



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: February 19, 2026
AGENDA ITEM: ID#26-0084
CASE: FLD2025-11028
REQUEST: Flexible Development approval for microbreweries in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the property located at 1700 N. Ft. Harrison Avenue. The existing building does not exceed 15 feet in height and includes nine off-street parking spaces. Requested is flexibility for the use and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Section 2-704.F and Sections 3-1202.D., E. and G.)

GENERAL DATA:

Agent..... Hannah Menard; Clearwater Brewing Company
Owners..... 1700 North LLC
Location..... Northwest corner of N. Ft. Harrison Avenue and Fairmont Street
Property Size..... 0.30 acres
Future Land Use..... Commercial General (CG)
Zoning..... Commercial (C) District
Special Area Plan..... N/A
Adjacent Zoning... *North:* Commercial (C)
South: Commercial (C)
East: Commercial (C)
West: Low Medium Density Residential (LMDR)
Existing Land Use..... Brewpub
Proposed Land Use..... Microbrewery

BACKGROUND:

Location and Existing Conditions:

The 0.30-acre project site consists of one parcel located at the northwest corner of N. Ft. Harrison Avenue and Fairmont Street with approximately 121 feet of frontage along N. Ft. Harrison Avenue and 110 feet of frontage along Fairmont Street. The project is within the Commercial (C) Zoning District with a Commercial General (CG) future land use designation. The immediate vicinity is characterized by detached dwellings to the west and a mix of commercial uses along N. Ft. Harrison Avenue with Atrium Park located to the northeast between N. Ft. Harrison Avenue and Myrtle Avenue.

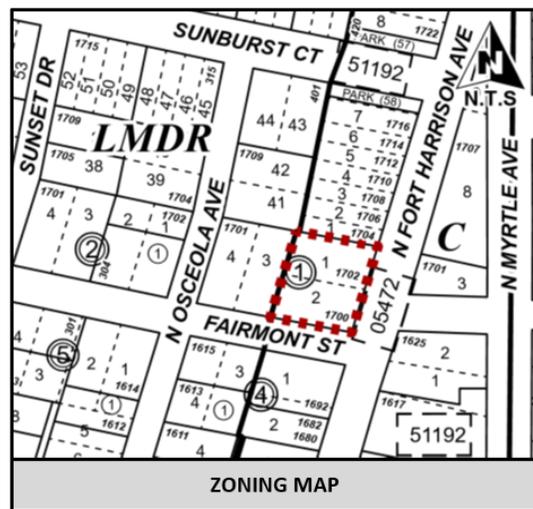
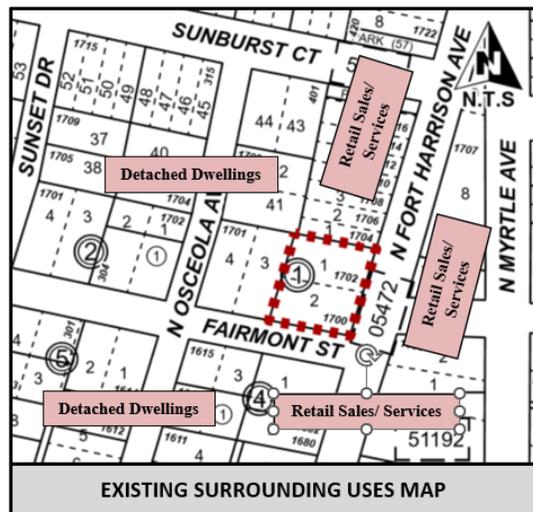
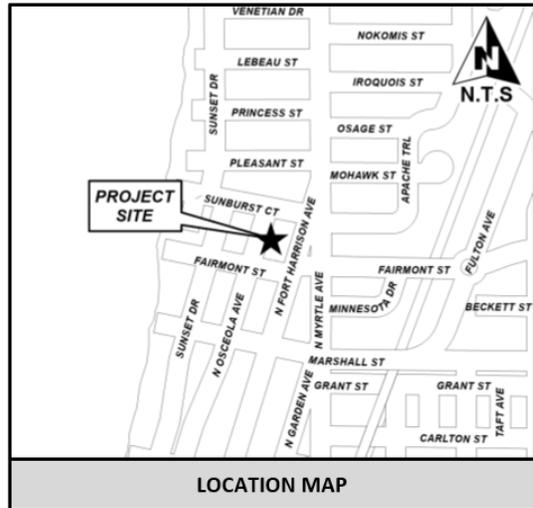
The site was developed in 1958 with a 1,736 square foot one-story building approximately 15 feet in height, operated as an automobile service station with limited vehicle service. Since 2019, the property has been used as a craft brewpub. Recently a 384 square foot addition was constructed through building permit, BCP2025-060188, increasing the total building area to 2,120 square feet. The site is accessed via two driveways, one along N. Ft. Harrison Avenue and one along Fairmont Street. Solid waste is accommodated via a free-standing trash enclosure located at the southwest corner of the site. The property contains nine existing off-street parking spaces and there are scattered existing trees, palms and shrubs located along the east and south property lines as well as a portion of the north property line. Adjacent to the existing detached dwellings located to the west is a six-foot-high concrete block wall and adjacent to the parking area of the existing retail sales and services located to the north is an existing three-foot high concrete wall. Further, there is an existing four-foot-high black aluminum fence that extends from the north property line parallel to the N. Ft. Harrison Avenue frontage and back to the existing building to the west.

