

**Charles K. Wu, AICP CUD, CNU-A, LEED AP® BD+C ND, CLSSGB**

**300 Three Islands Blvd. #118  
Hallandale Beach, FL 33009**

**cwu33409@aol.com  
(561) 324-7123 (cell)**

**PROFILE**

- Solid background in managing multiple planning disciplines, with a strong emphasis on building cohesive teamwork, ensuring project excellence, developing staff's strengths and maintaining high employee morale.
- Consistently bridging the needs between the development community and the public.
- Experienced in complex mixed-use transit-oriented developments that further sustainable communities.
- Uniquely skilled in the field of mediation that produces win-win solutions for contentious projects.

**EXPERIENCE**

**DEVELOPMENT SERVICES DEPARTMENT, CORAL GABLES, FLORIDA**

**Zoning Administrator** (Oct. 2018 to present)  
**Interim Development Services Director** (Oct. 2015 to Sep. 2017)  
**Assistant Development Services Director** (Dec. 2013 to Oct. 2018)

- As Asst. Dir. for Admin. and Quality Assurance, handled concurrency management, school concurrency, certificates of use, liquor licenses, development agreement obligations and approval conditions.
- As Interim Director, administered the department budget of \$8.4M, and direct the day-to-day functions of four divisions, 62 employees: Planning and Zoning, Code Compliance, Building and Administration.

**DEVELOPMENT SERVICES DEPARTMENT, HALLANDALE BEACH, FLORIDA**

**Development Services Director** (Oct. 2012 to Dec. 2013)

- Supervised a department of three divisions, 25 employees: Planning & Zoning, Code Compliance & Building.
- Liaised with three city advisory boards and the Community Redevelopment Agency to coordinate code and development activities.
- Coordinated with South Florida Regional Transportation Authority to place a passenger rail station in the city.
- Initiated efforts to update the Zoning Code and the Master Plan.
- Initiated programs for Smart Growth and Complete Streets Initiatives.
- City representative for the Broward Metropolitan Planning Organization Technical Coordination Committee.

**OFFICE OF COMMUNITY REVITALIZATION, FAIRFAX COUNTY, VIRGINIA**

**Deputy Director** (Feb. 2012 to Oct. 2012)

- As Deputy, represented the department in finding solutions to complex redevelopment challenges to allow the ultimate development of 49 million square feet of office space in Tysons Corner, the economic engine of Northern Virginia and Metropolitan DC area. Coordinated work plans with various county agencies such as Departments of Planning & Zoning, Transportation, Public Works & Env't. Services, Police, Fire, Park Authority as well as various state agencies to effect change that furthers the goals of the Tysons Corner.

**PLANNING DEPARTMENT, WEST PALM BEACH, FLORIDA**

**Planning Director** (Mar. 2006 to Jun. 2011)

- As Planning Director, supervised a department of four divisions (varying from 24 to 12 employees): Zoning, Comprehensive Planning, Historic Preservation, and Urban Design.
- Worked with the Community Redevelopment Agency and Treasure Coast Regional Planning Council to

master plan the redevelopment mixed-use opportunities for five passenger rail stations along FEC railway track in West Palm Beach.

- Coordinated the City's Census efforts with a limited budget that resulted in an increased response rate and a population of 99,919 persons, a 21.7% increase from year 2000.
- Completed the Downtown Master Plan update, its associated Comprehensive Plan amendment and its subsequent award-winning zoning regulations by the Florida American Planning Association.
- Resurveyed majority of 15 historic districts within the city.
- Coordinated with design consultants, historic preservation professionals, neighborhood interest groups, as well as Builders and Realtors Associations to adopt regulations that address building size, scale and mass issue in the City's historic districts.
- Completed the Evaluation and Appraisal Report, as required by State Law, and its subsequent update of the Comprehensive Plan Elements.

## **GROWTH MANAGEMENT DEPARTMENT, PALM BEACH GARDENS, FLORIDA**

### **Growth Management Administrator**

(Mar. 2001 to Mar. 2006)

- Managed five years of phenomenal growth in the City's 47-year history that includes 3 million square feet of commercial space, most notably the Downtown at the Gardens, Gardens Mall Expansion, Legacy Place, RCA Center, Donald Ross Village and Banyan Place; and approximately 5,000 dwelling units, such as Mirasol, Old Palm, Paloma, Gables, Frenchman's Marina, Frenchman's Reserve, the Landmark and Evergrene.
- Participated in inter-jurisdictional forums such as Northlake Corridor Task Force, North Palm Beach County Intergovernmental Forum, and Intergovernmental Plan Amendment Review Committee that further communication and coordination between governments and agencies.
- As County Mediator certified by the Florida Supreme Court, coordinated workable solutions to controversial projects such as the Borland Center and Christ Fellowship Church.
- Supervised a department of three divisions (20 employees): Planning and Zoning, Devt. Compliance & GIS.
- For two years, supervised the Building and Code Compliance Divisions until reorganization.
- Coordinated the activities and workload of seven committees and advisory boards.

