



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: October 21, 2025
AGENDA ITEM: ID#25-0966
CASE: FLD2025-07019/PLT2025-08002
REQUEST: Flexible Development approval for five attached dwellings within the Medium Density Residential (MDR) District as a Residential Infill Project, along with a six-lot preliminary plat for the property located at 39 Turner Street. The building will not exceed 50 feet in height and includes 11 off-street parking spaces. Requested is flexibility from front setback and height requirements and reduced landscape buffers through a Comprehensive Landscape Program. (Community Development Code Section 2-304.G, Section 3-1202.D and G, and Article 4, Division 7, Subdivisions/Plats)

GENERAL DATA:

Agent..... Brian Aungst, Jr., Macfarlane, Ferguson & McMullen, P.A.
Owners..... Deol Partners LLC
Location..... 39 Turner Street; southwest corner of Turner Street and Orange Avenue
Property Size..... 0.36 acres
Future Land Use..... Residential Medium (RM)
Zoning..... Medium Density Residential (MDR)
Special Area Plan.....
Adjacent Zoning... *North:* High Density Residential (HDR) and Office (O)
South: Low Medium Density Residential (LMDR)
East: Institutional (I)
West: Medium Density Residential (MDR) and Low Medium Density (LMDR)
Existing Land Use..... Attached Dwellings (three units)
Proposed Land Use..... Attached Dwellings (five units)

BACKGROUND:

Location and Existing Conditions:

The 0.36-acre project site is located at the southwest corner of Turner Street and Orange Avenue. The site consists of a single parcel with three dwelling units, constructed between 1918 and 1923. It has approximately 187 feet of frontage along Orange Avenue and 84 feet along Turner Street. As a corner lot, the property is considered to have two front yards and two side yards. A demolition permit, BCP2025-011034, to demolish all site improvements was issued in August 2025.

The property is within the Medium Density Residential (MDR) Zoning District with a Residential Medium (RM) future land use designation. Adjacent properties are developed with detached dwellings, attached dwellings and a place of worship with front setbacks as low as zero feet, side setbacks between zero feet and with predominantly two and three story detached and attached dwellings, with the exception of the ten-story attached dwellings, Harbor Oaks Place Condos, located directly across Turner Street to the north.

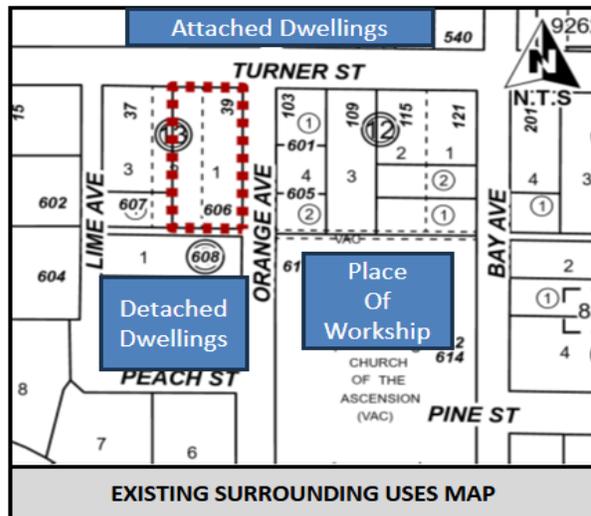
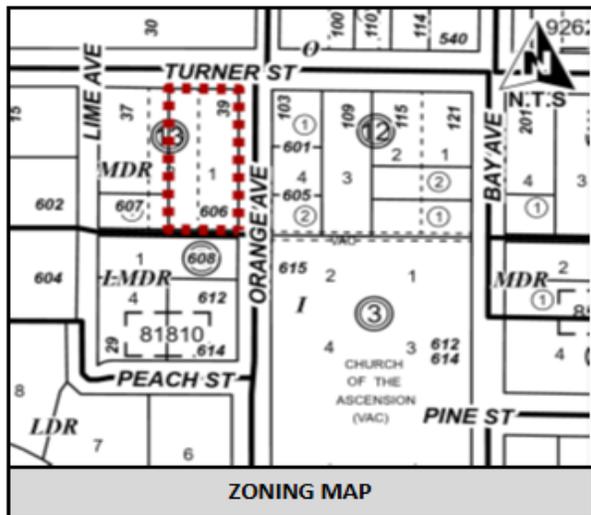
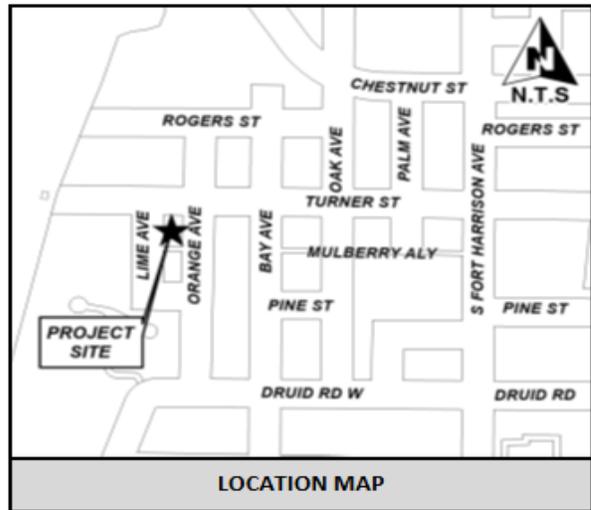
Code Compliance Analysis:

