



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

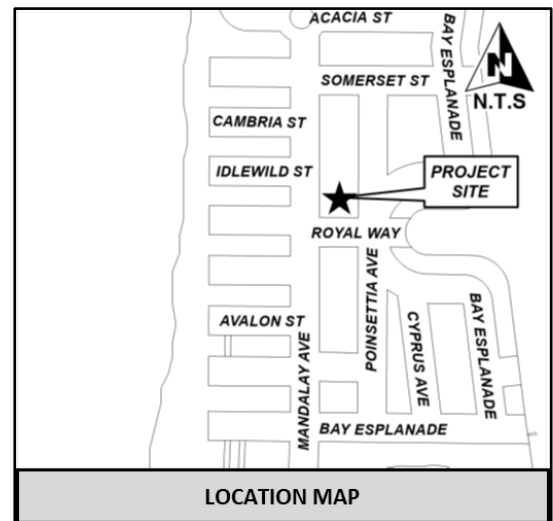
MEETING DATE: May 20, 2025
AGENDA ITEM: ID#25-0360
CASE: FLD2025-03002
REQUEST: Flexible Development approval to construct a two-unit Resort Attached Dwelling in the Tourist (T) District and the Old Florida Character District of Beach by Design for the property located at 633 Mandalay Avenue. The building will not exceed 65 feet in height and includes four parking spaces. Requested is flexibility from side setbacks. (Community Development Code Section 2-803.L. and Beach by Design)

GENERAL DATA:

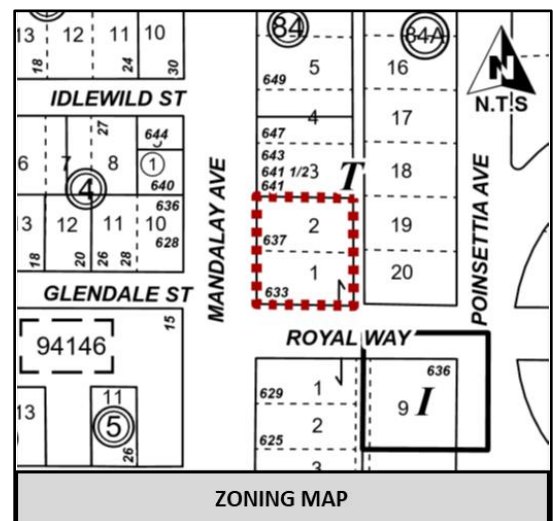
Agent..... Katie Cole, Hill Ward Henderson.
Owners..... Clearwater JV V LLC
Location..... 633 Mandalay Avenue; northeast corner of Mandalay Avenue and Royal Way.
Property Size..... 0.28 acres
Future Land Use..... Resort Facilities High (RFH)
Zoning..... Tourist (T) District
Special Area Plan..... Beach by Design (Old Florida District)
Adjacent Zoning... *North:* Tourist (T) District
South: Tourist (T) District
East: Tourist (T) District
West: Tourist (T) District
Existing Land Use..... Vacant
Proposed Land Use..... Resort Attached Dwellings (2 units)

BACKGROUND:**Location and Existing Conditions:**

The 0.28-acre project site consists of the upland area of a single, vacant parcel located at the northeast corner of Mandalay Avenue and Royal Way. The frontage of the parcel is 119 feet along Mandalay Avenue and 102 feet along Royal Way. The project is within the Tourist (T) Zoning District and the Old Florida Character District of *Beach by Design* with a Resort Facility High (RFH) future land use designation. The *Beach by Design* special area plan envisions the redevelopment of this area primarily with overnight accommodation and attached dwelling uses with some limited retail/commercial and mixed-use developments along Mandalay Avenue. The immediate vicinity is characterized by a variety of overnight accommodations, retail sales and services, restaurants, bars, and attached dwellings.

