Association Conference
- Florida Hydrogeology Consortium
- Florida League of Cities Conference
- Florida Neighborhoods Conference
- Florida Planning and Zoning Association
- Florida Planning Commissioners Training
- Florida Redevelopment Association
- FSU College of Law Environmental Forum
- Florida Springs Conference
- Florida Transplex Conference
- Fort Myers Town Hall Meeting
- Future of Southwest Florida
- Governor's Commission for a Sustainable Florida
- Inevitable Growth: Challenges and Opportunities
- Jacksonville: Gridlock 2
- Lake County Conservation Council
- Miami Urban and Environmental League
- National Hurricane Conference
- Rails to Trails Conservancy
- Real Estate Trends and Networking
- Southwest Florida Conservancy
- Southwest Florida ITE
- Transportation Planning in Miami-Dade County
- Tropical Audubon
- UF Landscape Architecture Symposium
- UF Public Interest Environmental Conference
- Urban Land Institute
- Volusia County Eco-Mapping Symposium

#### Expert Testimony

I have been accepted as an expert in growth management, comprehensive planning and land use planning in over 35 legal proceedings.

#### Legislative and Rulemaking Processes

My responsibilities at DCA included monitoring legislative activity, preparing bill analyses, presentations to legislative committees, and drafting of bills. I assisted with amendments to Florida's planning laws including:

- |                                   |  |
|-----------------------------------|--|
| ▪ Subsection 163.3164(31)         | Definition of Optional Sector Plan   |
| ▪ Subsection 163.3164(32)         | Definition of Financial Feasibility  |
| ▪ Subsection 163.3175(3)          | Compatibility of Development with Military Installations                   |
| ▪ Subsection 163.3177(3)          | Capital Improvement Element  |
| ▪ Paragraph 163.3177(6)(a)        | Co-location of Public Schools with Parks, Libraries or Community Centers   |
| ▪ Paragraph 163.3177(6)(a)        | Energy Efficient Land Use Patterns and Greenhouse Gas Reduction Strategies |
| ▪ Subsection 163.3180(5)(12)&(16) | Transportation Concurrence and Proportionate Fair-Share                    |
| ▪ Subsection 163.3180(13)         | Public School Facilities Element   |
| ▪ Section 163.3182                | Transportation Concurrence Backlogs  |
| ▪ Section 163.3191                | Evaluation and Appraisal Reports   |
| ▪ Section 163.3245                | Optional Sector Planning   |
| ▪ Section 163.32465               | State Review in Urban Areas  |
| ▪ Section 377.809                 | Energy Economic Zones  |
| ▪ Section 380.05                  | Florida Keys Area of Critical State Concern                                |
| ▪ Chapter 369, Part III           | Wekiva Parkway and Protection Act  |
| ▪ Section 1013.35                 | School District Educational Facilities Plan                                |

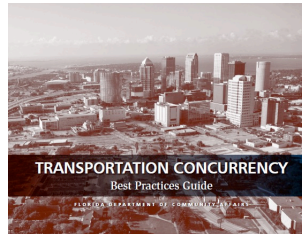




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### Planning Publications

I worked with teams of professionals and helped produce best practices guidebooks that promote innovative planning including:



- *Protecting Florida's Springs: Land Use Planning Strategies and Best Management Practices*, November 2002, National APA and APA Florida Planning Excellence Awards
- *Preparing a Boating Facility Siting Plan*, March 2003
- *Best Development Practices for Wildfire Mitigation in Florida*, December 2003
- *Wildlife Habitat Planning Strategies, Design Features and Best Management Practices*, 2006
- *Best Practices Guide for School Concurrency*, April 2007
- *Florida Planning Tool Box*, August 2007
- *Transportation Concurrency*, September 2007, Institute of Transportation Engineers Best Project Award
- *Protecting Florida's Springs: Implementation Guidebook*, February 2008
- *Community Case Studies, Waterfronts Florida Partnership Program*, May 2009
- *Mobility Fee Design and Implementation in Florida*, 2009
- *Post-Disaster Redevelopment Planning*, October 2010, APA Florida Planning Excellence Award
- *Florida Transit-Oriented Development Guidebook*

### Collaborative Planning

I have been honored to provide testimony or serve as a member on statewide and regional planning committees:

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| <ul style="list-style-type: none"><li>▪ Lake Tohopekaliga Task Force</li><li>▪ Hutchinson Island Resource Planning and Management Committee</li><li>▪ Kissimmee River Resource Planning and Management Committee</li><li>▪ Indian River Lagoon Field Committee</li><li>▪ Collier County Citizen's Advisory Committee</li><li>▪ Bonita Springs Study Group</li><li>▪ Arnold Committee for Estero Bay</li><li>▪ Charlotte Harbor Management Plan Steering Committee</li><li>▪ Myakka River Coordinating Council</li><li>▪ Loxahatchee River Coordinating Council</li><li>▪ Commission for a Sustainable South Florida</li><li>▪ Florida Transportation and Land Use Study Commission</li><li>▪ Governor's Growth Management Study Commission</li><li>▪ Public School Construction Study Commission</li><li>▪ Wekiva River Basin Task Force</li><li>▪ Wekiva Study Area Coordinating Council</li></ul> | <ul style="list-style-type: none"><li>▪ Miami-Dade Planners Technical Committee</li><li>▪ Water Supply Work Group</li><li>▪ DOT Transportation Site Impact Coordinators</li><li>▪ Rural Economic Development Initiative</li><li>▪ SR 40 / Osceola National Forest Task Force</li><li>▪ South Florida Ecosystem Restoration Task Force</li><li>▪ Growth Management Advisory Committee</li><li>▪ Regional Planning Council Association</li><li>▪ Florida MPO Advisory Committee</li><li>▪ Committee for a Sustainable Emerald Coast</li><li>▪ Florida Water Congress</li><li>▪ Enterprise Florida Rural Working Group</li><li>▪ Florida Military Defense Alliance</li><li>▪ Climate Change Action Team</li><li>▪ Campus Master Plan Committee</li><li>▪ Florida Wildlife Commission Conservation Blueprint</li><li>▪ Florida Strategic Intermodal System Plan</li><li>▪ Florida 2060 Transportation Plan</li><li>▪ Mobility Fee Methodologies Stakeholders Group</li></ul> |
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**MORRIS-DEPEW ASSOCIATES, INC.**

Director Tallahassee Office, July 2005 to January 2007 and April 2011 to September 2012

Morris-Depew Associates provided me with tremendous opportunities to grow as a professional by opening its Tallahassee Office, developing clients and providing growth management and land use planning services on a statewide basis.

In 2005-2006, we provided services to school districts and local governments to support the school concurrency program and staffed pilot projects in Walton and Sarasota Counties. I assisted Sarasota County with a mediated process to create an interlocal service boundary agreement, helped Osceola County with land use review, and provided planning support for a large-scale development in Hernando County.

After returning to the firm in 2011, I provided services to the Florida Department of Transportation's Outdoor Advertising Program, prepared an expert report for Federal Court regarding a Dixie County zoning approval; testified on behalf of the Town of Ponce Inlet before the Circuit Court of Volusia County and a Formal Administrative Hearing, assisted a Suwannee County citizen group in regard to a proposed landfill, and assisted a Homeowners Association in Walton County with drainage and access issues.

**FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Environmental Administrator, September 2012 to July 2014

Completing my government work, I served as a section leader in Florida's water quality restoration program and worked with scientists to prepare and update of Basin Management Action Plans. The basin plans focused on implementation of Total Maximum Daily Loads through allocation of nutrient reduction responsibilities. My work included Bayou Chico, Jackson Blue Springs, Wakulla Springs, Newnans and Orange Lakes, Rainbow Springs, Silver Springs, Wekiva Springs, the Middle and Lower St. Johns River Basin and Indian River Lagoon.

**CHARLES GAUTHIER, FAICP, LLC**

July 2014 – Present

In 2014, I started my own practice with the goal of using my skills and experience to serve the public interest by providing expert planning services to public and private sector clients throughout Florida. My clients have included:

- Bay County which I assisted with the review of an expansion to the West Bay Sector Plan;
- Martin County which I assisted with expert testimony regarding its urban service districts and septic tank standards;
- A property owner in Hendry County who I assisted with a proposed solar energy facility;
- Greater Driftwood Estates Homeowners Association which I assisted with DRI compliance, drainage and flooding issues in Walton County;
- An individual in the City of Madeira Beach who I assisted with a town center plan;
- GL Homes which I assisted with comprehensive planning strategies in Palm Beach County;
- Kaiya Beach Resort in Walton County which I assisted with a zoning appeal;



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- The City of Fort Myers which I assisted with an expert report for Federal Court regarding zoning for a rehabilitation center;
- CEMEX Construction Materials Florida which I assisted with expert testimony regarding comprehensive plan amendments in Lake and Hernando Counties.
- Lennar Homes which I assisted with expert testimony regarding a comprehensive plan amendment in the City of Miramar;
- The City of Bonita Springs which I assisted with expert testimony regarding a comprehensive plan update;
- The Village of Estero which I assisted with a legal challenge to its comprehensive plan;
- The Citizens for Thoughtful Growth in West Palm Beach which I assisted with testimony regarding a development order;
- A residential development in Seminole County which I assisted by reviewing a development order;
- The Conservancy of Southwest Florida which I assisted with a challenge to a development permit in Collier County;
- PGSP Neighbors United, Inc., which I assisted with a challenge to a comprehensive plan amendment in the City of St. Petersburg;
- Robin Cartwright who I assisted with a challenge to a City of Stuart comprehensive plan amendment;
- The Town of Lake Park which I assisted with a challenge to a comprehensive plan amendment;
- Keep the County, Inc., which I assisted with the review of a Sarasota County comprehensive plan amendment;
- Protect St. Peter Beach which I assisted with a review of a conditional use permit;
- Gainesville Neighborhood Voices, Inc., which I assisted with a challenge to a City of Gainesville comprehensive plan amendment; and,
- Donna Sutter Melzer who I assisted with a challenge to a Martin County comprehensive plan amendment.