



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: January 20, 2026
AGENDA ITEM: ID#25-1329
CASE: FLD2025-08021
REQUEST: Flexible Development approval for an existing two-unit resort attached dwelling in the Tourist (T) zoning district and the Old Florida District of *Beach by Design* for the property located at 26 Heilwood Street. The existing building does not exceed 20 feet in height and includes two off-street parking spaces. Requested is flexibility for reduced front and side setbacks and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Section 2-803.L, Section 3-1202.G and *Beach by Design*, Section II.A.6.a.)

GENERAL DATA:

Agent..... Jessica Foderingham, BCH Management, Inc.
Owners..... Clearwater Beach Investments, LLC
Location..... North side of Heilwood Street approximately 50 feet west from the northwest corner of Mandalay Avenue and Heilwood Street.
Property Size..... 0.10 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)
South: Tourist (T)
East: Tourist (T)
West: Tourist (T)
Existing Land Use..... Resort Attached Dwellings (2 units)
Proposed Land Use..... Resort Attached Dwellings (2 units)

BACKGROUND

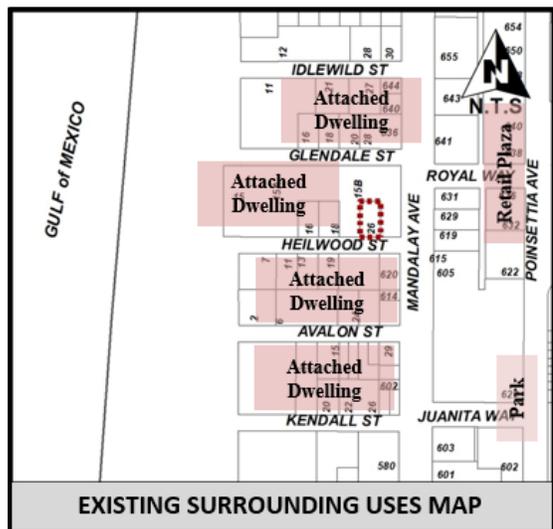
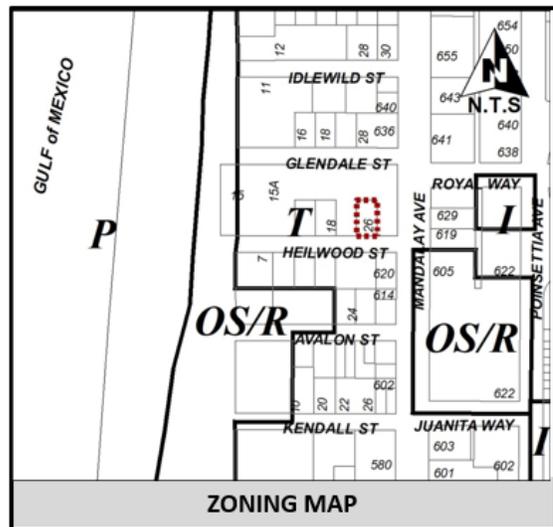
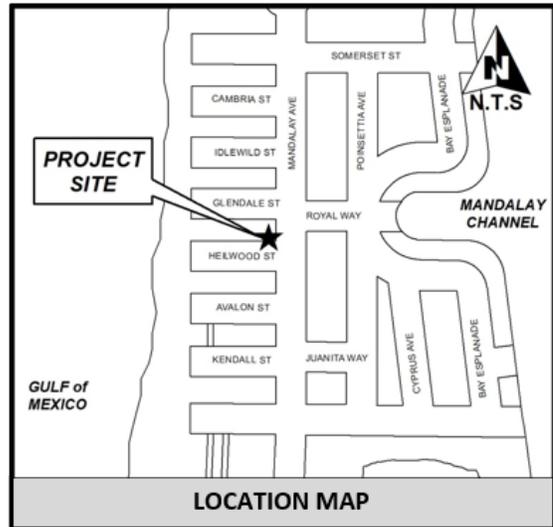
Location and Existing Conditions:

26 Heilwood Street is located along the north side of Heilwood Street approximately 50 feet west from the intersection of Heilwood Street with Mandalay Avenue. The property is 0.10 acres and consists of one parcel with 50 feet of frontage along Heilwood Street. The site currently is developed with a two-story, two-unit resort attached dwelling, however, the original structure was constructed in 1925.