**Site History:**

- On January 21, 2003, submitted was an application, FLS2023-01001, to develop a three-unit attached residential dwelling. This application was withdrawn.
- On February 20, 2007, the Community Development Board (CDB) approved FLD2006-09053, which included a request to permit a mixed-use, eight-unit attached residential dwelling. This approval expired.
- On November 3, 2021, the Community Development Board (CDB) approved FLD2021-07015, which included a request for a 24-room resort attached dwelling. This approval expired.
- On October 12, 2023, the Community Development Board (CDB) approved FLD2023-04007, which included a request for a three-unit resort attached dwelling. This approval expired.

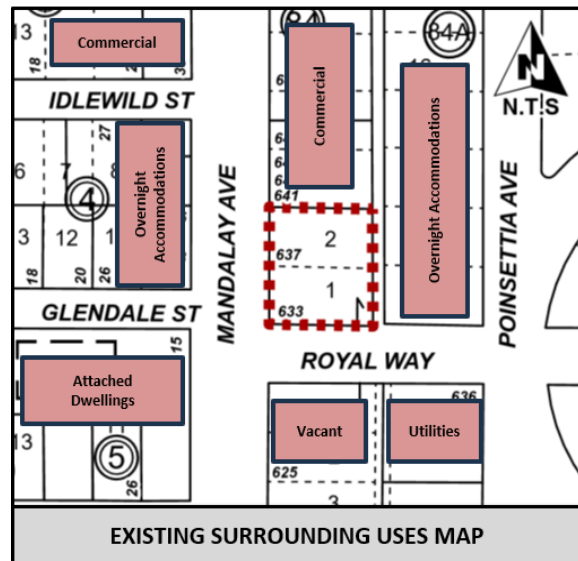


Code Compliance Analysis:

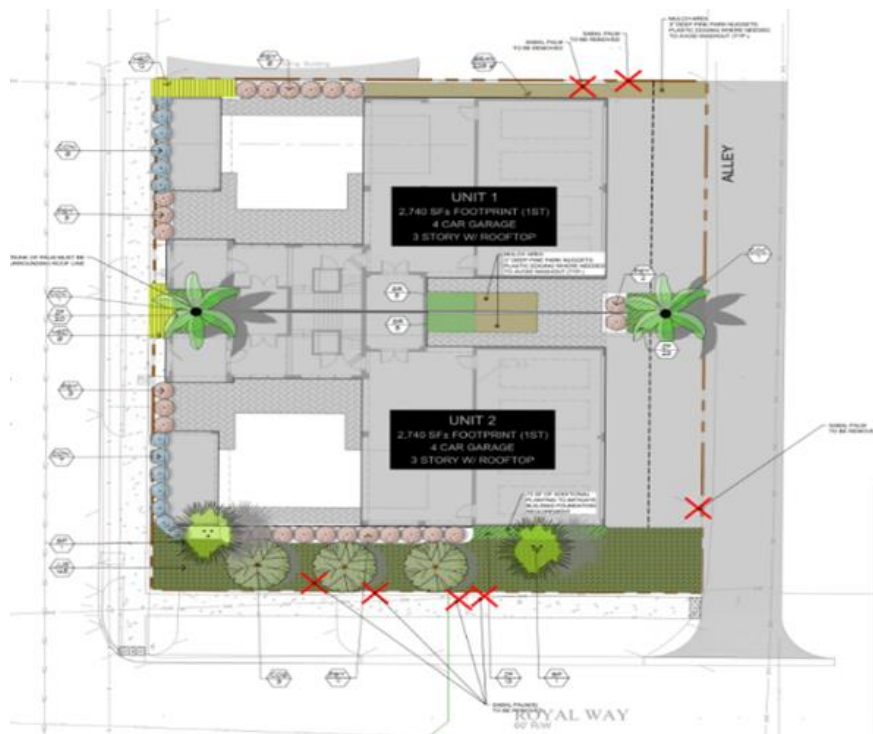
There are no active Code Compliance cases for the subject property.

