

Phillip J. Matson, AICP

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- ✓ Director of the Indian River County Community Development Department in Vero Beach, Florida
- ✓ 30 years progressive planning experience at the State, Regional, and Local levels
- ✓ Reliable, Compassionate, and Accomplished Leader
- ✓ Effective Communicator and Consensus Builder

- ✓ 2015 National Winner, Outstanding Overall Achievement (Small-Midsized Cities), Association of Metropolitan Planning Organizations (AMPO), Washington, DC
- ✓ 2010, 2018 Outstanding Planning Agency of the Year, State of Florida Commission for the Transportation Disadvantaged

Education

MASTER OF URBAN AND REGIONAL PLANNING - UNIVERSITY OF NORTH CAROLINA -CHAPEL HILL, NC

- Urban Services and Infrastructure Concentration
- **Outstanding Student Project** – Town of Swansboro Growth Management Study
- Coursework in Transportation Planning, Civil Engineering, Law, Finance, Land Use Planning

BACHELOR OF ARTS, ECONOMICS/GOVERNMENT – SKIDMORE COLLEGE, SARATOGA SPRINGS, NY

- Graduation with **Honors, Departmental Honors. GPA 3.5**

Current Experience

COMMUNITY DEVELOPMENT DIRECTOR – INDIAN RIVER COUNTY, VERO BEACH, FLORIDA (2020 – Present)

Responsible for **11 Divisions and Activities** within Indian River County

Building Division

Responsibilities: Manage staff of Building Support Specialists, Plans Examiners, and Inspectors conducting all construction permitting activities in unincorporated Indian River County and the City of Vero Beach

Accomplishments: Converted all 49 permits to electronic format in under a week in response to the COVID-19 pandemic crisis. Supervised major departmental building renovation. Managed transition to new permitting software. Updated Fee Schedule to make fees commensurate with costs.

Code Enforcement Division

Responsibilities: Manage Code Enforcement staff and conduct Code Enforcement Board (CEB) hearings, code evidentiary proceedings, and issue signage, alcoholic beverage license, short term vacation rental, and other permits

Accomplishments: Increased code fine and lien collection from under \$50,000/year to over \$250,000. Reduced CEB meeting times by introducing electronic evidence, organizing cases by officer.

Current Experience, continued

Affordable Housing/SHIP Programs/Rent Stabilization Division

Responsibilities: Manage the State Housing Partnership and Federal HUD grant programs.

Accomplishments: HUD “High Performer” status. Developed an electronic application process, reviewed applications, met with clients, and successfully distributed \$2.4 Million in CARES Act and ARP Act housing assistance (new programs).

Long Range Planning, Zoning and Comprehensive Planning Section

Responsibilities: Responsible for all rezoning requests, Comprehensive Plan Amendments and Updates, Economic Development Planning (Including the County’s Tax Abatement and Jobs Grant Programs), Neighborhood Planning, Concurrency System Maintenance, and Impact Fee Systems.

Accomplishments: Developed visioning effort to promote sustainable growth in the County

Current Development Division

Responsibilities: Manage intake, coordination, and review of all Site Plans, Subdivisions, Temporary Use Permits, Administrative Permits, and Planned Developments. Responsible for Pre-Application conferences, Technical Review Committee Meetings, Planning and Zoning Commission Meetings, and School Planning and Concurrency Meetings.

Accomplishments: Maintained operations during pandemic with diminished staff while streamlining land development regulations for solar power projects, accessory dwelling unit development, and flexible uses in zoning districts.

Metropolitan Planning Organization

Responsibilities: Manage transportation planning tasks and Work Program Development for Indian River County

Accomplishments: Grew FDOT Work Program from \$100M (2001) to \$400M (2022). Obtained National Bicycle Friendly Community Designation. Completion of \$5 Million Rail Trail project at no cost to County.

GoLine Public Transportation System

Responsibilities: Administer the Contract and perform all Grant Administration and Regulatory functions for the GoLine and Community Coach 16-fixed route Public Transportation System which employees over 50 FT and PT personnel.

Accomplishments: Increased ridership from 100,000 to 1.2 Million Riders in 10 years. Constructed new Administrative and Hub facilities. **Lowest cost** public transportation system in the State. Winner, National System of the Year (American Public Transportation Association).

Other Responsibilities and Activities include: **Agricultural Extension Office** (4H, Master Gardener, Soil Testing and Pesticide Programs); **Environmental Planning** (Land Clearing, Pond, Tree Removal, and Dock permits; Floodplain Administration; Species, Habitat, and Sustainability Planning) and **Soil and Water Conservation District** administration.

Previous Experience

MPO Staff Director (Indian River County, Florida) 2001 – 2020 Developed Long and Short Range Transportation Plans. Managed staff of 4 and coordinated contract for Indian River GoLine. Administered Federal and State Grants. Managed Compliance with Federal Regulations. Conduct 12-member MPO Governing Board Elected Officials Meetings and Advisory Committee meetings. Developed Comprehensive Plan Transportation Element and Land Use Visioning. **Planned, funded and coordinated construction of \$5 Million Trans Central Florida Rail Trail Overpass**

Strategic Planning Manager (Port Everglades, Florida) 1999 – 2001 Managed Cruise Passenger and Cargo Throughput Forecasts for **world’s largest** Cruise Passenger Seaport and largest non-refinery petroleum port in America. Administered Grants. Managed Seaport Strategic Master Plan. Performed all Port Jurisdiction Land Use and Comprehensive Planning for 1,600 acre jurisdiction, supervised Re-Platting and Site Planning of Port Property, review of Development Proposals, liaison with Maritime, Hospitality, Cargo, and Petroleum Industry Representatives do develop leaseholds and port property.

Senior Planner, Broward County Department of Strategic Planning and Growth Management (Ft. Lauderdale, Florida) 1993 – 1999 Responsible for Long Range Transportation Plan development, land use coordination, non-motorized modal planning, MPO Administration, Traffic Study review, rail system and station planning,

Transportation Program Consultant/Database Analyst (NCDOT, Raleigh, North Carolina) 1988 – 1993 Developed travel demand models, analyzed network data, developed operational software, performed various other IT and planning tasks.