The project is located within the Tourist (T) District and the Old Florida District of *Beach by Design* with a Resort Facilities 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 properties to the north and south are predominantly developed with attached dwellings or overnight accommodations with most structures being modest duplex and triplexes. Small motel/hotels are located to the east along Mandalay Avenue. Single-family dwellings are located farther north of the Acacia Street roundabout. It should be noted that the western termini of the streets to the north and south of the subject site are typified by five- to six-story buildings and many of the properties along this and adjacent streets include parking spaces which back out into the right-of-way.

Site History:

- On June 16, 2020, the Community Development Board (CDB) approved FLD2020-03005, for a 421-square foot, one-story addition to the existing two-story, two-unit resort attached dwelling. The approval included an inground pool and patio, at grade and forward of the original structure. The project also included a one-story, fully integrated, addition forward of the original two-story structure with a reduced front (south) yard setback of 13 feet, a reduced side (east) yard setback of 5 feet and a reduced side (west) yard setback of 6 feet. The approval included recognition of two existing, non-standard, non-conforming parking spaces. The addition was approved with a maximum height of 9 feet, and permitted flexibility from Landscaping



Buffers consistent with CDC Section 2-803.L and Section II.A.6. of *Beach by Design*.

- On October 5, 2020, a building construction permit, BCP2020-080214, was issued for the construction of the project.
- On February 24, 2023, the permit, BCP2020-080214, failed the Tie-In Survey Inspection due to the project having been constructed with a front (south) yard setback of 12.8 feet instead of 13 feet and a side (west) yard setback of 5 feet instead of 6 feet.

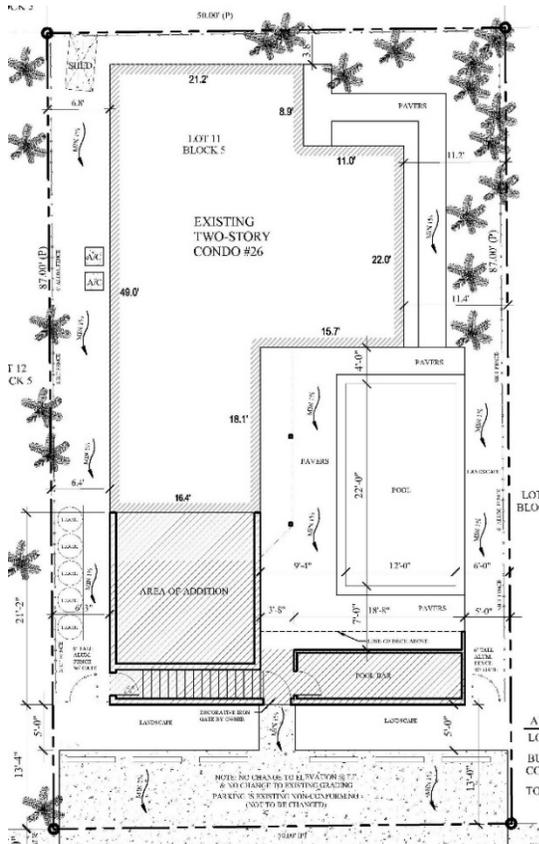
Code Compliance Analysis:

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

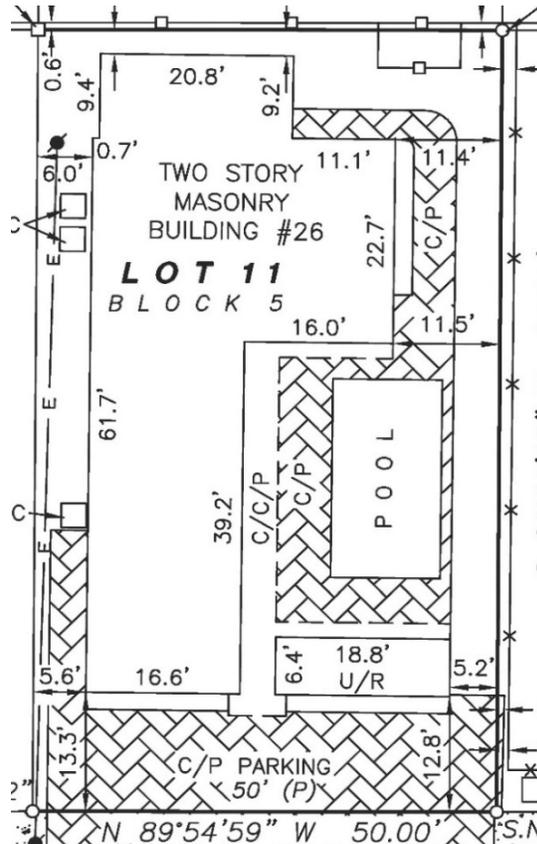
Development Proposal:

The previously approved site plan is the graphic below to the left and depicts the front (south) yard setback of 13 feet and the side (west) yard setback of 6.25 feet. The failed inspection on February 24, 2023, was based on the Tie-In Survey, below to the right, and depicts the front (south) yard setback of 12.8 feet and the side (west) yard setback of 5.60 feet.

Approved Site Plan (FLD2020-03005)
6'-3" feet (west); 13'-0" feet (south)



Tie-In Survey (BCP2020-080214)
5.6 feet (west); 12.8 feet (south)



The reduction in the previously approved front yard (south) setback from 13 feet to 12 feet and the side yard (west) setback from 6 feet to 5 feet could not be reviewed administratively through a minor revision. A minor revision request must be consistent with CDC Section 4-406.A.1-9, Changes to Level Two development approvals. The project is not consistent with CDC Section 4-406.A.4., "Does not result in a reduction of setback or previously required landscape area," which has necessitated the need for the current Level Two, Flexible Development application. The current application includes no other changes to the prior approval.

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>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.
<i>Policy 5.10.1</i>	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:

In 2001, the city demonstrated through the creation of the special area plan, *Beach by Design*, that it recognizes the need for pedestrian-friendly development to create a vibrant active resort and waterfront destination serving tourists and locals alike. It is understood that a broad range of uses including hotels and motels, condominiums, retail sales and service, and restaurants contribute to the creation of the unique character and atmosphere that is Clearwater Beach. As indicated above, the site is in the Old Florida District of *Beach by Design* which is envisioned to be an area of strategic revitalization and renovation in response to improving conditions on the balance of Clearwater Beach.

The Old Florida District provides a set of development parameters addressing building height, minimum setbacks, required building stepbacks, 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
<p><i>Section II.A.1.a.-d. Maximum Building Heights</i></p> <p><i>a. North side Somerset, 35 feet maximum</i></p> <p><i>b. South side Somerset, 60 linear feet 50 feet maximum</i></p> <p><i>c. Attached dwelling use, 65 feet maximum</i></p> <p><i>d. Pre-date BBD, legal nonconforming</i></p>	<p>a. N/A</p> <p>b. N/A</p> <p>c. N/A</p> <p>d. 20 feet, c. 1925</p>
<p><i>Section II.A.2.a.-b. Minimum Required Setbacks</i></p> <p><i>a. 15-foot front setback</i></p> <p><i>b. 10-foot side/rear</i></p>	<p>a. 12 feet (South – Heilwood Street)</p> <p>b. 5 feet (East and West)</p>
<p><i>Section II.A.3.a.-f. Steppbacks Exceed 35 feet height</i></p>	<p>a.-f. N/A</p>
<p><i>Section II.A.4.a.-b. Flexibility of Setbacks/Steppbacks above 35 feet height</i></p>	<p>a.-b. N/A</p>
<p><i>Section II.A.5.a.-c. Flexibility of Setbacks below 35 feet height</i></p> <p><i>a. Maximum setback reduction 10-foot front/5-foot side</i></p> <p><i>b. Maximum rear setback reduction of 5-feet</i></p> <p><i>c. Minimum 5-feet side setback for non-Mandalay fronting parcels</i></p>	<p>a. 12 feet front (South)/5 feet side (West)</p> <p>b. N/A</p> <p>c. 5 feet side (East) & (West)</p>
<p><i>Section II.A.6.a.-b. Landscape Buffers</i></p> <p><i>a. 10-foot all front setbacks, except properties 35 feet and below in height where flexibility may be granted and the entire setback is to be landscaped.</i></p> <p><i>b. Mandalay Avenue frontage</i></p>	<p>a. Building height less than 35 feet, request front setback of 12 feet along Heilwood Street, including a 3-foot landscaping buffer and a minimum of five feet along the side and rear yard setbacks.</p> <p>b. N/A</p>
<p><i>Section II.A.7. Parking/Vehicular Access</i></p> <p><i>Lack of parking or shared parking</i></p> <p><i>Mandalay Avenue frontage from side street or alley</i></p>	<p>1.5 spaces per unit requires 3 spaces, previously approved with two non-conforming spaces</p>