Development Proposal:

The proposal is to develop the site with a four-story, two-unit resort attached dwelling. The building will be approximately 40 feet in height, well below the maximum permitted height of 65 feet in the Old Florida District. The building will provide a stepback of approximately 22 feet for the portion of the building which exceeds 35 feet, which exceeds the 15-foot setback as required by the Old Florida District. The Community Development Code (CDC) requires a minimum of 1.5 off-street parking spaces per dwelling unit for resort attached dwellings and four parking spaces per dwelling unit will be provided to serve the two-unit development, with access from the east via the alley. Solid waste and recycling will be managed using roll-out containers, which residents of 633 Mandalay will place at the curb for weekly collection.

**Proposed Site Plan**

The resort attached dwelling utilizes a tropical modern architecture, which is consistent and complementary to the tropical vernacular envisioned in *Beach by Design*. The main pedestrian entrance will be located at the center of the west elevation, facing Mandalay Avenue. Resort attached dwellings are defined as attached units that may be occupied for any duration, including both full-time and short-term stays.



East Elevation**West Elevation (Mandalay Avenue)**

Proposed is an approximate 2-foot setback along Mandalay Avenue to the west for up to 76 percent of the property frontage, an approximate 4-foot setback along the north property line, a 15-foot setback along Royal Way to the south, and an 18-foot setback from the alley to the east. Specifically pertaining to Mandalay Avenue, the Old Florida Character District of *Beach by Design* allows a zero setback for up to 80 percent of the Mandalay Avenue frontage, contingent upon the provision of a minimum 15-foot setback for the remaining 20 percent of the Mandalay Avenue frontage. Flexibility is requested to allow a 4-foot setback on the north side of the property. A mix of ground cover, shrubs and trees will be installed along both rights-of-way that will provide an overall attractive street appearance, consistent with the CDC and the Old Florida District as envisioned by *Beach by Design*. Similar landscaping materials will also be provided in the side setback areas. Consistent with *Beach by Design*, the site is designed to be pedestrian-friendly with proposed five-foot wide sidewalks along Mandalay Avenue and Royal Way, with stamped paving where the sidewalk crosses the driveway.

ANALYSIS:**Comprehensive Plan:**

The proposal is supported by applicable Goals, Objectives and/or Policies of the City's Comprehensive Plan as follows:

Future Land Use Plan Element:

<i>Goal QP 3</i>	Support the on-going transformation of the Downtown and Clearwater Beach Activity Centers as high intensity, walkable, and attractive regional centers for living, working, shopping, and entertainment.
<i>Objective QP 3.3</i>	Continue to use Beach by Design: A Preliminary Design for Clearwater Beach and Design Guidelines (Beach by Design) to guide development, redevelopment, and placemaking on Clearwater Beach.
<i>Policy QP 3.3.1</i>	Guide the on-going transformation of Clearwater Beach through Beach by Design and periodically evaluate the plan to determine if amendments are necessary to meet changing conditions or needs.
<i>Goal QP 5</i>	Plan and regulate land use and development in the city to protect public health and safety and promote high quality development.
<i>Objective QP 5.3</i>	Continue to promote redevelopment and infill development that is consistent and compatible with the surrounding properties.

Policy 5.10.1 Continue to recognize tourism as a substantial economic base and support the enhancement of tourism throughout the city.

Beach by Design: Special Area Plan Governing Clearwater Beach:

As indicated above, the site is in the Old Florida District of *Beach by Design*. This District is envisioned to remain a transitional area between the single-family neighborhood north of Acacia Street and the more intense tourist/resort areas located farther to the south. The Old Florida District provides a set of development parameters addressing building height, minimum setbacks, required building setbacks, landscape buffers, and parking/vehicular access. These development parameters supersede any conflicting statements contained within the Design Guidelines of *Beach by Design* and the Community Development Code. Furthermore, the Design Guidelines of *Beach by Design* provide that “Any issue not addressed in [the] Design Guidelines shall be governed by the requirements of the Community Development Code.” Therefore, the hierarchy of applicability is as follows:

- The parameters contained in the Old Florida District supersede the requirements of the Design Guidelines within *Beach by Design* and the Community Development Code.
- The Design Guidelines supersede the requirements of the Community Development Code.
- The Community Development Code applies to development within the Old Florida District when not in conflict with either the development parameters of the Old Florida District and/or the Design Guidelines of *Beach by Design*.

