

# Kevin M. Mineer, AICP

## Associate Vice President/Senior Planner

Mr. Mineer has over 28 years of experience with land development in master planning, zoning and the public hearing process. He provides professional services related to zoning and land use issues, developments of regional impact, community planning, eminent domain, real estate due diligence, and growth management regulations.

**Development of Regional Impact (Hillsborough County, FL)\*.** As Principal Planner and DRI Coordinator for Hillsborough County for 12 years, Mr. Mineer was responsible for amendments to over 25 DRIs and related zoning reviews.

**Due Diligence (Various Sites).** Numerous Due Diligence reports for private clients throughout Florida, including Centex Homes, Taylor Morrison Homes, Sweetbay Supermarkets, and numerous private land owners.

**Greater Palm River Utility Assessment (Hillsborough County, FL).** Analyzed and provided strategies to the Hillsborough County City-County Planning Commission to provide greater public potable water and/or sewer facilities to residents and businesses within a 15 sq. mi. community in unincorporated Hillsborough County, but adjacent to and within the Tampa Utility Service District.

**Owl's Head (City of Freeport, FL).** Prepared text and map amendments to facilitate the development of a new vertically and horizontally mixed use retail, multi-family and single-family golf course community. Participated in final hearings.

**Maury Carter (Hillsborough County, FL).** Prepared text and map amendments to the Urban Service Area policies describing and regulating industrial development and uses to facilitate flex space development in opportune locations along the I-4 corridor within unincorporated Hillsborough County.

**Tri-County Business Park (Hillsborough County, FL).** Prepared text and map amendments to the policies describing and regulating industrial development and uses to facilitate flex space and warehouse showroom uses in the redevelopment of an older industrial park.

**Leisey Road (Hillsborough County, FL).** Prepared map amendments to facilitate the

development of a new vertically and horizontally mixed use retail, multi-family and flex space/warehouse showroom project in Apollo Beach. Includes a big box retail site.

**Infinitus Renewable Energy Park (Brandon, FL).** Prepared a new comprehensive plan district and master planned zoning regulations and site plan for a 3,000 acre hybrid alternative energy industrial park.

**Hollinswood Harbor (Citrus County, FL).** Prepared master plan and companion text and plan amendments for redevelopment of a rock mine in Citrus County. Project included marina, fishing village, industrial, and retail development.

**Magnolia Park and Triple Creek (Hillsborough County, FL).** Prepared the master plan for a new 2,700 unit residential, retail, and flex space/warehouse showroom project in Brandon and a 2,300 unit residential, retail and public use project in south Hillsborough County.

**Little Harbor (Ruskin, FL).** Crafted zoning conditions for the redevelopment of a 1,000 unit mixed use waterfront resort community in Ruskin. Prepared subsequent amendments to respond to revised development plans and changing market conditions.

**Pride Park South County Community Redevelopment Plan (Manatee County, FL)\*.** Prepared blight study to determine warrants as well as preparation of subsequent Community Redevelopment Plan.

**SR 48 (Sumter County, FL).** Project Planner providing eminent domain appraisal support for FDOT District 5. Approximately 1.5 miles of roadway/intersection widening affecting 60 parcels. Prepared an assessment of each parcel.

\*Individual Experience



**Duties & Responsibilities**  
Planning Department Manager  
Project Manager

**Education**  
M.S., Urban and Regional Planning, Florida State University, 1985  
B.S., Geography, Florida State University, 1988

**Registrations**  
American Institute of Certified Planners

**Professional Associations**  
Suncoast Chapter of the American Planning Association  
International Council of Shopping Centers  
Florida Planning and Zoning Association

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