



# SEAN PARKS

AICP, QEP, CEO  
PARKS CONSULTING SERVICES  
LAKE COUNTY COMMISSIONER  
SINCE 2010, CHAIRMAN 2020-22

## EXPERTISE

- Expert Witness
- Water Resource Planning
- Urban Planning
- Ecology
- Regional Planning
- Utilities & Infrastructure Planning
- Environmental Site Assessments
- Grants

## EDUCATION

Florida Institute of Technology  
Melbourne, FL

- MS, Engineering Management, '95
- BS, Environmental Science, '99
- Graduate Certificate, Natural Resource Policy & Administration, University of Florida, 2024

## LEADERSHIP

- Eagle Scout
- Leadership Florida, Class 35
- Leadership Lake, Class of '03
- Leadership Orlando, Class 71
- Florida Association of Counties

## PROFESSIONAL CREDENTIALS

Qualified Environmental Professional

American Institute of Certified Planners, #017533

## CONTACT

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📞 352.988.7099

📍 12135 Topaz Street  
Clermont, FL 34711

## Experienced Professional

- Small business owner-operator
- Public agency & local government service
- Experienced in natural systems and resources
- Local government management expert
- Local, state and federal agency coordination
- 27 years experience
- Budget oversight
- Economic development
- Experienced presenter
- Flood Plain Management

## Strong Leadership & Creative Vision

CEO of Parks Consulting Services. Re-elected for a fourth term to the Lake County Commission in 2022. A practitioner of principal-centered leadership and empowerment style management, building an organization that thrives on innovation, personal commitment, shared vision and principles. Ability to execute multiple projects while utilizing internal and external resources.

Extraordinarily skilled in recognizing and projecting future needs, planning, coordination, and execution. Not afraid of new ideas and encourages people to think creatively.

- Chairman - Lake County Commission, 2020-2022
- Chairman - Central Florida Expressway, 2022
- Chairman - TeamFL, 2020-2022
- Vice Chair - Water Policy Committee, Florida Association of Counties

## Budget, Finance & Economic Development

Ability to coordinate and execute the budget process. As an elected official, oversaw the \$14M budget per year for the Lake County Water Authority. As County Commissioner, oversees a +/- \$745M budget. As a Consultant, regularly manages project budgets ranging from \$2K - \$200K.

Experience and understanding in pro-forma analysis and small business support - United Southern Bank Board of Trustees Member.

## Economic Development

Experienced in successful development, redevelopment and tax incentives. Actively involved in several Chambers of Commerce and serves on the Lake County Economic Development, Infrastructure Advisory Committee. Excellent media relations and skills.

## Project Highlights

**Development Review** - Municipal Planning and Zoning Review acting as extension of staff to meet or exceed permitting timeframes.

**Land Use and Planning** - Expert Comprehensive Planning, Annexation, Land Use, and Zoning Applications. Preparation, submittal, and presentations to municipalities.

**Expert Witness** - Comprehensive Planning

**Ecology** - Wetlands Permitting

**Planning Studies** - Completed planning studies including land use plan, zoning overlays, sidewalk plans, and economic development strategies for municipalities.

**Environmental Due-Diligence** - Completed numerous Phase I ESA's and Ecological and Listed Species studies around Florida.

**Experience in Water Infrastructure** - Conveyance and Environmental Resource Permitting

**Landscape Design** - Sustainable Landscape Specialist

## References

- Town of Montverde, 407.469.2681
- Anita Geraci Carver, Attorney, 352.243.2801
- Representative Keith Truenow - FL District 31