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, which permits three dwelling units where two dwelling units exist and no change is requested.
- Section B – N/A; Existing height is 20 feet where 65 feet is the maximum permitted for attached dwellings in the Old Florida District, and the project floorplate is less than 25,000 SF.
- Section C – Project does not include any new building area.
- Section D – N/A; No stepbacks are required and the existing setbacks were granted at 13 feet front (south) yard setback and 6 feet side (west) yard setback through the previously approved application, FLD2020-03005 and the related building permit, BCP2020-080214, it was determined that the existing front (south) yard setback is 12 feet and the existing side (west) yard setback is 5 feet.
- Section E – Project does not include any new building area.
- Section F – Parking areas separated from view through screening and landscaping and have clearly marked points of access.
- Section G – Project does not include any new building area.
- Section H – Project does not include any new building area.
- Section I – No street furniture or bicycle racks are proposed.
- Section J – Project does not include any new building area.
- Section K – No fountains are proposed.
- Section L – Project does not include any new building area.

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 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.

The previously approved project granted the applicant the ability to improve the existing two-unit resort attached dwelling with an inground pool and patio area. However, the Tie-In Survey related to the building construction permit revealed that the addition was constructed 12 feet along the front (south) yard setback and 5 feet along the side (west) yard setback. No new building area is proposed with the current application.

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 three-units and limited to a maximum Impervious Surface Ratio (ISR) of 0.95. The property includes two existing resort attached dwelling units and previously approved ISR of 0.73 remains unchanged through the current application.

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

CDC Table 2-803 establishes development standards for Resort Attached Dwellings (e.g., lot area, width, setbacks, heights, and minimum off-street parking) and CDC Section 2-803.L. provides the Flexibility Criteria. 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*. The below values were previously approved and no change is proposed through the current application.

DEVELOPMENT STANDARDS – Table 2-803	DIMENSIONAL REQUIREMENTS	PREVIOUSLY APPROVED
<i>Minimum Lot Area</i>	5,000 – 10,000 square feet	4,350 square feet
<i>Minimum Lot Width</i>	50 feet – 100 feet	50 feet (South – Heilwood)
<i>Maximum Height</i>	35 feet – 100 feet	22 feet (65 feet max.)
<i>Min. Off-Street Parking</i>	1.5 spaces per unit or 3 spaces	Zero off-street parking spaces

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 was previously approved to be installed on top of the roof, no changes are proposed.
<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>	There are two existing, non-conforming, off-street parking spaces consistent with the previous approval.
<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>	No change is proposed from the prior approval.

Community Development Code Section 3-1202.G - Comprehensive Landscaping Program

The proposal supports the Comprehensive Landscaping Program standards of this Code as follows.