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

Development Proposal:

The proposal is for the removal of any remaining site improvements to allow for the construction of a four-story, 43-foot-high, five-unit-attached dwelling. Proposed are 11 parking spaces - two parking spaces per unit provided through two-vehicle garages and one parking space for guests. The proposed density of five dwelling units is consistent with the Residential Medium (RM) designation, allowing up to 15 dwelling units per acre. A maximum of 5 dwelling units are allowed on the 0.36-acre property.

Requested is approval of a Residential Infill Project in the Medium Density Residential (MDR) District. The proposed 20-foot front setback along Orange Avenue, with a reduced 14-foot setback at the upper floor cantilever and a 25-foot front setback along Turner Street is appropriate, as it aligns with the established setbacks of nearby detached and



attached dwellings. All other required setbacks within the MDR District are met. The proposed attached dwellings through the requested Residential Infill Project are compatible with the surrounding area and provide a logical transition between the detached residential uses to the south, west and across Orange Avenue to the east and the attached residential dwellings across Turner Street to the north. The site design respects adjacent development patterns while remaining consistent with MDR standards.

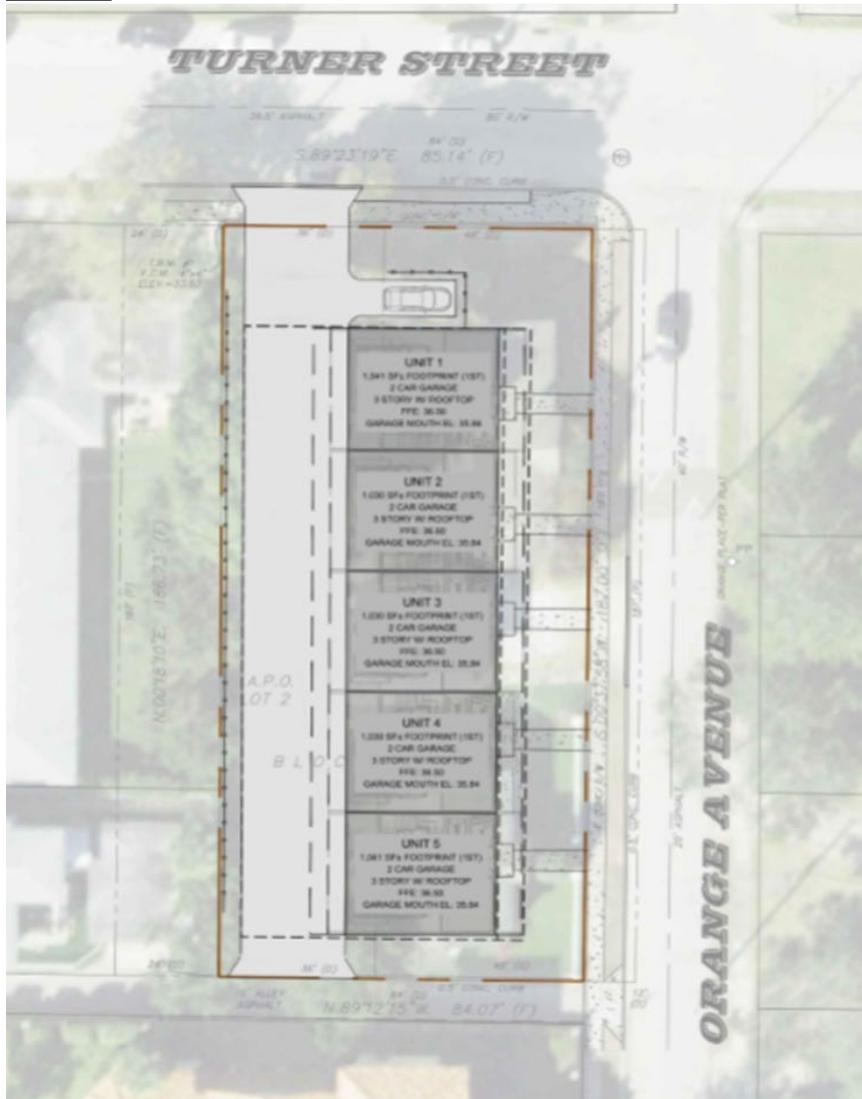
The exterior of the building will have complementary architectural details that provide visual interest, colors, materials and design treatments, such as recessed wall planes and appropriate fenestration at the ground and second levels. The exterior includes smooth stucco in off-white tones with vertical composite wood accents that add variation and texture. The overall design is modern in character while remaining compatible with the surrounding area.

Solid waste and recycling will be managed using roll-out containers, which residents will place at the curb for weekly collection. Vehicular access will be provided to Turner Street to the north and an alley to the south and pedestrian access will be primarily provided to Orange Avenue to the east. Attached dwellings require two parking spaces per unit, and with five units proposed, 10 parking spaces are required by the Community Development Code (CDC). Based on parking standards, the 11 parking spaces meet the requirement.