## **PLANNING DEPARTMENT, WEST PALM BEACH, FLORIDA**

### **Deputy Planning Director**

(Dec. 1999 to Mar. 2001)

### **Planning and Zoning Administrator**

(Apr. 1996 to Dec. 1999)

### **Senior Planner**

(Jan. 1994 to Apr. 1996)

### **Associate Planner**

(Feb. 1988 to Jan. 1994)

- As Deputy Planning Director, supervised a department of four divisions (24 employees): Planning and Zoning, Transportation, Historic Preservation, and Urban Design.
- Spearheaded the Census Centennial Count for the City that successfully increased the response rate for the City, resulted in a population increase of 21.2%.
- As Administrator, supervised the Planning and Zoning Div. of 18 employees and served as Interim Director for several months supervising the Building Division, until reorganization.
- Administered the areas of subdivision platting, site planning, and neighborhood planning.
- Ensured all development approvals were in compliance with the Zoning Code, Zoning Map and Comp. Plan.
- Secured the zoning approvals for the 500,000 sq. ft. commercial space and 570-dwelling unit mixed-use development called CityPlace, as well as the adjacent 450,000 sq. ft. Palm Beach County Convention Ctr.
- Coordinated the preparation and update of the Comprehensive Plan and subsequent Plan amendments and the maintenance of the Future Land Use Map.
- As Senior Planner, was responsible for the functioning of the Planning Board and supervised four employees;

successfully negotiated stipulated settlement agreements with the State on Comprehensive Plan amendments that were not found in compliance; and coordinated all Planning Board-related development applications.

### **EDUCATION**

- **Master of Urban Planning**, the University of Michigan, Ann Arbor, MI
- **Master of Architecture with Distinction**, the University of Michigan, Ann Arbor, MI
- **Bachelor of Science in Architecture**, National Cheng Kung University, Taiwan

### **JOB RELATED SKILLS**

- Disciplined in the concepts of New Urbanism and Traditional Neighborhood Design (TND), specifically in the areas of mixed-use developments, pedestrian-oriented communities and transit-oriented developments.
- Experienced in long range planning, particularly Comprehensive Plans and plan amendments.
- Trained in current planning, particularly in the areas of large-scale development proposals, rezonings, annexations, site planning, and subdivisions.
- Uniquely educated with urban design and architectural skills to evaluate site and landscape plans, design streetscape, study building mass and materialize design concepts.
- Familiar with progressive leadership, managerial, administrative and budgetary skills to supervise a multi-disciplined department.
- Trained in a variety of emergency management command systems to handle emergency operation center duties as department head and part of the executive management team.

### **MEMBERSHIPS, CERTIFICATIONS, TRAINING and ACCOMPLISHMENTS**

- American Institute of Certified Planners (Certificate # 064743)
- AICP Certified Urban Designer (Certificate #064743)
- Congress for New Urbanism – Accredited
- Leadership in Energy and Environmental Design – Accredited Green Associate (#11195904-Green-Asso.)
- Leadership in Energy and Environmental Design – Building Design and Construction (#11195904-AP-BD+C)
- Leadership in Energy and Environmental Design – Neighborhood Development (#11195904-AP-ND)
- Florida Supreme Court County, Circuit Court, Appellate Court Mediator (Certificate # 18221C, R, A)
- Lean Six Sigma Green Belt – Certified
- National Incident Management Systems Courses (NIMS) 100, 200, 300, 400, 700, and 800 Series
- Miami-Dade County Public Schools Staff Working Group for School Concurrency (10/2018 to present)
- Florida Atlantic University School of Urban and Regional Planning, Board of Advisors, Board Member (1/2018 to present)
- Adjunct Professor, Florida Atlantic University, Bachelor of Urban Design (8/2019 to present)
- City of Hallandale Beach Planning and Zoning Board (1/2014 to present, Chair since 3/2018)
- Panelist “Memorable Places: What are the Urban Attributes that Define Them?” Florida APA Conference, West Palm Beach, FL 9/13/2018
- Panelist, Planning Officials Training Symposium, Florida APA Conference, West Palm Beach, FL 9/13/2018,
- Panelist “Eligible Impact Fee Expenditures” Growth & Infrastructure Consortium Conf., Sarasota, FL 10/19/17
- Broward Section American Planning Association (APA) Board Member (9/2015 to 8/2017)
- Florida APA Award of Excellence for West Palm Beach Coleman Park Neighborhood Improvements 2011
- Florida APA Award of Excellence for West Palm Beach Downtown Master Plan 2008
- ICMA’s CityLink Program 2005 visit to Nagapattinam, India, on tsunami rebuilding efforts
- Leadership Palm Beach County, Class 2003
- Certified Xeriscape Advisor

- Tau Sigma Delta, Alpha Chapter, the National Honor Society, University of Michigan