

Felicia Kitzmiller



Associate

Tallahassee Office

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PRACTICE AREAS

Environmental & Natural
Resources

Land Development/Land
Use/Zoning

Litigation - Land Use,
Environmental & Property Rights
Administrative & Regulatory
Real Estate

OVERVIEW

Felicia Kitzmiller practices at the intersection of environmental, land use, and real estate law on projects ranging from single-family docks and agricultural easements to mines, marinas, and energy facilities. Her clients are individuals and large corporations.

As an environmental attorney, Felicia has experience in local, state, and federal environmental permitting, compliance, and permit defense. In the land use realm, Felicia develops entitlement strategy for large industrial, resource extraction, and energy operations. She often navigates compliance with and amendment of complex development approvals that have evolved over decades resulting in a patchwork of vested rights and new obligations. By uniting these often divergent practices, Felicia is able to assist clients in resolving complex land development challenges.

She has also provided clients with advice on a variety of miscellaneous topics including property taxation, public records retention and acquisition, and state road connection regulation.

Areas of Concentration

Environmental & Natural Resources

Mining operations and resource extraction – Permitting, Compliance, Enforcement Environmental resource permitting, compliance, and enforcement

CWA Section 404 permitting, compliance, and enforcement

Protected Species and Habitat Conservation Regulation and Permitting

Land Use and Real Estate

Sovereign submerged lands authorization

Due diligence/title analysis

Severed mineral rights advice and resolution

Resource extraction development approvals and entitlement

Easement negotiation and compliance

REPRESENTATIVE EXPERIENCE

Represents Mosaic, the world's leading integrated producer of concentrated phosphate and potash, in a variety of environmental and land use matters. Work includes securing environmental permits and local land development orders for new mines and mine expansions as well as counsel in implementation of and compliance with those permits that allows Mosaic to continue operations that provide thousands of Florida jobs and significant amounts of the world's agricultural fertilizer. Other work includes facilitating the granting and acceptance of a variety of conservation, utility, and access easements and providing counsel on a wide range of land management issues and regulatory issues that arise from being one of the largest land owners in Florida.

Helped a real estate investment firm take advantage of the lucrative short-term rental market in Florida by providing regulatory and code compliance assistance across multiple jurisdictions with differing demands for this unique land use.

Assisted a large commercial developer in resolving challenges to state road connection points necessary to ensure safe and profitable access to the state road system. This included successfully defending one connection permit challenge at the Division of Administrative Hearings, with the Department of Transportation, and at the Second District Court of Appeals.

Assisted in the permitting of the North Florida Resiliency Connection, an electric transmission line through the seven counties and 176 miles of the Panhandle to create service redundancy by Gulf Power. Assistance included navigating the NEPA process and unique challenges related to National Forests and historic preservation evaluations, and local government negotiations regarding comprehensive plan and land development regulation compliance.

PROFESSIONAL & COMMUNITY INVOLVEMENT

Tallahassee Women Lawyers (TWL), Board of Directors, 2018-Present

President-Elect, 2024-Present

Secretary, 2023-Present

Judicial Reception Director, 2022-2023

Public Relations Director, 2020-2022

Meetings Coordinator, 2019-2020

The Florida Bar Environmental & Land Use Law Section (ELULS)

Executive Council, 2019-2023

Co-Editor of The Reporter, 2019-Present

Tallahassee Bar Association, 2018-Present

Young Lawyers Section, Board of Directors, 2018-2020

RECOGNITION

Best Lawyers: Ones to Watch, 2023-Present

American Bar Association National Appellate Advocacy Competition, National Semi-finalist, 2017

Florida Super Lawyers, Rising Star, 2022-Present

PUBLICATIONS & PRESENTATIONS

Land Development News Update, Publications: [What's Developing | Fall 2024](#)

Stearns Weaver Miller News Update | November 2024

Events: [Mentoring Matters](#)

Florida State University College of Law | | September 2024

Land Development News Update, Publications: [What's Developing | Summer 2024](#)