Site History:

- On November 2nd, 2017, FLS2017-09038 was approved for the development of a brewpub with nine off-street parking spaces and landscaping flexibility through the Comprehensive Landscaping Program. This approval was vested through building permits.

Code Compliance Analysis:

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

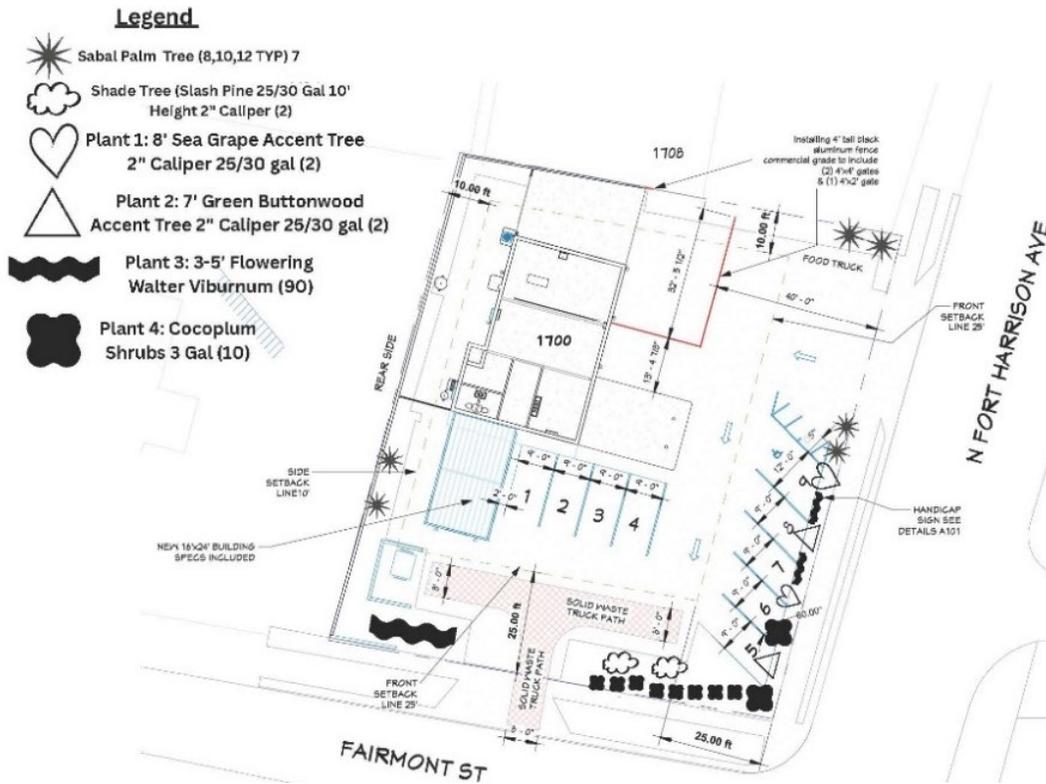


Development Proposal:

Proposed is the conversion of the existing 2,120 square foot brewpub into a microbrewery. As a microbrewery, it will be producing no more than 15,000 barrels (465,000 U.S. gallons/17,602.16 hectoliters) of beer per year, with either a restaurant, bar or taproom as an accessory use. For context, microbreweries sell to the general public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and, directly to the consumer for consumption on the premises or for retail carryout sale. A Level Two, Flexible Development application is required to convert the existing site from a brewpub to a microbrewery as a Comprehensive Infill Redevelopment Project, because the change of use to a microbrewery modifies and increases the intensity of the previous use and does not meet all of the performance or minimum development standards, consistent with Community Development Code (CDC) Table 2-704 and Section 2-704.F. Also requested is a concurrent Comprehensive Landscaping Program for the installation of new accent trees and shrubs to supplement the remaining trees and shrubs. No changes to the interior or exterior of the building or site beyond the proposed landscaping is proposed. The number of available parking spaces, the existing drive aisles and vehicular access will remain as existing.



Existing and Proposed Site Development Improvements:



Site Rendering:**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:

- Objective QP 5.3* Continue to promote redevelopment and infill development that is consistent and compatible with the surrounding properties.
- 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 5.3.3* Encourage context-sensitive redevelopment and promote infill development of economically underutilized sites, corridors, and districts through land assembly opportunities, incentives, and public investments.

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 it is practicable promoting development and redevelopment which will enhance the value of surrounding properties.
- Section 1-103.C.* It is the further purpose of this Development Code to promote economic development, neighborhood revitalization, and regional cooperation to sustain efforts through which development will protect regionally significant water and other environmental resources.

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.

Community Development Code (CDC) Section 2-701.1 – Maximum Development Potential:

The property has a future land use designation of Commercial General (CG). This designation allows 24 dwelling units per acre or 40 units of overnight accommodations per acre, a Floor Area Ratio (FAR) of 0.55 and an Impervious Surface Ratio (ISR) of 0.90. The existing 2,120 square foot building on the 0.30-acre site has a FAR of 0.16, an ISR of 0.78. No changes are proposed.

Community Development Code (CDC) Section 2-704.F - Flexible Development Standards:

DEVELOPMENT STANDARDS	MINIMUM STANDARD DEVELOPMENT CDC Table 2-703, Microbreweries	LEVEL TWO COMPREHENSIVE INFILL REDEVELOPMENT PROJECT CDC Table 2-704	SITE CONDITIONS
<i>Minimum Lot Area</i>	3,500-10,000 square feet (0.08-0.23 acres)	Not Specified	0.30 acres
<i>Minimum Lot Width</i>	30-100 feet	Not Specified	121 feet (E – N. Ft. Harrison Avenue) 110 feet (S – Fairmont Street)
<i>Maximum Height</i>	25-50 feet	Not Specified	15 feet
<i>Minimum Off-Street Parking</i>	1.5/1,000 SF dedicated to brewery operations and support services; and 7—12/1,000 SF for all other use area	Determined by the Community Development Coordinator based on specific use and/or ITE manual.	9 off-street parking spaces (Two spaces for the 1,578 SF brewery operations and seven spaces for the 542 square foot remainder area)
<i>Setbacks (in feet)</i>	25 feet – Front Yard Zero feet to 10 feet – Side Yard 10 to 20 feet – Rear Yard	Not Specified	Front – 38 feet (E – N. Ft. Harrison Avenue) Front – 30 feet (S – Fairmont Street) Side – 16 feet (N) Side – 14 feet (W) Rear – N/A

As previously noted, a Comprehensive Infill Redevelopment Project in the Commercial District is required for this request because the change of use to microbrewery modifies and increases the intensity of the brewpub operation, previously approved through a Comprehensive Infill Redevelopment Project by the Community Development Board to approve the use, and to recognize the existing site non-conformities, including the proximity of the property to adjacent detached dwellings. The Comprehensive Infill Redevelopment Project does not provide specific development standards e.g. lot area, width, setbacks and height, and specifies that the minimum off-street parking is determined by the Community