## Projects & Experience

### PLANNING, ECONOMIC DEVELOPMENT & RESOURCE MANAGEMENT

- Town of Montverde, Florida – Senior Planning Consultant  
Development Review, Grants, Long Range Planning, Economic Development,  
Wrote/created: Town of Montverde Subdivision Design Standards and Montverde Sidewalk & Trails Plan
- Numerous Phase I Environmental Site Assessments completed according to ASTM Standard 1527-21
- Expert Witness - Comprehensive Planning - Keystone Odessa - Hillsborough County, FL
- Highlands Engineering - Landscape Design multiple commercial projects
- Landscape Design - Commercial Projects - Clermont
- City of Hawthorne, FL - Grant Manager for Historic Museum Restoration
- Germana Engineering – Clermont, Florida  
Site Planning, Environmental Planning, and Permitting
- Department of Economic Opportunity - Tallahassee, Florida  
Technical Assistance Planning Grants
- City of Groveland, Florida - Phase I Environmental Site Assessment
- Senior Planning Consultant – Interlocal Service Boundary Agreement between  
Clermont, Lake County, Minneola, Montverde, and Bella Collina
- Senior Planning Consultant – City of Mascotte, Florida, EAR Report and Comprehensive Planning
- Senior Planning Consulting – Town of Lady Lake, Florida -  
Development Review, Grants, Long Range Planning, Economic Development
- Project Manager – Jackson County – Revision of Subdivision and Land Development Regulations
- Senior Planner - Staff preparation of review reports for DRC, Planning and Zoning and City Council-  
City of Deltona, Florida
- Senior Planner – PEAR Park, regional park conceptual master plan - Lake County, Florida
- Project Manager - Florida Bass Conservation Center - Sumter County, Florida  
Conceptual Master Site Plan and Landscape Plan
- Project Manager - Florida Potting Soils Corporate Headquarters Landscape Design - Orlando, Florida
- Project Manager - Millennium Park Landscape Design - City of Live Oak, Florida
- Represented applicant (Hodes Property) in successful attempt to obtain variance for development Lake County
- Project Manager - Preparation and presentation of Landscape Plan to Orange County, Florida  
for proposed 545 Landfill Vertical Expansion
- Project Manager - Landscape design for the Police Station Renovation Project - City of Live Oak, Florida
- Project Manager - Streetscape Landscape Design - City of Clermont, Florida
- Project Manager - Median Landscape Plan for Phase II - Stonebrook Apartments, Sanford,  
Florida
- Directly assisted with design and development of Shoreline Protection Guidelines Book  
for Lake County, Florida



## Projects & Experience

- Supervised contractors in installation of over 120,000 wetland trees and construction of created wetlands
- Project Manager - Landscape plan for the City of Sanibel, Donax Street Wastewater Treatment Plant Improvement Project
- Assisted with landscape design for restoration of Rainbow Springs State Park, Florida
- Created and assisted in numerous residential and commercial landscape designs with Mr. William Bissett, LA, The Natives Inc.
- Assisted with site development of Jetty Maritime Park in Brevard County, Florida
- Developed the first nursery exclusively for restoration projects for the St. Johns River Water Management District
- Project Manager - Landscape Architectural Plans for Aloma Baptist Church Winter Park, Florida

### UTILITIES

- Project Manager - Environmental Resource Permit Application for Pasco County Class III landfill
- Assisted with permit development for Class II and III solid waste landfill
- Conducted environmental site analysis for +/- 730-acre landfill property in Walton County, Florida
- Conducted annual water quality monitoring at two landfills in Central Florida

### EXPERT WITNESS

- Keystone Odessa Community v. Hillsborough County - Comprehensive Planning
- Expert witness for 545 Landfill Vertical Expansion Project, Orange County, Florida
- Hammes vs. Olson, 2012, Groveland Farms Plat – Determined if gaining access to easements through wetlands was "practicable" per State statute.
- Green Gate Villas, 2012, Groveland – Determined if jurisdictional wetland line was accurate as approved and subsequently incorporated into site plan.
- Project Manager for expert witness case concerning over-application of residuals to 357-acre sod farm in Orange County, Florida. Brownie Environmental vs. Allen Smith
- Town of Indian River Shores - Stubbs vs. Town of Indian River Shores - Case No. 20020755CA17 - Wetlands Regulation. Testimony admitted.
- Butler Chain Concern Citizens, Inc. - Water Quality and Wetlands Regulation Case on OFW - 2003.
- Provided expert witness testimony at Board of Commissioners Meeting in opposition to proposed OMNI Waste Landfill in Osceola County, Florida.
- Provided review of wetland monitoring reports (Northeast Wellfield) for City of Lakeland in case vs. SWFWMD, Florida