Stearns Weaver Miller News Update | August 2024

Events: [Fresh From Florida: Emerging Issues in Agriculture and Their Effect on the Environment](#)

38th Annual Environmental Permitting Summer School | | July 2024

Events: [What's New In Environmental Resource Permitting](#)

38th Annual Environmental Permitting Summer School | | July 2024

Publications: [Federal court strikes down Florida's CWA section 404 permit program](#)

American Bar Association | May 2024

Land Development News Update, Publications: [Federal Court Says "No" to A Stay: Florida's CWA Section 404 Permitting Program Remains Wholly Vacated](#)

Stearns Weaver Miller News Update | April 2024

Land Development News Update, Publications: [Federal Court Strikes Down Florida's Assumption of CWA Section 404 Permitting](#)

Stearns Weaver Miller News Update | February 2024

Publications: [Traffic Jams Are Not Enough: Administrative Standing in Permitting Challenges](#)

Tallahassee Women Lawyers Fall 2023 Newsletter | October 2023

Land Development News Update, Publications: [Two New Major Environmental Law Updates You Should Know About](#)

Stearns Weaver Miller News Update | September 2023

Publications: [Traffic Jams Are Not Enough: Administrative Standing in Permitting Challenges](#)

The Florida Bar | August 2023

Events: [What's New in Environmental Resource Permitting](#)

37th Annual Environmental Permitting Summer School | July 2023

Events: [Getting it Right with Mineral Rights](#)

Florida Bar CLE Committee and the Environmental and Land Use Law Section Webcast | May 2023

Land Development News Update, Publications: [Florida Funds Agricultural Conservation Easements at Record Amounts](#)

Stearns Weaver Miller News Update | March 2023

Land Development News Update, Publications: [Five Important Environmental Topics You Should Know About](#)

Stearns Weaver Miller News Update | February 2023

Land Development News Update, Publications: [USFWS to Revise Critical Habitat Rules For Manatees](#)

Stearns Weaver Miller News Update | July 2022

Land Development News Update, Publications: [Bird, Bird, Bird - Bird Is The Word!](#)

Stearns Weaver Millers News Update | November 2021

Land Development News Update, Publications: [Development Demand Drives Opportunity for Conservation of Gopher Tortoise Sites](#)

Stearns Weaver Millers News Update | October 2021

Government Affairs News Update, Land Development News Update, Publications: [What's Developing | Fall 2021](#)

Stearns Weaver Miller News Update | September 2021

Land Development News Update, Publications: [FWC Seeks Public Input on Beach-Nesting Birds Draft Guidelines](#)

Stearns Weaver Miller News Update | September 2021

NEWSROOM

In the Media: [Tallahassee Women Lawyers Fall 2024 Newsletter](#)

| October 2024

Firm Announcements: [Felicia Kitzmiller Selected President-Elect of Tallahassee Women Lawyers](#)

| July 2024

In the Media:

Tallahassee Women Lawyers 2023 Fall Newsletter

| October 2023

Firm Announcements: [Felicia Kitzmiller Honored with the Environmental and Land Use Law Section of the Florida Bar's Stephens/Register Award](#)

| July 2023

Firm Announcements: [Stearns Weaver Miller Expands Tallahassee Office Space and Offered Services](#)

| February 2022

In the Media: [Fall 2021 TBA Member News](#)

Fall Edition of the Tallahassee Bar Association's Bar Bulletin | | October 2021

Firm Announcements: [Carl Eldred Joins Stearns Weaver Miller's Statewide Land Development, Zoning & Environmental Practice](#)

| September 2021

Firm Announcements: [Stearns Weaver Miller Expands Statewide Land Development, Zoning & Environmental Practice with Five New Additions](#)

| September 2021

EDUCATION

J.D., *cum laude*, Stetson University College of Law, 2018

Social Justice Certificate

Journal of Advocacy and the Law, Associate editor

Moot Court Board

Order of the Barristers

B.A., *cum laude*, University of South Carolina, 2008

ADMISSIONS

Florida