

CURRICULUM VITAE
KAREN Z. CONSALO, ESQUIRE
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EDUCATION:

BOSTON UNIVERSITY SCHOOL OF LAW

Legum Magister (LL.M.) in International Business Law with Concentration in Environmental and Energy Law [Anticipated January 2020]

- Named Boston University LL.M. Scholar and Recipient of Merit-Based Boston University LL.M. Scholar partial tuition scholarship
- Environmental law courses taken through Vermont Law School

UNIVERSITY OF FLORIDA LEVIN COLLEGE OF LAW (2000)

Juris Doctorate (J.D.) With Honors

Certificate in Land Use and Environmental Law

- Awarded the full tuition Terrye Coggin Proctor Memorial Scholarship based upon LSAT score and undergraduate academic achievement
- Awarded Florida Bar Foundation Fellowship
- Member and officer of Justice Campbell Thornal Moot Court Team
- Tournament champion at College of William & Mary National Moot Court Competition
- Member and Student Works Editor of the Florida Journal of International Law
- Member of the Phi Delta Phi Honor academic fraternity
- Elected Student Body Representative to John Marshall Bar Association
- Summer study of comparative international laws at the University of Montpellier in Montpellier, France

ROLLINS COLLEGE (1997)

Bachelor of Arts (B.A.), Magna Cum Laude, in Environmental Studies

Bachelor of Arts (B.A.), Artium Baccalaureus Honoris

- Awarded *Artium Baccalaureus Honoris* (Honors Program B.A.) for completion of a specialized honors curriculum (induction into this program is via invitation-only and offered to only top 4% of student body)
- Designated as the 1997 *Outstanding Environmental Studies Major*
- Finalist for the 1997 Harry S. Truman Scholarship

- Awarded four year, full tuition scholarship through collaboration of the Honors Program and Environmental Studies Department
- Member of the Student Hearing Board
- Three month field study in Costa Rica analyzing environmental and economic sustainability practices
- One month study abroad at Kings College, Cambridge University, in Cambridge, England analyzing English literature

TEACHING EXPERIENCE:

University of Central Florida, Department of Legal Studies, Orlando, Florida (2015- Present)

- Lecturer, teaching approximately 400 students per year through on-line, face-to-face, and mixed-mode modalities on a variety of legal topics including property, environmental law, urban development, bankruptcy, civil procedure, ethics, and capstone
- Completely redesigned “Environmental Law” and “Property Law” courses
- Created new course entitled “Urban Law” and assisted in creation of an Urban Real Estate and Development Certificate (2018)
- Visiting Lecturer (2016 - 2017)
- Adjunct Faculty (2015 - 2016)
- Earned “Outstanding” year-end performance reviews (2015-2019)

Barry University School of Law, Orlando, Florida

- Course creator and Adjunct Professor of *Florida Administrative Law and Environmental Regulation* (2014-2017)
- Adjunct Professor of *Florida Constitutional Law* (2012-2015) and guest lecturer in *Florida Constitutional Law* (2016)
- Course creator and Adjunct Professor of *Water Law: Pollution* (2011 & 2013)
- Regular guest speaker and advisor to the Environmental and Earth Law Clinic (2013 - 2017)

Rollins College, Environmental Studies Department, Winter Park, Florida

- Adjunct Professor of *Environmental Law* (2010 & 2016)
- Co-course creator and Co-Adjunct Professor of *Land Use Controls Law* in the Masters of Civic Urbanism Program (2010-2012)
- Adjunct Professor of *Land Use Law* (2006 - 2010)

TEACHING INTERESTS:

Environmental Law	Administrative Law
Water Resources	Civil Procedure
Property Law	Appellate Advocacy
Land Use Law	Business Law
Real Estate Law	International Business Law
Local Government Law	Bankruptcy Law
Urban Development Law	Aviation Law
Constitutional Law	Legal Ethics

OTHER PROFESSIONAL EXPERIENCE:

The Consalo Law Firm, P.A., Managing Attorney (2009 to present)

I am the founder and lead attorney for a boutique law firm in which my areas of practice include: land use, real estate, environmental law, government relations, bankruptcy, contracts, civil litigation and appellate work, serving individuals, businesses, governments, and community organizations. In addition, through this firm, I have served as:

- A Special Magistrate to the City of Casselberry, Florida for adjudication of city code violations and fines (2019 to present);
- A Special Magistrate to the Town of Oakland, Florida for adjudication of town code violations and fines (2014 to 2019);
- Co-counsel with The Vose Law Firm on land use and government matters (2013-2017); and
- Co-counsel for the law firm of Bogin, Munns & Munns on land use, real estate, environmental, and governmental matters (2011 to 2016).

City of Orlando, Florida, Assistant City Attorney (2004 to 2009)

I was the lead in-house attorney for land development, environmental, and aviation matters. My tasks included drafting legislation and agreements relating to land development, environmental, and aviation matters; advising staff and board members during public hearings; litigation and appellate work; preparation of all documentation related to Orlando's Community Development Districts and Developments of Regional Impact; drafting Comprehensive Plan amendments and rezoning ordinances; reviewing aviation-related bond documentation; and serving as an advisor to Mayor Dyer at Aviation Authority meetings.

Seminole County Government, Assistant County Attorney (2001 to 2004)

I was the lead in-house attorney for planning and development, conservation, and code enforcement, as well as litigation and appellate counsel. I assisted in formulation and

drafting of legislation and agreements relating to land development and conservation matters. This included drafting the majority of the Comprehensive Plan amendments and rezoning ordinances. I engaged in frequent collaborations with County staff and elected officials and advised such parties at private meetings and public hearings. During my term with Seminole County, I also established and supervised the legal internship program and worked in collaboration with the Seminole County Sheriff's Office, the U.S. Department of Housing and Urban Development, and the Federal Bureau of Investigation on various criminal issues relating to County staff and residents.

Akerman Senterfitt, P.A., Litigation Associate Attorney (2000 to 2001)

I served as a litigation and appellate attorney on a variety of civil, criminal, and family law matters.

Florida Supreme Court, Legal Intern (1999)

I reviewed briefs and drafted legal opinions regarding jurisdictional issues for Justice Peggy Quince.

Florida Department of Environmental Protection, Florida Bar Foundation Fellow (1999)

I served as a research assistant regarding various environmental and water law issues.

University of Florida, Center for Government Responsibility, Clinic Participant (1999)

I assisted in establishment of a Community Redevelopment Agency and Community Redevelopment Area in order to alleviate blight and enhance existing historic development in the coastal city of Cedar Key, Florida.

University of Florida Levin College of Law, Teaching Assistant (1999)

I assisted first year law students in legal research and writing assignments. I also graded papers and advised students.

BAR ADMISSIONS AND CERTIFICATIONS:

FLORIDA BAR CERTIFICATION IN CITY, COUNTY, AND LOCAL GOVERNMENT LAW
(2010)

I was awarded Certification in City, County, and Local Government Law by the Florida Bar Association after completion of a rigorous curriculum of classes, peer review, and a six hour examination. This certification represents expertise in the field of local government law, including ethics, elections, public records, Sunshine issues, intergovernmental coordination, emergency response, procurement, zoning and

development, eminent domain, and affordable housing. Maintenance of this certification requires completion of thirty hours of continuing legal education in local government law every three years (in addition to the general continuing legal education requirements of all Florida Bar members).

UNITED STATES DISTRICT COURT FOR THE MIDDLE DISTRICT OF FLORIDA (2010)

I am a member in good standing with, and authorized to practice in, the U.S. District Court for the Middle District of Florida.

FLORIDA BAR (2000)

I am a member in good standing with the Florida Bar and authorized to practice in all Florida state courts. Admission to the Florida Bar required successful completion of both undergraduate and law school curriculum, an extensive background check, and successful passage of extensive examinations extending over two and a half days. Maintenance of my Bar admission requires thirty hours of general continuing legal education every three years.

