

EARL RAFAEL HAHN

15615 Iona Lakes Drive
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(863) 993-6543 and PlannerHahn@gmail.com

EDUCATION

The Florida State University (08/83 - 12/88), Juris Doctor and Master of Science in Planning
The University of Florida (08/76 - 06/78), Bachelor of Arts, Interdisciplinary/Urban Studies
Miami-Dade Community College (08/74 - 05/76), Associate of Arts

PLANNING RELATED EXPERIENCE

Lee County Community Development Department (03/28/2021 to Present)

Principal Planner: Administer the Certified Local Government Historic Preservation Program for a county government with a population exceeding 760,000 persons; review development permits for consistency with the historic preservation regulations and, where applicable, prepare staff reports and present those reports before the Historic Preservation Boards; review zoning applications, prepare staff reports, and present those reports before the Hearing Examiner and Board of County Commissioners; researching the permitting history of properties, obtaining copies of previous development orders and permits, and preparing zoning verification letters; providing customer assistance to all persons seeking zoning information; and supervising two employees. Accomplishments include: drafted a food truck ordinance which was adopted by the Board; initiated draft ordinances amending the historic preservation regulations and medical marijuana; manage an average caseload of 25 zoning cases.

City of New Port Richey Development Department (12/16/2019 to 09/10/2020)

Development Director: Administered the Development Department, which includes the Building, Planning and Zoning, and Community Development Divisions for a municipal government with a stable population under 20,000 people; served as the Chief Planning Official for the Planning and Zoning Division and managed the comprehensive planning, zoning, site development, and platting functions; supervised and provided evaluations for a staff of six full-time and two part-time employees; served as staff to the Land Development Review Board/Local Planning Agency and Historic Preservation Board; and chaired the Development Review Committee. Accomplishments include: initiated review of City's Code of Ordinances and Land Development Code (LDC) to develop a list of needed stormwater management related changes; drafted an Ordinance that was adopted establishing guidelines for amending the Official Zoning District Map and LDC; initiated draft Ordinances amending the Zoning District Regulations, the off-street parking and loading regulations, accessory dwelling unit regulations, lighting regulations, landscape regulations, historic preservation regulations and rules of procedure, certificate of use

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and local business tax receipt regulations, and site plan regulations; processed Comprehensive Plan text and maps amendments; initiated and implemented changes to staff reports and development orders; and implemented a web-based permitting platform.

DeSoto County Development Department (07/27/2015 to 08/16/2019)

Development Director: Administered the newly created one-stop Development Department, which incorporated the former Animal Control, Building, Code Enforcement, Engineering, and Planning and Zoning Departments under a single Department Director; served as the Chief Planning Official for the Planning and Zoning Division and managed the comprehensive planning, zoning, and site development planning functions for a rural county with a population less than 50,000 persons; prepared and administered the Department's annual budget; supervised and provided evaluations for a staff of 20 persons; served as staff to the Planning Commission/Local Planning Agency and Board of Adjustment; chaired the Development Review Committee; and served as member on the Economic Development Advisory Committee, the Heartland Regional Transportation Planning Organization Technical Advisory Committee, the Charlotte County Punta Gorda Metropolitan Planning Organization Technical Advisory Committee, and as ex-officio member of the Central Florida Regional Planning Council. Accomplishments include: implemented first web-based permitting system; initiated Planning and Zoning Division staff and Planning Commission training; prepared and processed Evaluation and Appraisal Notification Letter Comprehensive Plan amendments thereby bringing the Comprehensive Plan into compliance with state law; initiated preparation of new Economic Development Element; drafted and shepherded through adoption County's first community appearance ordinances and a certificate of use program; prepared and guided through adoption the American with Disabilities Act Self-Evaluation and Transition Plan; improved customer service and staff morale by providing more responsive hours of operation, providing staff training, and initiating customer service video; initiated changes to development order form applications and provided instructions; re-organized the Engineering Division to facilitate accountability, improve coordination of project management schedules, and re-established a pavement management program; secured and administered from the Florida Department of Transportation millions of dollars of Small County Outreach Program (SCOP) and Small County Road Assistant Program (SCRAP) grant funds, and thousands of grant dollars from the Florida Department of Economic Opportunity's Technical Assistance Program; and initiated quarterly County Planning Director Coordination meetings for six (6) county region.

City of Lauderhill Planning and Zoning Department (09/13/1999 – 06/26/2015)

Planning and Zoning Director/City Planner: The City's first Planning and Zoning Director since reorganizing into a City Manager form of government. Managed the comprehensive planning,

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zoning, site development planning, and special project functions for a redeveloping municipality with a population exceeding 65,000 persons; supervised a staff of up to five (5) persons and prepared their annual evaluations; and prepared and administered the annual budget. Accomplishments include: updated the Comprehensive Plan and secured compliance with state law; reorganized and enhanced the Land Development Regulations, including adding provisions on brownfield redevelopment, development agreements, and form-based codes; coordinated the creation of two Community Redevelopment Areas; secured a continuing annual grant to operate a community shuttle service program; secured more than \$2 million in federal grant funds; established an expediting state permitting of development through state approved expedited permitting review process; presented variance, special exception use, plat and replats, site plan and site plan modification amendments, zoning district map amendment and Comprehensive Plan amendment applications before the appropriate collegial body; secured two planning awards from the Florida Planning and Zoning Association; served as staff to the Planning and Zoning Board and Nuisance Abatement Board; chaired the Development Review Committee; initiated the State Road 7 Collaborative, a planning and transportation technical advisory committee that spanned three counties, 12 municipalities, and the Seminole Nation; and served as former chairperson and vice-chairperson of the Broward Metropolitan Planning Organization Technical Coordinating Committee and the Florida League of Cities Planning Technical Advisory Committee.