The proposed development includes a Comprehensive Landscape Program request to reduce landscape buffers along the west and south boundaries of the site to five feet due to site constraints. The depth of the proposed north and east buffers range between 10 feet and 14 feet, meeting landscape code requirements. As conditioned, all buffers incorporate the installation of accent and shade trees, in excess of landscape code requirements. In conjunction with a minimum six-foot-high masonry wall along the west property line, as conditioned, installed trees will be supplemented with shrubs maintained at a minimum height of six feet to effectively screen the development from adjacent residential properties to the west. All remaining perimeter landscaping will comply with applicable City landscape requirements and contribute to a cohesive, attractive site design, and provide screening to preserve neighborhood character.

The project also includes a request for Preliminary Plat approval to divide the property into five residential lots and one common tract, identified as Tract A, on a 15,809-square-foot site. Tract A will provide shared access, drainage, utilities, and landscaping for the development. The plat will allow for five attached dwellings with private garages, and as stated, is consistent with the Medium Density Residential (MDR) zoning district and the density of 15 units per acre.

Site Plan



East Elevation (Turner Street)



West Elevation (Orange Avenue)



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:*Policy QP 5.3.1*

Support the adoption and utilization of future land use categories that promote infill development and desired redevelopment along corridors.

Policy QP 5.3.2

Ensure compatibility with surrounding properties by encouraging development transitions between higher density and intensity development and surrounding residential neighborhoods.

Policy QP 5.3.4

Facilitate the redevelopment of abandoned, brownfield, or underutilized properties and buildings, bringing them back into productive use.

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.D

It is the further purpose of this Development Code to make the beautification of the city a matter of the highest priority and to require that existing and future uses and structures in the city are attractive and well-maintained to the maximum extent permitted by law.

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.