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<p><i>Section 3-1202.G.1.a. or b. Architectural Theme.</i></p> <p><i>b. The design, character, location and/or materials of the landscape treatment proposed in the comprehensive landscape program shall be demonstrably more attractive than landscaping otherwise permitted on the parcel proposed for development under the minimum landscape standards.</i></p>	<p>The prior approval under case, FLD2020-03005, included a five-foot front and side yard landscape buffers. The Tie-In Survey for permit, BCP2020-080214, shows the front setback constructed at 12 feet, reducing the front buffer to three feet. Additional landscaping is proposed along the east, north, and west setbacks to supplement the reduced buffer and enhance the streetscape in accordance with code requirements and <i>Beach by Design</i> guidelines</p>
<p><i>Section 3-1202.G.2. Lighting.</i></p> <p><i>Any lighting proposed as a part of a comprehensive landscape program is automatically controlled so that the lighting is turned off when the business is closed.</i></p>	<p>No additional lighting is proposed.</p>
<p><i>Section 3-1202.G.3. Community Character.</i></p> <p><i>The landscape treatment proposed in the comprehensive landscape program will enhance the community character of the City of Clearwater.</i></p>	<p>The prior approval under case, FLD2020-03005, allowed setbacks of five feet (east) and six feet (west). Combined with the three-foot front yard buffer, additional landscaping is proposed along the east, north, and west setbacks. The landscaping will enhance the property and surrounding character, consistent with <i>Beach by Design</i> and applicable code requirement.</p>
<p><i>Section 3-1202.G.4. Property Values.</i></p> <p><i>The landscape treatment proposed in the comprehensive landscape program will have a beneficial impact on the value of property in the immediate vicinity of the parcel proposed for development.</i></p>	<p>The proposed landscaping is consistent with the prior approved landscaping requirements, which will enhance the project site and contribute positively to the value and character of properties in the surrounding area.</p>
<p><i>Section 3-1202.G.5. Special Area or Scenic Corridor Plan.</i></p> <p><i>The landscape treatment proposed in the comprehensive landscape program is consistent with any special area or scenic corridor plan which the City of Clearwater has prepared and adopted for the area in which the parcel proposed for development is located.</i></p>	<p>Section II.A.6 of the Old Florida District in <i>Beach by Design</i> allows reduced front and side setbacks and landscaping buffers. The proposed reductions are consistent with prior approvals, maintain access, and include additional landscaping to enhance streetscape character and minimize visual impacts.</p>

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 3-914.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 proposal is to maintain the existing two-unit resort attached dwelling and the existing one-story addition along with the pool and patio area. The request to adjust the front (south) yard setback to 12 feet and the side (west) yard setback to 5 feet to reflect the location of the previously approved one-story addition. No other changes to the site or building are proposed.
<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 existing building and previously approved one-story addition includes a Coastal Florida Vernacular-style architecture that makes it an attractive addition to the neighborhood. The immediate vicinity is typified by buildings between one and six floors with uses indicative of a tourist destination including overnight accommodations, retail sales and services, restaurants and attached dwellings.
<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 existing 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>	No change is proposed to the existing two-unit resort attached dwelling or the existing off-street parking spaces.
<i>Section 3-914.A.5. The proposed development is consistent with the community character of the immediate vicinity.</i>	The existing development is a resort attached dwelling use, less intensive than otherwise allowed, and complies with the requirements of <i>Beach by Design</i> . 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 existing development minimizes adverse visual and acoustic impacts on adjacent properties with the one-story addition adjacent southern property line. The active area is located behind the one-story portion which blocks the visual and acoustic impacts from the property.

RECOMMENDATION

The Development Review Committee (DRC) reviewed the application and supporting materials at the DRC meeting of December 4, 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 0.10-acre site is located on the north side of Heilwood Street approximately 50 feet from Mandalay Avenue.
2. The property is in the Old Florida District of *Beach by Design* and the Tourist (T) District with the consistent Resort Facilities High (RFH) Future Land Use designation.

3. The project site is comprised of one parcel of 4,395 square feet in an area with a frontage of 50 feet along Heilwood Street.
4. The proposal includes an existing building with front setbacks of 12 feet to the south adjacent to Heilwood Street, rear setbacks of two feet to the north, and side setbacks of 5 feet to the west and the east.
5. The proposal includes an existing two-unit resort attached dwelling with an ISR of 0.73.
6. The proposal includes two non-standard onsite off-street parking spaces consistent with the prior approval which represents no change from the previously approved project which is vested through FLD2020-03005.
7. The existing building materials and design creates a form which enhances the community character of the surrounding vicinity and is consistent with the Old Florida District of *Beach by Design*.
8. No other changes to the prior approval are proposed as part of the current application.
9. There are no active Code Compliance cases for the subject property.

