

Vinette D. Godelia



Shareholder

Tampa Office

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PRACTICE AREAS

[Environmental & Natural Resources](#)

[Land Development, Zoning & Environmental](#)

[Land Development/Land Use/Zoning](#)

OVERVIEW

Vinette Godelia focuses her practice on the defense and negotiation of complex land development approvals under Florida's growth management laws and local government regulations. She leads legal and expert consultant teams on planning issues throughout the state of Florida.

Vinette is a skilled negotiator and has successfully secured approvals for large-scale projects, including negotiating high-profile development agreements for clients that cumulatively exceed \$20 billion. She is also highly experienced in developing targeted revisions to comprehensive plans and land development regulations to facilitate site-specific project development.

Vinette has particular experience advising clients in resource extraction and energy operations ranging from due diligence to establishment of projects across the state to novel issues relating to the redevelopment of legacy mining lands for agricultural, residential, commercial and industrial uses.

Areas of Concentration:

Land Use & Zoning

Mining Operations & Resource Extraction – Permitting, Compliance, Enforcement

Energy and Utilities – Solar Power Permitting, Natural Gas Plants, Oil Exploration and Production

Development Agreements – Public-Private Partnership Agreements, Economic Development, Concurrency and Impact Fee Agreements

Comprehensive Plan and Land Development Code Amendments

Local Development Order Approvals – Annexation, Comprehensive Plan Amendments, Land Development Code Amendments, Conditional Uses, Variances, Right-of-Way Vacations

Special Exceptions, Special Uses, Variances, Code Enforcement – Local
Code Enforcement Board Defense and Litigation

Comprehensive Plan Compliance & Consistency Challenges

Administrative Hearings & Appeals

Prior to joining the firm, Vinette was a Shareholder in a boutique law firm in Tallahassee, Florida. Before her legal career, she worked with Visit Florida, the state's official tourism organization, and served as head of the Mid-Atlantic office in Washington, D.C.

REPRESENTATIVE EXPERIENCE

Represents Mosaic, the world's leading integrated producer of concentrated phosphate and potash, in several matters relating to mine operations and permitting including work on over 50,000 acres in Manatee, DeSoto, Polk and Hardee Counties. Representation includes large area approvals, DRI rescissions, creation of comprehensive plan mining overlays, special exceptions, master plans and other development orders and resource impact approvals.

Represented the New Wales, Bartow Chemical Plant and Green Bay facilities in developing the regulatory and public involvement strategy for DRI exemptions and local government review of gypsum stack expansions in Polk County, Florida. The entitlements were supported by negotiations with the Department of Economic Opportunity (DEO) and Department of Environmental Protection (DEP) on mitigation of impacts involving significant monitoring requirements.

Represented Seminole Electric Cooperative in due diligence review of properties within its geographic service area to assess permitting hurdles for renewable energy projects in light of constantly changing state law and local regulations on these highly charged issues.

Represented Duke Energy with the development process for a new Combined Cycle Power Plant. The matter involved procuring land use entitlements including comprehensive plan amendments and rezoning approvals for a 1,640-megawatt combined cycle natural gas plant in Citrus County.

Represented Seminole Electric in the development process for a new Combined Cycle Power Plant. The matter involved procuring land use entitlements including comprehensive plan amendments and rezoning approvals for a 1,130-megawatt plant in Putnam County.

Served as lead counsel for large developer working collaboratively with Polk County, the Polk County School Board, and municipalities to develop a comprehensive strategy for the construction of transportation, water, sewer, recreation and school facilities to serve significant growth in eastern Polk County.

Represented client in the reworking of historic entitlements for a mixed use project located off Florida Interstate 4 in Polk County, Florida. The matter required the negotiation of significant changes to the regulatory scheme applicable to the project including the removal of development of regional impact restrictions through novel interpretations of state and local law, approval of new comprehensive plan and code amendments, negotiation of infrastructure related development agreements and other related issues.

Represented developer and conducted due diligence review before the City of Tallahassee and other community groups to allow the purchase and development of student focused multi-family housing development in a historic African-

American community. The project was met with significant public opposition and required negotiation of terms that the neighborhood could find acceptable to incorporate design elements and uses supportive of the history of the area and the neighborhood.