Community Development Code Section 2-301.1 – Maximum Development Potential

This property has a Future Land Use designation of Residential Medium (RM), which allows up to 15 dwelling units per acre and an Impervious Surface Ratio (ISR) of 0.75. The proposed 5,223 square foot, 5-unit building on the 0.36-acre site results in a density of approximately 13.8 dwelling units per acre and an ISR of 0.66.

Community Development Code Section 2-304 Flexible Development Standards

The Residential Infill Project does not establish minimum lot area or minimum lot width specific development standards but provides flexibility for setbacks and building height. The development standards for a Residential Infill Project pursuant to CDC Table 2-304 and for flexibility pertaining to

perimeter landscape buffers through a Comprehensive Landscape Program, pursuant to Section 3-1202, as well as the proposed project’s site conditions, are detailed below:

DEVELOPMENT STANDARDS	Level Two Residential Infill Project CDC Sec 2-104.A	Proposed/Existing
<i>Minimum Lot Area</i>	n/a	15,809 square feet
<i>Minimum Lot Width</i>	n/a	187 feet (east-Orange Avenue) 84 feet (north-Turner Street)
<i>Maximum Height</i>	30-50 feet	43 feet
<i>Minimum Off-Street Parking</i>	2/unit	11 spaces
<i>Setbacks (in feet)</i>	Front: 10-25 feet, Side: 0-5 feet, Rear: 0-5 feet	Front: 20 feet [14 feet to upper floor cantilever] (east - Orange Avenue), 25 feet (north -Turner Street) Sides: 5 feet (west), 10 feet (south) Rear: N/A

Community Development Code Section 2-304.G – Residential Infill Project Flexibility Criteria

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<i>Section 2-304.1. The development or redevelopment of the parcel proposed for development is otherwise impractical without deviations from one or more of the following: intensity; other development standards.</i>	Due to the size of the lot and its location along two street frontages, redevelopment of the site as an attached dwelling use is not practical under the minimum development standards. The applicant is requesting approval under the Residential Infill Project provisions in order to position the structure closer to Orange Avenue and further from adjacent residential uses. This approach necessitates flexibility in one of the two required front setbacks, consistent with the intent of the Residential Infill standards.
<i>Section 2-304.2. The development of the parcel proposed for development as a Residential Infill Project will not materially reduce the fair market value of abutting properties.</i>	The proposed development of the subject parcel as a Residential Infill Project will not materially reduce the fair market value of abutting properties. The project is expected to enhance the neighborhood by replacing an underutilized site with new residential units that incorporate contemporary design and updated construction standards.
<i>Section 2-304.3. The uses within the Residential Infill Project are otherwise permitted in the district.</i>	The proposed attached dwelling use is permitted within the MDR zoning district as a flexible standard development option. The applicant requests approval under the Residential Infill Project provisions solely to obtain flexibility from one of the two required 25-foot front setbacks.

<p><i>Section 2-304.4. The uses within the Residential Infill Project are compatible with adjacent land uses.</i></p>	<p>The proposed development consists of attached residential dwellings, which are compatible with the surrounding land uses. Adjacent parcels to the west contain attached dwellings, while the parcel to the south is developed with a detached single-family dwelling. To the north and east, the land is designated for more intensive uses, including High Density Residential (HDR) and Institutional. The proposed attached dwellings provide a transition in scale and intensity between the lower-density residential uses to the west and south and the higher-intensity uses to the north and east, supporting a balanced development pattern as the scale and setbacks are comparable to adjacent properties.</p>
<p><i>Section 2-304.5. The development of the parcel proposed for development as a Residential Infill Project will upgrade the immediate vicinity of the parcel proposed for development.</i></p>	<p>The site currently contains older structures that may not contribute positively to the neighborhood's character or appearance. Redevelopment of the parcel as a Residential Infill Project will upgrade the immediate vicinity by replacing these structures with quality new homes featuring a contemporary design. The proposed development will enhance the visual character of the area and support reinvestment in the surrounding neighborhood.</p>
<p><i>Section 2-304.6. The design of the proposed Residential Infill Project creates a form and function which enhances the community character of the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole.</i></p>	<p>The proposed Residential Infill Project has been designed to enhance the character of both the immediate vicinity and the City of Clearwater as a whole. The building orientation incorporates increased setbacks from the adjacent residential uses to the south and west. The site design, with rear loaded vehicular access, allows for better pedestrian walkability along Orange Avenue. Additionally, the project will replace the existing outdated structures on the site, representing an immediate improvement to the property and contributing positively to the surrounding neighborhood.</p>
<p><i>Section 2-304.7. Flexibility in regard to lot width, required setbacks, height, off-street parking access or other development standards are justified by the benefits to community character and the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole.</i></p>	<p>The applicant is requesting a reduction of the required front setback along Orange Avenue from 25 feet to 20 feet. Due to the site's limited size and its location on a corner lot with two street frontages, the proposed design provides increased setbacks from adjacent residential properties to the west and south, which results in a minor encroachment into the Orange Avenue setback. Two adjacent properties to the south have previously been granted similar setback reductions along Orange Avenue, with approved setbacks of 15 feet and 10 feet. The requested 20-foot setback is consistent</p>