UNIVERSITY OF FLORIDA COLLEGE OF LAW CERTIFICATION IN LAND USE AND ENVIRONMENTAL LAW (2000)

I earned a Certificate in Land Use and Environmental Law for completion of a specialized course of study in land use and environmental law and policy courses, as well as successful performance at several internships in the field of land use and environmental law. This certificate also required completion of eight (8) additional credit hours beyond the standard *juris doctorate* graduation requirements.

PUBLICATIONS AND EDITORIAL WORKS:

- Karen Z. Consalo, *Fighting Back from the Brink: International Efforts to Prevent Illegal Trafficking in Endangered Species* [Accepted for publication by *Environs*, the Environmental Law and Policy Journal of University of California - Davis School of Law, Fall 2019]. This article analyzes the role of international illegal wildlife trafficking in driving many species toward extinction and advocates the controversial tactic of sustainable harvesting to fight such criminal activity.
- Karen Z. Consalo, *Changing Historic Concepts of Water Rights and Water Ownership*, in *EXPLORING PROPERTY RIGHTS IN CONTEMPORARY GOVERNANCE* (Staci Zavattaro, Gregory Peterson & Anne Davis, eds., 2019). This book chapter explores legal frameworks for use and ownership of water resources around the globe. Please visit: <https://www.sunypress.edu/p-6666-property-rights-in-contemporary.aspx>.

- Karen Z. Consalo, *With the Best of Intentions: First Amendment Pitfalls for Government Regulation of Signage and Noise*, 46 STETSON L. REV. 533 (2017). This law review article reviews the current status of First Amendment protections on signage and noise and recommends best drafting practices for governments to ensure their regulations comport with Constitutional requirements. Please visit: <https://www.stetson.edu/law/lawreview/media/2017-v46-n3-cover.pdf> or <https://www.cohpa.ucf.edu/legalstudies/wp-content/uploads/sites/4/2018/06/with-the-best-of-intentions-first-amendment-pitfalls-for-government-regulation-of-signage-and-noise-stetson-law-review.pdf>.
- Karen Consalo & Max Forgey, *Best Practices for Local Government Land Use Decision-making: A Non-Legislative Approach*, FLORIDA PLANNING MAGAZINE (Fall 2016). This peer reviewed article illustrates problems plaguing Florida's legislative and quasi-judicial land use processes and provides a legislative model for ensuring more efficient and citizen-friendly hearing processes. Membership required to view link at: <http://www.floridaplanning.org/best-practices-local-government-land-use-decision-making-non-legislative-approach/>.
- Editor of *Ch. 14: Administrative Law* in RANSFORD PYLE & CAROL BAST, FOUNDATIONS OF LAW: CASES, COMMENTARY, AND ETHICS (6th ed. 2017).
- Karen Z. Consalo, *Selling Florida's Water Up the River*, 31 FLA. ST. J. LAND USE & ENVTL. L. 69 (2015). This journal article (published in 2017) provides an in-depth review of the overuse and misallocation of fresh water supplies in Florida by the very government agency tasked to protect these Public Trust resources. Please visit: <https://law.fsu.edu/sites/g/files/upcbnu1581/files/JLUEL/jluel-v31n1-03-consalo.pdf>.
- Karen Z. Consalo, *Decision by Judge or Jury? Alternatives to Traditional Code Enforcement Boards*, 89 THE FLORIDA BAR JOURNAL 64 (2015). This peer reviewed article examines the political and legal concerns involved in use of citizen boards to enforce code enforcement violations, impose fines, and authorize foreclosure of liens and recommends replacement of such boards with special magistrates. Please visit: <https://www.floridabar.org/the-florida-bar-journal/decision-by-judge-or-jury-alternatives-to-traditional-code-enforcement-boards/>.
- Karen Z. Consalo, *Bombs and Babies: The Unfortunate Results of Conversion of a Military Defense Site to a Residential Neighborhood*, 5 BARRY ENVTL. & EARTH L. J. 23 (2015). An evaluation of the historic, financial, and political forces which allowed bomb-infested lands to be developed into an extensive residential and commercial

community and critically examines the sufficiency of legal actions taken to remediate this hazardous situation. Please visit: <https://lawpublications.barry.edu/ejej/vol5/iss1/4/>.