PROFESSIONAL & COMMUNITY INVOLVEMENT

Florida State University

The Center for Real Estate Education & Research, Executive Board, Board Member, 2022-Present

American Planning Association (APA) Florida Chapter, 2014-Present

The Florida Bar

Real Property, Probate Trust Law Section (RPPTL), 2010-Present

Membership & Inclusion Committee, 2020-Present

Development & Land Use Committee, 2014-Present

City, County and Local Government Law Section (CCLGL), 2008-Present

Environmental and Land Use Law Section (ELULS), 2002-Present

Florida State University College of Law

Juris Doctor Advisor, 2014-2021

Adjunct Professor

Advanced Real Estate 2023, 2024-Present

Life Cycle of a Real Estate Deal, Spring 2020

Practicing Environmental Law in Florida, Spring 2019

Florida Real Estate Law Practice – Beyond the Fundamentals, Spring 2018

American College of Environmental Lawyers (ACOEL), Fellow, 2020

Zonta International, 2014-2021

Foundation for Leon County Schools, 2017-2019

Children's Home Society, Pro Bono Counsel, 2004-2017

Big Bend Habitat for Humanity, 2008-2014

RECOGNITION

Forida Trend, Legal Elite NOTABLE – Women Leaders in Law, 2024

The Best Lawyers in America, 2018-Present

Florida Super Lawyers, 2020-Present

Rising Star, 2010-2012

Florida Trend, Florida Legal Elite, 2014-2015, 2018-2019, 2022

Leadership Florida, Class XXIX

PUBLICATIONS & PRESENTATIONS

Events: Addressing the Affordable Housing Crisis

Florida Land Use Law Conference, CLE International | | August 2024

Land Development News Update, Publications: [Hillsborough County Proposes Significant Updates to Comprehensive Plan](#)

Stearns Weaver Miller News Update | October 2022

Events: [Turning Dirt – Opportunities for Women in Real Estate Development](#)

Tallahassee Chamber of Commerce Professional Women's Forum | | October 2022

Events: [Women in Planning -> Making Moves](#)

APA Florida Planning Conference | | September 2022

Government Affairs News Update, Land Development News Update, Publications: [Hillsborough County Proposes Significant Updates to Comprehensive Plan](#)

Stearns Weaver Miller News Update | July 2022

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

Stearns Weaver Miller News Update | September 2021

Events: [Exactions Toolbox: From Dedications to Development Fees, a Legal Primer](#)

2021 Florida APA Conference: UF Speaker Sessions | | September 2021

Events: [Growth Management - Legislative & Case Law Update](#)

The Florida Bar Real Property, Probate and Trust Law Section, 2015, 2016, 2017, 2020, 2021 | August 2021

Events: [Practical Guide to Zoning and Land Use Law Challenges to Development Orders](#)

NBI Inc. | August 2013

Events: [What's Left of Development Permitting](#)

Legislative & Case Law Update Seminar, The Florida Bar Real Property | April 2013

Events: [Comprehensive Planning & Impact Fees Under the New SB 360 Paradigm - Environmental and Land use Considerations for Real Estate Transactions Seminar](#)

Florida Bar Environmental and Land Use Law Section and the Real Property, Probate and Trust Law Section | | June 2010

Events: [What's Ahead for DRIs?](#)

Growth Management, Energy, Climate Change and the Environmental Short Course, Florida Chamber, 2009 & 2010 | April 2010

Events: [Implementation, Cluster Development, Urban Infill, Reducing VMT](#)

Energy & Climate Change Panel, Florida Chamber's Annual Environmental Permitting Summer School | July 2009

Events: [The Intersection of Transportation and Florida Law](#)

Planning Law and Ethics Workshop, Florida Section of the Institute of Engineers (FSITE) | June 2009

Events: [Understand the Development and Utilization of the Comprehensive Plan](#)

Land Use Law: Current Issues in Subdivisions, Annexation and Zoning, NBI, Inc. | February 2009

Publications: [Environmental Agencies, Florida Administrative Practice](#)

The Florida Bar | August 2008

Events: [Litigating Land Use](#)

Litigating Land Use Conference, CLE International | March 2008

Publications: [Administrative and Judicial Review of Land Use Decisions](#)

Florida Land Use and Environmental Law | November 2006

NEWSROOM

Firm Announcements: [Three Stearns Weaver Miller Shareholders Selected as Florida Trend's Legal Elite NOTABLE – Women Leaders in Law for 2024](#)

| December 2024

In the Media: [Movers: New Arrivals](#)

The National Law Journal | | 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., *with honors*, Florida State University School of Law, 2002

B.S., *with high honors*, Florida Agricultural and Mechanical University, 1995

ADMISSIONS

Florida