	<p>with these nearby approvals and reflects the established development pattern in the area. This request is considered reasonable in light of the overall benefits the project will bring, including the introduction of high-quality new housing near Downtown Clearwater.</p>
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Community Development Code Section 3-1202.G - Comprehensive Landscaping Program

COMPREHENSIVE LANDSCAPE CRITERIA	FINDINGS
1. 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.	The proposed installation of trees and shrubs along the west property line with a six-foot high masonry wall, as conditioned, and adjacent to Orange Avenue and Turner Street, as proposed with the Comprehensive Landscape Program will maximize the amount of landscaping for the subject site due to the existing site constraints.
2. 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.	No additional landscape lighting is proposed.
3. The landscape treatment proposed in the Comprehensive Landscape Program will enhance the community character of the City of Clearwater.	The proposed and existing landscaping treatment will enhance the property and the community character as a whole.
4. 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.	The landscape treatment as proposed, including the preservation of existing landscape will have a positive impact on the value of properties in the immediate area of the parcel proposed for redevelopment.
5. 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.	Although the site is not within any special area or scenic corridor plan, the landscape treatment and enhancements will be consistent with the City Comprehensive Plan’s goals to encourage appropriate redevelopment.

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 proposed development serves as a transition between the higher-density residential properties to the north, the lower-density residential area to the south, and the Episcopal Church of the Ascension to the east. Building heights will not exceed 50 feet, and high-quality materials will be used to ensure a consistent and attractive streetscape. The site plan preserves existing trees where feasible, introduces

	new landscaping, and incorporates pedestrian amenities to enhance connectivity. The proposal aligns with the form and scale of the surrounding development, promoting neighborhood cohesion.
<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>	Although all surrounding properties are developed, the proposed development will not hinder or significantly impair the value development on 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 proposed development will not negatively impact the health or safety of nearby residents or workers. The attached residential units are consistent with the surrounding neighborhood, which includes a mix of housing types. Existing sidewalks along Turner Street and Orange Avenue support safe pedestrian access and help integrate the project into the broader community.
<i>Section 3-914.A.4. The proposed development is designed to minimize traffic congestion.</i>	The development is designed to limit traffic congestion on surrounding streets. A drive aisle along the west side of the property will keep traffic within the site and reduce reliance on Orange Avenue. Additional access from the alley to the south and a connection to Turner Street will allow for cross-access and help maintain safe, efficient circulation.
<i>Section 3-914.A.5. The proposed development is consistent with the community character of the immediate vicinity.</i>	The proposed development is consistent with the community character of the immediate vicinity. The subject property is located across the street from HDR-zoned property to the north and I-zoned property to the east, while MDR-zoned properties immediately to the west are developed with attached dwellings. The attached dwellings are designed to be compatible with the detached dwelling to the south, the attached dwellings to the west, and the higher-density uses to the north and east, providing a cohesive transition within the neighborhood.
<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 proposed residential development will minimize adverse impacts to adjacent properties through the use of setbacks and landscaping, and by orienting buildings toward Orange Avenue. The project is designed at a scale and layout that is compatible with the surrounding neighborhood.