Section II.A. - Old Florida District:

Specifically, the proposal is consistent with the development standards and requirements of the Old Florida District as follows:

DEVELOPMENT STANDARDS	PROPOSED SITE CONDITIONS
Section II.A.1.a.-d. Maximum Building Heights a. North side Somerset, 35 feet maximum b. South side Somerset, 60 linear feet 50 feet maximum c. Attached dwelling use, 65 feet maximum d. Pre-date BBD, legal nonconforming	a. N/A b. N/A c. 40 feet d. N/A
Section II.A.2.a.-b. Minimum Required Setbacks a. 15-foot front setback b. 10-foot side/rear	a. 15 feet (South – Royal Way) & 2 feet at 76 percent frontage area and 15 at 24 percent area (West-Mandalay Avenue) b. 18 feet (East– Alley) & 4 feet (North)
Section II.A.3.a.-f. Stepbacks Exceed 35 feet height a. Stepback horizontal shift towards center building b. Exceed 35 feet, Stepback minimum one side (stepback depth per F.(2) below) c. East-West frontage, Stepback front; 12.5 feet d. North-South frontage, Stepback front e. Mandalay Avenue Frontage f. Required Stepback/Setback Ratios (1) Street less than 46 feet: 1-foot/2-feet above 35 feet.	a. N/A b. 5 feet c. 35 feet; Stepbacks provided along Royal Way d. N/A e. Stepbacks provided along Mandalay Avenue f. (1) N/A

(2) Street 46 feet to 66 feet: 1-foot/2.5-feet above 35 feet; 12.5 feet	(2) 35 feet; Royal Way
(3) Street more than 66 feet: 1-foot/3-feet above 35 feet; 15 feet	(3) 22 feet; Mandalay Avenue
Section II.A.4.a.-b. Flexibility of Setbacks/Stepbacks above 35 feet height	a.-b. N/A
Section II.A.5.a.-c. Flexibility of Setbacks/Stepbacks below 35 feet height	a.-c. N/A
Section II.A.6.a.-b. Landscape Buffers a. 10-foot all front setbacks b. Mandalay Avenue frontage	a. 15 feet (South – Royal Way) b. 2 feet – provision of 401 square feet of landscape area along Mandalay Avenue
Section II.A.7. Parking/Vehicular Access Lack of parking or shared parking Mandalay Avenue frontage from side street or alley	N/A

Section VII. Design Guidelines:

Beach by Design provides design guidelines to ensure that the development conforms to design objectives and principles established in the plan. The guidelines address and promote principles related to bulk and design and are intended to be administered in a flexible manner.

The guidelines focus on density, height, design, scale and mass of buildings, setbacks and stepbacks, street-level facades, parking areas, sidewalks, materials and colors, sidewalks, and several other areas relevant to the public realm.

As described in the applicant's narrative and the Development Proposal overview above the project complies with:

- Section A – Density of residential development is permitted to a maximum of 30 dwelling units per acre and the 0.28-acre project site meets this requirement through the proposed two-unit resort attached dwelling use.
- Section B – The proposed development is a maximum height of 40 feet from design flood elevation Height is consistent with the Old Florida District.
- Section C – Project does not include more than two of the three building dimensions being equal in the vertical or horizontal planes; no plane uninterrupted for 100 feet; at least 60% of all elevations feature windows or architectural decorations; the building height and massing correlates to the parcel and streetscapes which does not exceed 65 feet in height.
- Section D – Setbacks are consistent with the Old Florida District, stepback provided along Mandalay Avenue.
- Section E – Street-level façade requirements are not applicable as this is a residential property.
- Section F – Parking areas separated from view through screening and landscaping and have clearly marked points of access.
- Section G – N/A; Signage will be permitted under a separate application.
- Section H – Sidewalk widths will be 5-feet along both Mandalay Avenue and Royal Way.
- Section I – N/A; No street furniture or bicycle racks are proposed.
- Section J – N/A; Street lighting will be provided compliant with Beach by Design.
- Section K – N/A; No fountains are proposed.
- Section L – Materials and colors are consistent with the required Florida or coastal vernacular themes.