Recommended Conclusions of Law

1. The proposal is consistent with the applicable components of the City's Comprehensive Plan.
2. The development is consistent with the Old Florida 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 maximum development potential set forth in CDC Section 2-801.1.
5. The development proposal is consistent with the Flexible Development standards pursuant to CDC Table 2-803.
6. The development proposal is consistent with the Flexibility Criteria pursuant to CDC Section 2-803.L.
7. 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 applications FLD2025-08021, 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 January 20, 2027, unless time extensions are granted pursuant to CDC Section 4-407.
2. 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.
3. The final design and materials shall be consistent with the conceptual design approved by the Community Development Coordinator to the satisfaction of Planning & Development (Development Review) staff.
4. 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.
5. All Conditions of Approval included in the previously approved case, FLD2020-03005, and not modified by this request shall be met.

Prepared by Planning and Development Department Staff:



Melissa Hauck-Baker, AICP, Planner III

ATTACHMENTS: Resume, Photographs

Melissa Hauck-Baker, AICP, NJPP
100 South Myrtle Avenue
Clearwater, Florida 33756
727.562.4567 x2855
melissa.hauck-baker@myclearwater.com

PROFESSIONAL EXPERIENCE

- **Senior Planner, Development Review Division**

City of Clearwater, FL

July 2013 – Present

Provide professional urban planning services to citizens, City Officials and businesses regarding Land Development Review procedures and legal requirements of the Community Development Code for the City. Assist in the day to day planning and zoning operations as well as long range planning initiatives, interdepartmental cooperation and assistance. Conduct plan reviews, site investigations, report preparation, meeting attendance and presentation of findings as relating to proposed development projects and required regulatory review procedures.

- **Professional Planner Consultant**

City of Clearwater, FL

March 2010 to June 2013

Provide consulting services to clients as requested for various residential and commercial scale projects as relating to the necessary zoning and planning review processes required by the specific governing entity. Supervise the preparation of reports and plans, conduct site visits, attend and present findings at municipal and all related public meetings, coordinate with applicant, various municipal staff and related professional consultants.

- **Senior Associate**

January 2005 to March 2010

- **Project Manager**

KEPG, LLC, Atlantic City, NJ

April 2001 to January 2005

Oversee consulting services provided to municipal clients in the area of zoning, planning, master planning and redevelopment planning. Review all proposed projects before any required municipal board, authority and commission as well as any additional jurisdictional requirement of other local, state and federal entities. Provide professional guidance regarding planning and zoning concepts, zoning ordinance development, urban design issues, master plans, and redevelopment plans as outlined within the New Jersey Municipal Land Use Law. Supervise the preparation of reports and plans, conduct site visits, attend and present findings at municipal and all related public meetings, coordinate with firm staff, various municipal staff and related consultants to effectuate an efficient and thorough review process.

- **Zoning Administrator**

June 1998 to April 2001

- **City Planner**

November 1994 to May 1998

- **Historic Preservation Specialist**

City of Reading, PA

September 1993 to October 1994

Staff liaison and administrator to the Zoning Hearing Board, Planning Commission, Historic Architectural Review Board, Reading Redevelopment Authority and Fine Arts Board. Enforcement, interpretation and regulatory cooperation of the following ordinances; subdivision, land development, historic preservation, redevelopment and zoning. Provide assistance with downtown, neighborhood, comprehensive master plan, parks, recreation, and public property planning. Conduct site inspections, process violations, and pursue cases through the court system. Assist with review of proposed development projects in conjunction with planning, engineering, and building code staff as well as with the preparation of the Comprehensive Master Plan. Generate graphics for various presentations as required by the department.

EDUCATION

Bachelor of Landscape Architecture, Magna Cum Laude, State University of New York, Syracuse, 1993

LICENSES AND ASSOCIATION MEMBERSHIPS

American Institute of Certified Planners #023351 (2009 to Present) American Planning Association (2001 to Present)

Florida Chapter (2013 to Present) New Jersey Chapter (2001 to 2012)

Licensed New Jersey Professional Planner #33LJ00609500 (2009 to Present)



Facing north along Heilwood Street at the existing building



Facing northwest along Heilwood Street at the existing building



Facing north along Heilwood Street at the property to the west of the project site



Facing north along Heilwood Street at the property to the east of the project site



Facing west along Heilwood Street.



Facing east along Heilwood Street towards the intersection with Mandalay Avenue

**26 Heilwood Street
FLD2025-08021**