- Karen Zagrodny (Consalo) & Melva MacFie, *City Beautiful: Establishing Community Redevelopment Areas in Florida*, U.F. CTR. FOR GOV'T RESPONSIBILITY (1999). A detailed summary of the practical and legal conditions necessary to create a Community Redevelopment Area in Florida. A subsequently edited version may be found at: https://www.law.ufl.edu/pdf/academics/centers-clinics/clinics/conservation/resources/city_beautiful.pdf.

PRESENTATIONS:

- Presenter, *Seeking a Legal Studies Degree*, Camp Law & Order, UCF Center for Law and Policy (July 24, 2019)(discussion with high school seniors regarding pursuit of a collegiate degree in legal studies)
- Panelist, *Roses are Red and so is Our Tide: Discussion of the Impact of Red Tide on the State of Florida*, Ideas for Us, Inc. Hive Meeting (February 6, 2019)(discussion of algae blooms in and around Florida and policy responses to same)
- Presenter, *Mixed-Mode Teaching: The Best of Both Worlds?* 2019 Sunshine State Teaching and Learning Conference (February 1, 2019)(recommendations for best techniques and practices to develop engaging mixed-mode courses)
- Moderator, *Post-Maria Lessons: What Was Done and What Remains to be Done*, 2018 Environmental and Earth Law Summit, Barry University School of Law (April 2018)(discussion of issues facing Puerto Rico after Hurricane Maria and the United States' role in Puerto Rico's recovery)
- Panelist, *Water, Water Everywhere...but Not a Drop to Drink*, 2017 EnergyWaterFoodNexus (EWFN) International Summit, Florida Agricultural and Mechanical University (October 20, 2017)(exploration of worldwide policy approaches to distribution of fresh drinking water supplies)
- Panelist, *The 3Ts of Teaching with Technology*, 2017 Student Success Conference, Florida Consortium of Metropolitan Research Universities (March 24, 2017) (discussion of the role of electronic media in creating an effective virtual classroom with a focus on targeting, teaching, and testing)
- Presenter, *Three T's of Academic Technology*, 2017 Sunshine State Teaching and Learning Conference, University of Central Florida and University of South Florida (February 15, 2017)(discussion of the role of electronic media in creating an effective virtual classroom with a focus on targeting, teaching, and testing)

- Presenter, *Real Estate Issues in Family Law: The Do's and Don'ts*, Orange County Bar Association Family Law Committee (October 21, 2016)(discussion of partition laws and their affect on family law disputes)
- Presenter, *2015 Family Law Major Seminar*, Orange County Bar Association Family Law Committee (October 16, 2015)(discussion of legal ramifications of property law on family law disputes)
- Panel Moderator, *Climate Disruption: Choosing Our Environmental Destiny*, Barry University School of Law Environmental & Earth Law Summit (April 9, 2015) (discussion of recent local government efforts in Florida to address and alleviate environmental threats)
- Panelist, *Jobs in the Environmental Sector*, Barry University Environmental Law Society (November 17, 2014)(discussion with law students regarding options for employment in the environmental, government, and not-for-profit sectors as well as advice on networking and interviewing skills)
- Guest Lecturer, Barry University Environmental and Earth Law Clinic (Fall 2013, Spring & Fall 2014, Spring & Fall 2015, Spring 2016)(advised law students on variety of ongoing public interest and government cases in Central Florida)
- Presenter, *2012 Legislative Update*, American Planning Association, Florida Chapter (2012) (provided comprehensive summary of Florida's legislative amendments to land use issues)
- Guest Speaker, annual "Teach In" at Hillcrest Elementary School (2011, 2012, 2014, 2015, 2016, 2017)(taught elementary school children about the science and policy of environmental concerns)
- Guest Speaker, annual "Teach-In" at St. James Cathedral School (2012, 2013, 2014) (taught elementary school children about the science and policy of environmental concerns)
- Presenter, *Government's Role in Development and Conservation*, Barry University Center for Earth Jurisprudence (2010)(discussed how top-down government efforts can be used, often in conjunction with citizen initiatives, to address site-specific and large-scale environmental problems)
- Presenter, *Finding the Allusive Center*, Florida Surveying and Mapping Society (2009)(provided summary of Florida's survey laws as they affect real property)
- Appointed as Seminole County's representative to the Joint City/County Annexation Committee (2003)(served on a multi-government panel of cities and counties to draft a model bill for submission to the Florida Legislature regarding significant