### ENVIRONMENTAL PLANNING

- Over 100 Phase I Environmental Site Assessments (ESA's)
- Project Manager – Florida Hospital ERP and Wetland Mitigation Plan
- Conducted at least 200 wetland delineations according to methodology prescribed in Chapter 62-340, Florida Administrative Code (F.A.C.)
- Project Manager – 30-mile Transmission Main for DeSoto County, Florida – SWFWMD and ACOE permitting for Wetland impacts
- Project Manager - Ecology and Minimum Flows and Levels (MFLs) studies - City of Deltona, Theresa Basin Overflow Project
- Project Manager - Preparation and submittal of NEPA document for six (6) sites in Georgia and Louisiana for U.S.D.A. Rural Housing Grants - FoxCor/Panamersa LLC
- Project Manager - Preparation and submittal of NEPA document for DeSoto County U.S.D.A. grant application
- Project Manager – Preparation and submittal of NEPA document for Flagler County USDA application.
- Project Manager - Wetland and/or Surface Water Evaluation for the City of Clermont's Water Use Permit Application.
- Performed reuse feasibility analyses to evaluate two potential sites for the application of wastewater effluent to hydrologically altered wetlands systems. Analyses involved review of site conditions (ecological and hydrologic), effluent quality, and regulations governing use of such systems in the face of a shifting regulatory environment. Under



## Projects & Experience

current contract - designing and implementing baseline monitoring program, drafting site modifications and facilitating interactions with regulatory agencies to ensure compliance and successful permitting of the project - Panama City Beach, Florida.

- Project Manager - Environmental Resource Permitting, including wetland mitigation, for + 300-acre Progress Industrial Park - Volusia County, Florida.
- Project Manager – Preparation of Incidental Take Permits for Scrub jays and Florida Sand Skinks, Hancock Business Park
- Project Manager - Preparation and submittal of Habitat Conservation Plan (HCP) during Section 7 consultation with United States Fish and Wildlife Service - Highlands County, Florida.
- Project Manager - Environmental Resource Permit for Bay Hill Club Marina Improvement Project Orange County, Florida.
- Project Manager - Bi-Annual Vegetative and Hydrologic monitoring, including report submittal, for five (5) projects.
- Project Manager - Lease agreement for use of Florida State Sovereign and Submerged Lands - Batelle Memorial Institute.
- Project Manager - ERP for demucking of Center Lake for the City of Clermont, Florida.
- Prepared and submitted over thirty (30) Ecological Conditions Reports for ACOE, SFWMD, SJRWMD, SWFWMD, FDEP, and Orange County Environmental Protection Division
- Performed numerous wetland delineations including coordination with government agencies to obtain jurisdictional declaratory statement.
- Prepared and/or implemented surveys and management plans for listed wildlife species. Conducted extensive on-site field evaluations for the presence and habitat of protected wildlife species including: Florida scrub jay (*Aphelocoma coerulescens coerulescens*), Florida sand skink (*Neoseps reynoldsi*), wading birds, and federally endangered plants such as scrub palm (*Prunus geniculata*), and Britton's beargrass (*Nolina brittoniana*).
- Obtained over sixteen (16) relocation permits for gopher tortoise (*Gopherus polyphemus*) and commensal species in Lake, Orange, Seminole, Pasco, Polk and Osceola Counties and subsequently conducted relocations.
- Assisted with Phase I and II environmental audits for public and private landowners.
- Two (2) years experience as a Land Resource Specialist for SJRWMD.
- Participation in 12 control burns on public conservation lands throughout the SJRWMD.
- Research of improved land management practices for Water Management District use.
- Use of GIS in preparation of SJRWMD -wide model showing potential parcels for acquisition and management.
- Applied GPS technology to wetland restoration and design.

### MITIGATION

- Preparation and coordination of over fourteen (14) Wetland Mitigation Plans to SJRWMD, SWFWMD, SFWMD and FDEP.
- Managed implementation of hydrological and vegetation monitoring programs for five (5) wetland mitigation projects.
- Managed development and implementation of wetland hydrologic assessments and wetland mitigation plans.
- Management assistance and design for wetland restoration project in mitigation of Orlando Beltway Project.