Community Development Code (CDC) Section 1-103. Purpose, Intent, Objectives:

The proposal is supported by the general purpose, intent and basic planning objectives of this Code as follows:

- Section 1-103.B.1.* Allowing property owners to enhance the value of their property through innovative and creative redevelopment.
- Section 1-103.B.2.* Ensuring that development and redevelopment will not have a negative impact on the value of surrounding properties and wherever practicable promoting development and redevelopment which will enhance the value of surrounding properties.
- Section 1-103.B.3.* Strengthening the city's economy and increasing its tax base as a whole.
- Section 1-103.E.5.* Preserve the natural resources and aesthetic character of the community for both the resident and tourist population consistent with the city's economic underpinnings.

With the proposal, there will be an improvement of the property through the provision of a two-unit resort attached dwelling use to meet the tourist demand on Clearwater Beach. At a parking ratio of 1.5 spaces for every unit, a total of 3 parking spaces are required and 4 parking spaces per unit are proposed.

Community Development Code Section 2-801.1 – Maximum Development Potential

This property has a future land use designation of Resort Facilities High (RFH) and is limited to a maximum density of 30 units per acre or eight-units and limited to a maximum Impervious Surface Ratio (ISR) of 0.95. The proposal includes two units and a maximum ISR of 0.78, both consistent with this section.

Community Development Code Table 2-803 and Section 2-803.L.4. – Flexible Development

CDC Table 2-803 establishes development standards for the resort attached dwelling use (e.g., lot area, width, setbacks, heights, and minimum off-street parking). All of these, except minimum lot area, lot width and parking, are covered within the provisions of Section II.A. of the Old Florida District requirements of *Beach by Design*. CDC Section 2-803.L.4. provides the Flexibility Criteria for side setbacks of resort attached dwellings which results in an improved site plan, more efficient parking layout and an improved design and appearance. Further, the provided number of parking spaces and the building height is consistent with the requirements of the Old Florida District.

DEVELOPMENT STANDARDS – Table 2-803	DIMENSIONAL REQUIREMENTS	PROPOSED
<i>Minimum Lot Area</i>	5,000 – 10,000 square feet	12,222 square feet
<i>Minimum Lot Width</i>	50 feet – 100 feet	119 feet (West – Mandalay Avenue) 102 feet (South – Royal Way)
<i>Maximum Height</i>	35 feet – 100 feet	40 feet
<i>Min. Off-Street Parking</i>	1.5 spaces per unit or 3 spaces	4 spaces per unit

Community Development Code Article 3 – Development Standards

The following development standards are applicable from various subsections of Article 3 as outlined below.

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<u><i>Mechanical Equipment – 3-204.D. & 3-903.I</i></u> <i>All outside mechanical equipment must be screened so as not to be visible from public streets and/or abutting properties.</i>	Mechanical equipment will be located on top of the roof and will be hidden by screening.
<u><i>Sight Visibility Triangles – 3-904.A</i></u> <i>No structures or landscaping may be installed that will obstruct views at a level between 30 inches above grade or landscaping may be installed that will not obstruct views at a level between 30 inches above grade and eight feet above grade within the 20-foot sight visibility triangles.</i>	Proposed structures meet requirements of Site Visibility Triangles. Any proposed landscaping within the triangle will be on a landscaping maintenance schedule.
<u><i>Utilities – 3-912</i></u> <i>For development that does not involve a subdivision, all utilities including individual distribution lines must be installed underground unless such undergrounding is not practicable.</i>	To be determined at the time of permitting.
<u><i>Solid Waste – 3-204.G</i></u> <i>Solid waste containers/handling area shall be completely screened from public streets and abutting properties and of a size sufficient to serve the use.</i>	Trash barrels will be rolled out to the street for weekly trash collection.