Development Coordinator based on the specific use and/ or the ITE manual. However, for comparison, the CDC requires microbreweries to provide a minimum of 1.5 spaces per 1,000 square feet of brewery operations and a range of 7-12 spaces per 1,000 square feet for all other use areas. Using those parking requirements, the 2,120 square foot building requires nine off-street parking spaces. For the proposed brewing area of 1,578 square feet, two off-street parking spaces are required, and for the customer area of 542 square feet, a range between four and seven off-street parking spaces are required. For context, microbreweries would be permitted as a Flexible Standard Development, and where applicable, those standards are included as a point of reference. The site conditions are as follows:

Community Development Code (CDC) Section 2-704.F - Comprehensive Infill Redevelopment Project Flexibility Criteria:

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<p><i>Section 2-704.F.1. The development or redevelopment is otherwise impractical without deviations from the use and/or development standards set forth in this zoning district.</i></p>	<p>The project is impractical without the approval of another Comprehensive Infill Redevelopment project since the proposed conversion to microbrewery is more intensive use than the previously approved and existing brewpub. As stated, the since the property is adjacent to existing detached dwellings, the conversion is beyond the scope and intensity of uses which may qualify for a Level One, Flexible Standard Development use.</p>
<p><i>Section 2-704.F.2. The development or redevelopment will be consistent with the goals and policies of the Comprehensive Plan, as well as with the general purpose, intent and basic planning objectives of this Code, and with the intent and purpose of this zoning district.</i></p>	<p>The proposal makes effective use of a property while maintaining and expanding an active use that enhances the surrounding neighborhood. The project aligns with the goals and policies of the Comprehensive Plan, fulfills the general purpose and objectives of the Code, and supports the intent of the Commercial District.</p>
<p><i>Section 2-704.F.3. The development or redevelopment will not impede the normal and orderly development and improvement of surrounding properties.</i></p>	<p>The conversion from brewpub to microbrewery will have no impact on the normal and orderly development of surrounding properties, as no new building area is proposed and the improvements to the landscaping areas will enhance the area. Except for landscaping, no additional improvements are proposed along the west side of the building facing the residential area.</p>
<p><i>Section 2-704.F.4. Adjoining properties will not suffer substantial detriment as a result of the proposed development.</i></p>	<p>Surrounding land uses include commercial development to the north, east, and south, with detached residential dwellings located to the west. The existing wall along the west property line functions as a physical buffer between the site and the adjacent residential area. Beyond landscape improvements, the proposal includes no exterior modifications, with all improvements</p>

	<p>confined to the building interior and no anticipated impacts to surrounding development.</p>
<p><i>Section 2-704.F.5.a.-f. The proposed use shall otherwise be permitted by the underlying future land use category, be compatible with adjacent land uses, will not substantially alter the essential use characteristics of the neighborhood; and shall demonstrate compliance with one or more of the following objectives:</i></p> <p><i>a. The proposed use is permitted in this zoning district as a minimum standard, flexible standard or flexible development use;</i></p> <p><i>b. The proposed use would be a significant economic contributor to the city's economic base by diversifying the local economy or by creating jobs;</i></p> <p><i>c. The development proposal accommodates the expansion or redevelopment of an existing economic contributor;</i></p> <p><i>d. The proposed use provides for the provision of affordable housing;</i></p> <p><i>e. The proposed use provides for development or redevelopment in an area that is characterized by other similar development and where a land use plan amendment and rezoning would result in a spot land use or zoning designation; or</i></p> <p><i>f. The proposed use provides for the development of a new, and/or preservation of a working waterfront use.</i></p>	<p>a. The proposed use of a microbrewery is a flexible standard development permitted in the Commercial District.</p> <p>b./c. While not an economic contributor, the project will maintain the improved building and site.</p> <p>d. The project does not include affordable housing.</p> <p>e. The project does not require a land use plan amendment or a rezoning.</p> <p>f. The property is not a waterfront parcel.</p>
<p><i>Section 2-704.F.6.a.-e. Flexibility with regard to use, lot width, required setbacks, height and off-street parking are justified based on demonstrated compliance with all of the following design objectives:</i></p> <p><i>a. The proposed development will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in this zoning district;</i></p> <p><i>b. The proposed development complies with applicable design guidelines adopted by the city;</i></p>	<p>Flexibility is required due to the change of use from a previously approved brewpub to a microbrewery which is adjacent to a residential area.</p> <p>a. The proposed redevelopment will not impede the orderly development of the properties in the surrounding area since the location currently operates a brewpub, with a use very similar to the one proposed, a microbrewery.</p> <p>b. N/A</p>