### PROFESSIONAL WORKSHOPS AND TRAINING

- 2024 – F.C.C. 38th Annual Growth Management & Environmental Short Course, Marco Island
- 2023 – F.C.C. 37th Annual Growth Mgmt. and Environmental Permitting Short Course, Marco Island, FL
- 2022 – F.C.C. 36th Annual Growth Mgmt. and Environmental Permitting Short Course, Marco Island, FL
- 2019 – FEMA L273 – Managing Floodplain Development Through the NFIP
- 2008 – 30 Hour Course – Advanced Wetland Delineation and Management (including ACOE Significant Nexus Forms)
- Completion of LEEDS Course – October 2007
- 2007 – FAPA Conference, Instructed Course on Rural Planning, Orlando Florida
- 2006 – F.C.C. 20th Annual Growth Mgmt. and Permitting Short Course, Marco Island, FL
- 2006 – APA Conference – Instructed Course on Comprehensive Planning, San Antonio, TX



## Projects & Experience

- 2005 – F.C.C. 20th Annual Growth Mgmt. and Permitting Short Course, Marco Island, FL
- 2004 – F.C.C. 20th Annual Growth Mgmt. and Permitting Short Course, Orlando, FL.
- 2004 – F.C.C. 20th Annual Growth Mgmt. and Permitting Short Course, Marco Island, FL  
Instructed Course on Watershed Management
- 2003 – F.C.C. 19th Annual Growth Mgmt. and Permitting Short Course, Marco Island, FL
- 2002 – F.C.C. 18th Annual Growth Mgmt. and Permitting Short Course, Orlando, FL
- 2001 – F.C.C. 17th Annual Growth Mgmt. Seminar, Orlando, Florida
- 2001 – F.C.C. 17th Annual Permitting Short Course, Orlando, Florida
- 2001 – F.C.C. 16th Annual Environmental Permitting Summer School, Marco Island, Florida
- 2000 – F.C.C. 15th Annual Permitting Short Course, Orlando, Florida
- 2000 – F.C.N.P. Florida Certified Nursery Professional Program, September - Dec, 2000
- 1999 – Successful completion of Florida Real Estate Salesman License Course
- 1999 – F.C.C. 15th Annual Permitting Short Course, Orlando, Florida
- 1998 – Hydric Soils Workshop, Orlando, Florida
- 1998 – F.C.C. 14th Annual Permitting Short Course, Orlando, Florida
- 1996 – Successful completion of S-130 Firefighter Training Standards for Survival,  
and 5-190 Introduction to Wildland Fire Behavior

## PUBLICATIONS

- Contributing Author - The Florida Specifier
- Numerous Editorials - Orlando Sentinel, Daily Commercial
- "Wetland Landscape Design with the Assistance of G.P.S. and G.I.S. Technologies,"  
St. Johns River Water Management District, Palatka, Florida, May 1997
- "The Lake Doyle to Lake Bethel Emergency Interconnect Project: A Case Study in Emergency Watershed  
Management." National Association of Environmental Professionals, April 2004

## LEADERSHIP

- Chairman - Lake County Board of Commissioners
- Chairman - Central Florida Expressway Authority
- Re-Elected 2022 - Lake County Commissioner, District 2
- Appointed by Lake County Board of County Commissioners to Board of Adjustments
- Appointed by Lake County Board of County Commissioners to Local Planning Agency
- Appointed by Lake County Board of County Commissioners to Palatlakaha Environmental and Agricultural  
Reserve Advisory Committee, June 2001, elected Chairman July, 2001
- Appointed by Lake County Board of County Commissioners to Environmental Lands Management and  
Acquisition Study Committee
- Appointed by Lake County Board of County Commissioners to the Environmental Protection Advisory Board
- Re-Elected 2014 – Lake County Commissioner, District 2
- Board of Directors - Central Florida Chapter of National Association of Environmental Professionals.
- Heritage Forest Campaign and REP America, Washington DC.
- Leadership Orlando – Class 71
- Leadership Florida – Class 35
- District Chairman, 2008-2011, Boy Scouts Of America
- Elected 2010 – Lake County Commissioner, District 2
- Central Florida Business Force Political Leadership Institute – 2009
- President 2007 – Leesburg Sunrise Rotary Club
- Elected 2004 – Countywide Election for Lake County Water Authority Board of Trustees, Vice Chairman
- Leadership Lake – Class of 2003
- Board of Directors, Lake County Educational Foundation

## ADDITIONAL EXPERIENCE AND ACCOMPLISHMENTS

- Experienced Plumber, Central Florida, 1989-1993
- Eagle Scout, Boy Scouts of America, 1986
- FAA-issued Pilot's License
- 2009 – Florida Fish and Wildlife Conservation Commission,  
Certified Gopher Tortoise Handler
- Beautiful wife and 3 children
- "Lake Rising" podcast