Community Development Code Section 3-914. General Applicability Standards

The proposal supports the General Applicability standards of this Code as follows.

GENERAL APPLICABILITY STANDARDS	FINDINGS
<i>Section 914.A.1. The proposed development of the land will be in harmony with the scale, bulk, coverage, density and character of adjacent properties in which it is located.</i>	The proposed development is in the heart of the transitional Old Florida District which includes a variety of commercial uses, overnight accommodations and resort attached dwellings. The area has many older developments constructed with significant lot coverage and nonconforming with current FEMA requirements. The proposal will be in harmony with the adjacent properties.
<i>Section 3-914.A.2. The proposed development will not hinder or discourage development and use of adjacent land and buildings or significantly impair the value thereof.</i>	The proposed development complies with all setbacks, landscaping, and design requirements and will not hinder or discourage the development of adjacent properties.

<i>Section 3-914.A.3. The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood.</i>	The resort attached dwelling use will likely have no effect, negative or otherwise, on the health or safety of persons residing or working in the neighborhood.
<i>Section 3-914.A.4. The proposed development is designed to minimize traffic congestion.</i>	As provided in the submitted traffic narrative, the two units will generate minimal traffic and vehicular access to the site is located from a secondary street consistent with the Old Florida District's provisions. Further, it will provide 4 parking spaces per unit where 3 spaces are the minimum required number of parking spaces.
<i>Section 3-914.A.5. The proposed development is consistent with the community character of the immediate vicinity.</i>	The proposed development is a residential use, less intensive than otherwise allowed, and complies with the requirements of Beach by Design. It is consistent with the community character of this transitional area of Clearwater Beach.
<i>Section 3-914.A.6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts on adjacent properties.</i>	The design of the proposed development minimizes adverse visual and acoustic impacts on adjacent properties by locating solid waste and parking facilities within the building. Tuck-under parking is provided to limit visual impacts on adjacent properties.

RECOMMENDATION

The Development Review Committee (DRC) reviewed the application and supporting materials at the DRC meeting of April 3, 2025. The Planning and Development Department, having reviewed all materials submitted by the applicant and the requirements of the Community Development Code, recommends the following findings of facts and conclusions of law.

Recommended Findings of Fact

1. The 0.28- acre site is located on the northeast corner of Mandalay Avenue and Royal Way.
2. The property is within the Old Florida District of *Beach by Design* and the Tourist (T) District with a Resort Facilities High (RFH) future land use designation.
3. The site proposed for development is 12,584 square feet in area, is comprised of one vacant parcel with a frontage of 119 feet along Mandalay Avenue and 102 feet along Royal Way.
4. The proposal includes a two-unit resort attached dwelling with front setbacks of 2 feet along Mandalay Avenue to the west and 15 feet along Royal Way to the south, and side setbacks of 4 feet along the north property line and 18 feet adjacent to the alley to the east.
5. The proposal includes an Impervious Surface Ratio (ISR) of 0.78.
6. The proposal includes four spaces per unit which exceeds the requirement of 1.5 spaces per unit for a two-unit resort attached dwelling.
7. The materials and design of the proposed project creates a form which enhances the community character of the surrounding vicinity within the Old Florida District of *Beach by Design*, which primarily consists of resort attached dwellings, overnight accommodations, retail sales and services, restaurants, and bars.
8. There are no active Code Compliance cases.

Recommended Conclusions of Law

1. The development proposal is consistent with applicable components of the City's Comprehensive Plan.

2. The development is consistent with the Old Florida District provisions of *Beach by Design*.
3. The development proposal is consistent with the Design Guidelines of *Beach by Design*.
4. The development proposal is consistent with the Flexible Development Standards pursuant to CDC Tables 2-801.1 and 2-803.
5. The development proposal is consistent with the Flexibility Criteria pursuant to CDC Section 2-803.L.
6. The development proposal is consistent with the General Standards for Level One and Two Approvals pursuant to CDC Section 3-914.A.