modification of Florida's annexation laws; subsequently adopted in part by the Florida Legislature)

- Panelist, *Dealing with Difficult People*, Florida Association of County Attorneys annual conference (2003)(presentation regarding how to best deal with the common types of difficult personalities encountered in government practice to avoid escalation of conflict)

GRANTS, COMMITTEE PARTICIPATION, AND COMMUNITY SERVICE:

- UCF College of Community Innovation and Education Faculty Senate, a legislative body of college faculty members (2019)
- Board of Directors of Ideas for Us, Inc., a not-for-profit organization which develops and funds sustainability efforts locally, nationally, and internationally (2019)
- Volunteer judge for American Collegiate Moot Court Association's National Tournament hosted by UCF at FAMU Law School (January 2019)
- Advisory board member for Ideas for Us, Inc. a not-for-profit organization which develops and funds sustainability efforts world-wide (2019)
- Fellow with the UCF Center for Global Economic and Environmental Opportunity (GEEO) (2018-present)
- Member of the UCF Undergraduate Course Review Committee (UCRC) tasked to review all proposed additions, deletions, and modifications to undergraduate course offerings (2017 - present)
- Volunteer with Legal Aid Society of Orange County Bar at *He Got Up* record expungement and sealment event for low-income residents (February 2018)
- Advisory board member for Fleet Farming, a sub-program of Ideas for Us, Inc., which aids communities in development of farm-lets locally and nationally (2017-2018)
- Member of UCF College of Health and Public Affairs (COHPA) Safety Council (2017-2019)
- Assisted the University of Central Florida (UCF) Center for Community Partnerships in validation of multiple surveys for its high school mentorship program (2017-2018)
- Member of Parramore Community Land Trust Committee tasked to develop a framework for the geographic boundaries, financing tools, and methods used to create a community land trust to supply safe and affordable housing opportunities and enhance quality of life in Orlando's Parramore communities (2017-2018)

- FAMU EnergyWaterFoodNexus International Summit Planning Committee member and Accelerated Innovation Track Chair tasked to plan the ecotours for the summit participants and assist the Accelerated Innovation moderators and panelists (2017)
- Recipient of a Clarcona Improvement Association, Inc. grant which, in collaboration with the UCF Center for Non-Profit Management, used to successfully prevent inconsistent large-scale development intrusion into the Clarcona Rural Settlement (2017)
- Member of UCF Legal Studies Department Curriculum Committee tasked to analyze and prepare substantial revisions to department curriculum (which secured an affirmative vote of the Department faculty to incorporate such revisions into the Department curriculum) (2016-2017)
- Member of UCF Downtown Campus Curriculum Committee, a joint committee of UCF and Valencia Community College, tasked to analyze and address the opportunities and challenges poised by the pending relocation of several departments of both schools to a new downtown Orlando campus (2017)
- Member of Reducing Incarceration in Orlando (RIO) Committee, a multi-agency group seeking to gather and analyze data and present policy recommendations to reduce levels of incarceration resultant from “minor” crimes committed in the Parramore neighborhoods (2016-2017)