Broward Co. Comprehensive & Neighborhood Planning Div. (06/27/1994 – 08/27/1999)

Planning Section Manager/Senior Planner: Administered the comprehensive planning, special projects, the Florida Coastal Program, and performed other duties for a fast-growing urban county with a population exceeding one million persons; supervised three (3) employees and prepared their annual evaluation; and participated in budget preparation. Accomplishments include: prepared the Evaluation and Appraisal Report (EAR) and the EAR-based amendments; processed comprehensive plan text and map amendments; reviewed proposed ordinances and development orders and permits for consistency with the comprehensive plan; coordinated the comprehensive plan with other jurisdictions; reviewed and commented on proposed state legislation for impact on the comprehensive planning program; prepared a comparative analysis for the Broward Civic Arena, which resulted in the attraction of the Florida Panthers hockey team; and prepared the Southwest Regional Public Services Complex location study.

Palm Beach County Planning Division (12/15/1989 – 06/10/1994)

Senior Planner: Administered the comprehensive planning and vested rights programs and performed other duties for a fast-growing urban county with a population exceeding one million persons. Comprehensive planning duties and accomplishments are similar to those listed above,

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including completely updating the Comprehensive Plan. Vested rights program duties included processing vested rights (concurrency) applications, making a final administrative determination on vested rights applications, and defending application denials that are appealed before an administrative hearing officer. Other duties are same as above.

City of Miami Beach Economic Development Department (03/79 - 08/79; 11/79 - 08/82)

Management Intern, Community Development Specialist, Economic Development Coordinator: Progressively responsible experience in planning, community development and economic development for a municipality exceeding 50,000 persons. Planning duties included conducting field surveys to provide data for planning studies and grant applications. Community development duties included reviewing and making recommendations on sub-grantee applications for Community Development Block Grant (CDBG) funds and assuring compliance with Davis-Bacon and other Acts. Economic development duties included attracting development, disposing of surplus City property, and serving as liaison to community development corporation.

City of Hialeah Community Development Department (08/79 - 11/79)

Housing Strategist and Relocation Officer: Administered two (2) housing improvement programs and relocation program for a municipality exceeding 50,000 persons. Housing programs included house painting grant program administration and sanitary sewer connection grant program administration. Relocation program involved relocations of persons and businesses.

LEGISLATIVE AND LEGAL EXPERIENCE

Florida State University Law School (01/88 – 04/88)

Research Assistant: Served as legal intern to visiting land use law professor Richard Babcock, author of “The Zoning Game.”

Florida Department of Environmental Regulation Office of the General Counsel (06/87 - 09/87)

Certified Legal Intern: Assisted a senior attorney in litigation of three (3) dredge and fill permit applications before an administrative hearing office.

Florida Senate State Comprehensive Plan Committee (03/86 - 06/87)

Legislative Analyst: Collected and analyzed data to determine the fiscal costs of implementing the Local Government Comprehensive Planning and Land Development Regulation Act and recommending funding sources so local governments can implement the Act.

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Florida Department of Professional Regulation (09/85 - 03/86)

Law Clerk: Drafted pleadings and other legal documents.

Florida House of Representatives Community Affairs Committee (09/84 - 08/85)

Graduate Intern: Reviewed, commented, and made recommendations on proposed general bills, including Florida's growth management legislation, and special bills; and conducted special legislative oversight project on the Small Cities CDBG program.

LICENSES AND CERTIFICATIONS

American Institute of Certified Planners, Number 73691 (07/01/1991)

The Florida Bar, Number 0841005 (02/20/1990)

OTHER PROFESSIONAL TRAINING

Retail Planning Principles for American Cities and New Urban Commercial Centers, Harvard University, Graduate School of Design (July 2006)

Municipal Engineering Fundamentals for Non-Engineers, University of Wisconsin-Madison (May 2005)

Successful Management of Planning and Zoning Departments, University of Wisconsin-Madison (May 2001)

Effective Zoning Administration Techniques, University of Wisconsin-Madison (May 2001)

Frontline Leadership, Managing Individual Performance, and Team Leadership, Florida Atlantic University (October 1998)

Emergency Management Institute, FEMA Certificates of Achievement in Introduction to Incident Command System, Incident Command System for Single Resources and Initial Action Incident, National Incident Management System, and Introduction to National Response Framework Form-Based Codes, Planetizen (Feb. 2019) & Florida Department of Transportation (Mar. 2019)

OTHER CREDENTIALS

Speak, read, and write in Spanish and conversational Portuguese

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Familiar with Word Perfect, Lotus 1-2-3, and Excel Software Programs

Member, City of Delray Beach Board of Adjustment (1994)

Member, Broward League of Cities, Technical Coordinating Committee (1994 – 1999), and serve as Chair (1998) and Vice- Chair (1996, 1997)

Member, Broward County Metropolitan Planning Organization Technical Advisory Committee (1999 – 2015), and serve as Chair (2004 & 2005) and Vice-Chair (2002 & 2003)

Member, Heartland Regional Transportation Planning Organization Technical Advisory Committee (2015 – 2019)

Ex-Officio Member, Central Florida Regional Planning Council (2015 – 2019)

DeSoto County Local Mitigation Strategy Working Group, Member (2015 – 2018) and Chair (2019)