Based on the above recommended findings of fact and conclusions of law, the Planning and Development Department recommends **APPROVAL** of application FLD2025-03002, subject to the following conditions:

Conditions of Approval

General/Miscellaneous Conditions

1. An application for a building construction permit shall be submitted no later than May 20, 2026, unless time extensions are granted pursuant to CDC Section 4-407.
2. The project must remain generally consistent with the site plans and elevations approved by the Community Development Board.
3. All applicable state or federal permits shall be obtained for the subject project prior to the commencement of development as defined under Fla. Stat. § 380.04.

General Engineering

4. All irrigation systems shall be connected to the city reclaimed water system where available per Clearwater Code of Ordinances, Article IX., Reclaimed Water System, Section 32.376 to the satisfaction of Public Works (Engineering) Staff.
5. Right-of-way permits shall be obtained for all work within the City's right-of-way to the satisfaction of Public Works (Engineering) Staff.
6. A site plan shall be submitted that indicates where sidewalks cross driveways treatments, such as pavers or stamped paving, are to be used along with the details of the proposed treatment, including but not limited to, pattern, type, and installation methodology to the satisfaction of Public Works (Engineering) Staff.

Timing Conditions - Prior to Issuance of Permit, Excluding Demolition and Clearing and Grubbing or the Provision of Fill

7. Acknowledge that each condition of approval will be met with any applicable permit submittal subject to any applicable timing requirement to the satisfaction of City Staff.

Stormwater

8. Per City of Clearwater Stormwater Drainage Criteria, construction plans shall shown proposed lot grading including directing runoff to the designed destination to the satisfaction of Public Works (Stormwater Engineering) Staff, and said grading plan, when implemented, shall not adversely impact the adjoining properties.

Environmental

9. Erosion control measures shall be shown on plan sheet(s) and provide notes detailing erosion control methods to the satisfaction of Public Works (Environmental) Staff. All silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.

Planning

10. All walkways and driveways shall be clearly dimensioned on the plan sheet(s).

11. The method for screening the mechanical equipment shall be shown on the building permit plans to the satisfaction of Planning and Development (Development Review) Staff.
12. The location and visibility of electric equipment (electric panels, boxes, and meters) shall be reviewed and, if located exterior to the building where visible from any street frontage, be shown to be painted the same color as the portion of the building to which such features are attached to the satisfaction of Planning and Development (Development Review) Staff.

Public Works

13. All sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project shall be shown on plans to be improved to meet the requirement of Local, State, and/or Federal standards including A.D.A. requirements (truncated domes per FDOT Index #304) to the satisfaction of Public Works (Traffic Engineering) Staff.

Land Resources

14. All landscape plan(s) shall provide a statement that shell, rock, gravel, and any similar materials are note acceptable landscape materials per CDC 3-1204.B.
15. All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches.

Public Utilities

16. The contractor is to verify location of existing sanitary sewer laterals and inspect condition of pipes. If a new pipe is warranted, coordinate with the City regarding new connections and lateral abandonment processes.
17. The contractor shall exercise extreme caution when excavating in proximity to all utilities, existing utility's locations shown on the plans are not exact or guaranteed.

Timing Conditions - Prior to Issuance of Certificate of Occupancy

Planning

18. The project shall pass a landscape final to the satisfaction of Planning and Development (Development Review) Staff.
19. All service lines onto the property and overhead utilities adjacent to the site shall be installed underground unless the undergrounding is shown to be impracticable pursuant to CDC Section 3-912 to the satisfaction of Planning and Development (Development Review) Staff.

Engineering

20. All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/ replaced prior to Engineering final inspection.

Prepared by Planning and Development Department Staff:



Austen Dole, Planner II

ATTACHMENTS: Resume, Photographs

Austen Dole
100 South Myrtle Avenue
Clearwater, Florida 33756
727-444-8767
Austen.dole@myclearwater.com

PROFESSIONAL EXPERIENCE

- **Planning and Development,** October 2024 – Present
City of Clearwater, Fl.