<p><i>c. The design, scale and intensity of the proposed development supports the established or emerging character of an area;</i></p> <p><i>d. In order to form a cohesive, visually interesting and attractive appearance, the proposed development incorporates a substantial number of the following design elements:</i></p> <ul style="list-style-type: none"> • <i>Changes in horizontal building planes;</i> • <i>Use of architectural details such as columns, cornices, stringcourses, pilasters, porticos, balconies, railings, awnings, etc.;</i> • <i>Variety in materials, colors and textures;</i> • <i>Distinctive fenestration patterns;</i> • <i>Building stepbacks; and</i> • <i>Distinctive roof forms.</i> <p><i>e. The proposed development provides for appropriate buffers, enhanced landscape design and appropriate distances between buildings.</i></p>	<p>c./d. The design, scale and intensity of the redevelopment supports the established character of the area. The limited site improvements include additional landscaping. Further, the existing exterior of the building will be maintained which adds to the stability of the neighborhood.</p> <p>e. The proposed Comprehensive Landscape Program incorporates appropriate installation of new shrubs, supplemented with the installation of new trees along the north, east and south property lines.</p>
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Community Development Code (CDC) Section 3-1202.G - Comprehensive Landscaping Program

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 site does not fully meet foundation planting, interior landscaping, or buffer width requirements along the east and south sides of the property. To offset these deficiencies, as shown on the landscape plan, and as conditioned, appropriate vegetation within the perimeter buffers will be provided along the north, south, and east property lines. The proposed effective use of the limited existing planting areas and the use of native trees and shrubs meets the intent of the CDC and the Comprehensive Landscape Program by providing effective coverage with reduced maintenance within site constraints.</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</i></p>	<p>The proposed Landscape Plan utilizes native and naturalized plantings to enhance site aesthetics and community character, with native accent and</p>

<p><i>the community character of the City of Clearwater.</i></p>	<p>shade trees and shrubs provided within the north, east, and south setbacks, consistent with applicable code requirements.</p>
<p><i>Section 3-1202.G.4. Property Values. 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 installation of additional accent and shade trees, along with native shrub plantings included with the proposed Landscape Plan, and as conditioned, meets the intent of the Comprehensive Landscape Program. The use of native species enhances long-term plant survivability, reduces water use and maintenance requirements, and maximizes landscape coverage within existing site constraints. These improvements also provide aesthetic, ecological, and sustainable benefits that support increased property values and overall community appeal.</p>
<p><i>Section 3-1202.G.5. Special Area or Scenic Corridor Plan. 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>Not applicable.</p>

Community Development Code (CDC) Section 3-914. General Applicability Standards:

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

GENERAL APPLICABILITY STANDARDS	FINDINGS
<p><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></p>	<p>The scale and bulk of the existing development will remain unchanged, as the building footprint and massing are not being altered; the only exterior modifications consist of landscape improvements. The proposed installation of native accent and shade trees and shrubs is consistent with the Comprehensive Landscape Program and maximizes landscape coverage within existing site constraints. The use of native species promotes long-term plant survivability, reduces water and maintenance requirements, and provides aesthetic, ecological, and sustainable benefits that support increased property values and overall community appeal.</p>
<p><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></p>	<p>The proposal will not hinder or significantly impair the development or value of adjacent properties. Surrounding properties are developed with retail sales and services, and detached dwellings to the west, that are compatible with the proposed conversion since there are existing hardscape improvements, such as perimeter and</p>