RECOMMENDATION

The Development Review Committee (DRC) reviewed the application and supporting materials at the DRC meeting of September 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 0.36- acre site is located on the southwest corner of Turner Street and Orange Avenue.
2. The property is within the Medium Density Residential (MDR) District with a Residential Medium (RM) future land use designation.
3. The project site is comprised of one site of 15,809 square feet in area, with a street frontage of 187 feet along Orange Avenue and 84 feet along Turner Street.
4. The proposal includes front setbacks of 20 feet along Orange Avenue and 25 feet along Turner Street, and side setbacks of five feet along the west property line and 10 feet along the south property line.
5. The proposal includes five attached dwellings located within one building, with an Impervious Surface Ratio (ISR) of 0.66.
6. The proposal includes 11 parking spaces per unit, exceeding the requirement of two spaces per unit for five-attached dwellings, which are provided through tuck-under garages for screening.
7. The parcel proposed for development is a corner lot and had three structures on the date of adoption of the Community Development Code.
8. The materials and design of the proposed project creates a form which enhances the community character of the surrounding vicinity.
9. The proposed project involves the creation of six lots through the companion Preliminary Plat application, case PLT2025-07019, consistent with CDC Article 4, Division 7, Subdivisions/Plats.

Recommended Conclusions of Law

1. The development proposal is consistent with the applicable components of the City's Comprehensive Plan.
2. The development proposal is consistent with the maximum development potential set forth in CDC Section 2-304.G.
3. The development is consistent with the Flexible Development Standards pursuant to CDC Table 2-304.
4. The development is consistent with the Flexibility Criteria pursuant to Section 2-304.G. for a Residential Infill Project.
5. The development is consistent with the Flexibility Criteria pursuant to Sections 3-1202.D. and G. for a Comprehensive Landscape Project.
6. The development proposal is consistent with CDC Section 4-703.A related to the Preliminary Plat.
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 FLD2025-07019/ PLT2025-08002, 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 October 21, 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.
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.

General Engineering

5. 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.
6. 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.
7. 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.
8. A Final Plat shall be submitted to the Engineering Division of Public Works consistent with CDC Sections 4-702 and 4-703.B. to allow for the approval of the Final Plat prior to the issuance of any permits, unless time extensions for the submittal of a building permit are granted pursuant to CDC Sections 4-407 and 4-708.
9. Evidence of recording a final plat shall be submitted prior to the issuance of the first building permit.
10. All of the required improvements shall be installed to the satisfaction of the City Engineer and as noted on the Preliminary Plat.

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

Stormwater

11. 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

12. 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

13. All walkways and driveways shall be clearly dimensioned on the plan sheet(s).
14. 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.
15. 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 Work

16. 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

17. 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.

18. All landscaped areas shall 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, landscape rock with a minimum size of ¾ inch to one inch in diameter shall be used to redirect stormwater gutter systems to prevent erosion. Plastic sheets / weed barrier shall not be installed under mulches.
19. Shrubs shall be maintained at a minimum height of 5 to 6 feet to effectively screen the development from adjacent properties to the west and south to the satisfaction of Planning and Development (Land Development Arborist) Staff.
20. At time of installation, all accent trees shall be installed at minimum height of 10 feet and shade trees shall be installed at a minimum height of 12 feet.

Public Utilities

21. 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.
22. 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

23. A separate permit shall be obtained to screen off-street parking from the adjacent residential properties to the west through the provision of a six-foot high decorative wall, matching the colors and design of the attached dwellings, provided with minimum 3-foot-high shrubs located between the wall and the west property line to the satisfaction of Planning and Development (Development Review) Staff.
24. 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

25. 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
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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).

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 south toward the subject property from Turner Street



Facing southwest toward subject property at the corner of Turner Street and Orange Avenue



Facing west toward subject property along Orange Avenue



Facing west toward subject property along Orange Avenue



Facing north to subject property from rear alley



Facing north to subject property from rear alley

**39 Turner Street
FLD2025-07019/PLT2025-08002**