Responsible for reviewing and analyzing development applications and projects (site plans, architectural elevations, civil and landscape plans) for consistency with all applicable adopted plans, codes, and standards; conduct field studies; identify any issues for discussion and prepare planning comments as part of Development Review Committee. Conduct zoning reviews and provide follow up on building permits and business tax receipts.

- **Inspire Placemaking Collective, Consultant** January 2024 – October 2024
Orlando, Fl

Facilitated public engagement events for the City of St. Petersburg's Melrose Mercy neighborhood plan update gathering community input and fostering stakeholder collaboration.

- **Bonnie C. Landry and Associates, Consultant** January 2022 – December 2022
Stuart, Fl.

Responsible for assisting in development reviews for the City of Stuart, ensuring compliance with local regulations and standards.

- **City of Holmes Beach, Assistant City Planner** June 2020 – September 2021
Anna Maria Island, Fl.

Wrote and organized site development plans, policies and procedures. Handled daily customer service questions and responsibilities related to zoning inquiries. Reviewed permit applications daily.

- **S&ME, Staff Planner II** June 2019 – June 2020
Orlando, Fl

Assisted in the Fort Pierce Community Redevelopment Plan Update. Worked on Fort Pierce Comprehensive Plan EAR Based Amendments. Conducted Volusia Growth Management Commission Reviews. Performed development reviews for the City of Kissimmee. Compiled due diligence reports for commercial development in Orange, Seminole, and Osceola Counties. Supported the City of Cocoa Parks and Recreation Master Plan development. Assisted in updating the City of Lake Wales Comprehensive Plan. Completed the Fining of Necessity report to expand the CRA boundary for the City of Mount Dora. Contributed to the City of Kissimmee Community Redevelopment agency GOP development.

- **Cotleur & hearing, Planning Intern** May 2018 – August 2018
Jupiter, Fl

Completed due diligence reports, site plans and submittal documents for development applications in Palm Beach County. Acquired permitting and application requirements for projects throughout southeast Florida. Assisted in various landscape architecture and planning tasks.

- **Center for Health and the Built Environment, Senior Research Assistant** May 2017 – May 2019
UF, Gainesville, Fl

Led a team of three (3) research assistants in coordinating and submitting grant applications for REDI designated communities throughout Florida for the Safe Routes to school grant. Developed regional strategies for Safe Routes to School in Florida, focusing on specific rural communities in need. Created Safe Routes to School Applications for Sante Fe High School and Irby Elementary (Alachua, Fl), Doctors Inlet Elementary (Middleburg, Fl), Lawtey Elementary (Lawtey, Fl).

- **AUS Bespoke Jewelry, Founder and Goldsmith**

September 2021 – Present

Founded and operate a bespoke jewelry company, designing and creating custom jewelry pieces. Managed all aspects of the business, including client consultations, design, production and marketing. Utilized skills in craftsmanship and design to produce high-quality, handmade jewelry. Took a professional hiatus from city planning to pursue my passion for bespoke jewelry and work full-time as a goldsmith. During this period, I developed my skills in business management, client relations, and creative design. Despite this career shift, I remained active in the planning field through consulting roles and continued to engage with urban planning projects. This blend of experiences has enriched my perspective, and I am now excited to transition back to the planning profession, bringing a unique, creative approach to urban development and community planning.

EDUCATION

University of Florida, Gainesville, Master of Urban and Regional Planning, May 2017 – June 2019

University of Florida, Gainesville, Bachelor's of Science, Major of Sustainability and the Built Environment, June 2014 – May 2018

AWARDS & SKILLS

AICP Student Planner Award, May 2019

Microsoft Office Suite; 3D Rendering in SketchUp; Adobe InDesign/Photoshop; Community Engagement; Public Speaking; Project Management



Facing west at 633 Mandalay Avenue



**Facing northeast at the corner of Mandalay Avenue
and Royal Way**



Facing south from east alleyway



**Facing south from northwest corner of Mandalay
Avenue**



Facing east along Mandalay Avenue



**Facing east at southwest corner of Mandalay Avenue
and Royal Way**

**633 Mandalay Avenue
FLD2024-03002**