	<p>building walls, which provide a certain level of sound attenuation. No changes to the existing building footprint or exterior modifications beyond new landscaping are proposed, maintaining stability with respect to adjacent land and structures. The conversion from brewpub to microbrewery will have no impact on the normal and orderly development of surrounding properties, as no new building area is proposed and landscape improvements will enhance the site and surrounding area.</p>
<p><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></p>	<p>Surrounding land uses include commercial development to the north, east, and south, with detached residential dwellings to the west. The existing wall located along the west property line functions as a physical buffer between the site and the adjacent residential area. Beyond the installation of new landscaping, the proposal includes no exterior modifications, with all improvements confined to the building interior with no anticipated impacts to surrounding development.</p>
<p><i>Section 3-914.A.4. The proposed development is designed to minimize traffic congestion.</i></p>	<p>The proposal will utilize the existing vehicular access drives from N. Ft. Harrison Avenue and Fairmont Street. It was determined by City Staff that no negative impact to the property is anticipated since the site meets the demand for a microbrewery through the provision of the existing nine off-street parking spaces.</p>
<p><i>Section 3-914.A.5. The proposed development is consistent with the community character of the immediate vicinity.</i></p>	<p>The conversion to a microbrewery will positively contribute to the neighborhood and adds to the mix of uses along the corridor. Further, beyond the proposed new landscaping, no changes are proposed, and existing landscaping and site improvements will be maintained.</p>
<p><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></p>	<p>The project does not include any internal or external building/site changes, hours of operations will be Wednesday and Thursday from 2pm to 10 pm, Friday from 2 pm to 11pm, Saturday from 11 am to 11 pm and Sunday from 11am to 9pm, and as such will not impact noise levels and hours of operation will comply with the limits set forth in the CDC.</p>

RECOMMENDATION

The Development Review Committee (DRC) reviewed the application and supporting materials at the DRC meeting of January 8, 2026. 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 0.30- acre site is located at the northwest corner of N. Ft. Harrison Avenue and Fairmont Street.
2. The property is within the Commercial (C) District with a Commercial General (CG) future land use designation.
3. The project site is comprised of one parcel consisting of 13,238 square feet in area, with frontage of 121 feet along N. Ft. Harrison Avenue and 110 feet along Fairmont Street.
4. The property includes existing front setbacks of 38 feet to the east to N. Ft. Harrison Avenue and 30 feet to the south towards Fairmont Street, and side setbacks of 14 feet to the west property line and 16 feet to the north property line.
5. The proposed site landscaping includes the preservation of existing palms and the installation of trees and shrubs for the Comprehensive Landscaping Program.
6. The existing materials and design of the proposed project creates a form which enhances the community character of the surrounding vicinity.
7. There are no active Code Compliance cases.

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 2-701.1.
3. The development proposal is consistent with the Flexible Development standards pursuant to CDC Table 2-704.
4. The development proposal is consistent with the Flexibility Criteria pursuant to CDC Section 2-704.F. for a Comprehensive Infill Redevelopment Project.
5. The development is consistent with the Flexibility Criteria pursuant to Sections 3-1202.D. E. and G. for a Comprehensive Landscape Program.
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 FLD2025-11028, 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 February 19, 2027, unless time extensions are granted pursuant to CDC Section 4-407.
2. A business tax receipt must be obtained and maintained in order for the business to operate.
3. The project must remain generally consistent with the plans and elevations approved by the Community Development Board.
4. 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.
5. 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.
6. All Conditions of Approval included in the previously approved case, FLS2017-09038, and not modified by this request, shall be met.

***Timing Conditions – Prior to Issuance of Permit, Excluding Demolition, and Clearing, and Grubbing
Land Resources***

7. All landscape plan(s), if applicable, shall provide a statement that shall, rock, gravel, and any similar materials are not acceptable landscape materials pursuant to CDC Section 3-1204.B to the satisfaction of Planning and Development (Land Resources) Staff.
8. 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.
9. An additional Florida #1 grade or better minimum 8 feet high accent tree shall be installed at the southwest corner of the property to the satisfaction of Planning and Development (Land Resources) Staff.
10. Florida #1 grade or better shrubs shall be installed every three feet on-center along all property lines at a minimum height of 30 inches to the satisfaction of Planning and Development (Land Resources) Staff.

***Timing Conditions - Prior to Landscape Final
Engineering***

11. 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:



Melissa Hauck-Baker, AICP, Planner III

ATTACHMENTS: Resume, Photographs

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Clearwater, Florida 33756
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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 northwest at the subject property along Fairmont Street



Facing northwest of the subject property along N. Ft. Harrison Avenue



Facing west along Fairmont Street



Facing southeast at the intersection of N. Ft. Harrison Avenue and Fairmont Street



Facing north along N. Ft. Harrison Avenue



Facing south along N. Ft. Harrison Avenue