



## PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

**MEETING DATE:** December 17, 2024  
**AGENDA ITEM:** F.1  
**CASE:** FLD2024-09021  
**REQUEST:** Flexible Development approval to construct a six-unit Resort Attached Dwelling use in the Tourist (T) zoning district, Old Florida Character District of *Beach by Design* for the properties located at 693 and 699 Bay Esplanade. The building will not exceed 35 feet and 9 parking spaces are required. Requested is flexibility for setbacks. (Community Development Code Section 2-803.L. and *Beach by Design*)

### GENERAL DATA:

*Agent*..... Housh Ghovae, Northside Engineering, Inc.  
*Owners*..... R & R Getaway LLC and TSETSE LLC  
*Location*..... 693 and 699 Bay Esplanade; east side of Bay Esplanade at the northeast corner with Somerset Street.  
*Property Size*..... 0.301 acres  
*Future Land Use*..... Resort Facilities High (RFH)  
*Zoning*..... Tourist (T) District  
*Special Area Plan*..... Beach by Design (Old Florida District)  
*Adjacent Zoning...* *North:* Tourist (T) District  
*South:* Tourist (T) District  
*East:* Preservation (P) District  
*West:* Tourist (T) District  
*Existing Land Use*..... Detached Dwellings (2 units)  
*Proposed Land Use*..... Resort Attached Dwellings (6 units)

**BACKGROUND:**

**Location and Existing Conditions:**

The 0.301-acre project site consists of the upland areas of two parcels located at the northeast corner of Bay Esplanade and Somerset Street. The site currently features a detached dwelling at 699 Bay Esplanade and 693 Bay Esplanade is vacant. The combined frontage of the two parcels is 120 feet along Bay Esplanade and 110 feet along Somerset Street. The project is within the Tourist (T) Zoning District and the Old Florida Character District of *Beach by Design* with a Resort Facility High (RFH) future land use category. The *Beach by Design* special area plan envisions the redevelopment of this area primarily with overnight accommodation and attached dwelling uses with some limited retail/commercial and mixed-use developments along Mandalay Avenue. The immediate vicinity is characterized by a variety of overnight accommodations, retail sales and services, restaurants, bars, and attached dwellings.

**Site History:**

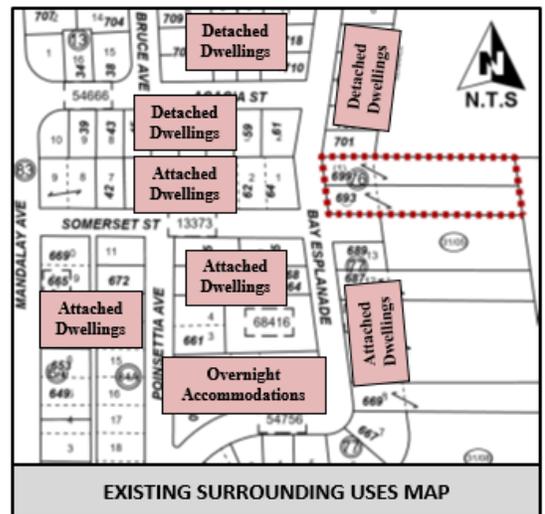
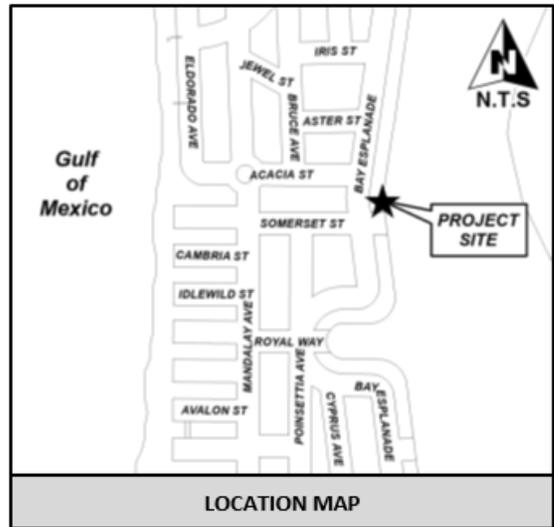
- On January 17, 2006, the Community Development Board (CDB) approved FLD2005-08090 which included a request to permit eight attached dwellings. This approval expired.
- On December 18, 2007, the Community Development Board (CDB) approved FLD2007-03007 which included a request for a 3,182 square foot dock with 14 slips as an amenity to a proposed 16-unit attached dwelling under expired cases FLD2005-08088 and FLD2005-08090. This approval expired.

**Code Compliance Analysis:**

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

**Development Proposal:**

The proposal is to demolish the existing building and to develop the site with a four-story, six-unit resort attached dwelling use. The proposed building will be 35 feet in height which is the maximum height permitted in the Old Florida District for buildings located on the north side of Somerset Street. The building will not feature a setback as the Old Florida District does not require a setback for buildings with a maximum height of 35 feet. Parking will be accommodated by a parking garage on the ground level with 12 spaces where 9 spaces is the minimum required based on 1.5 spaces per dwelling



unit. Access to the site will be provided via a single two-way driveway located along Somerset Street. Solid waste will be accommodated by interior storage with roll-out container which will be serviced from Somerset Street. The request also includes the retention of the existing seawall, approved via permit BCP2020-100459, the existing at-grade outdoor pool/patio, approved via permit BCP2020-120156, and mooring access along the existing two-slip dock, approved via Pinellas County permit WND-20-00217.

The resort attached dwelling utilizes a tropical modern architecture, which is consistent with and complements the tropical vernacular envisioned in *Beach by Design*. The primary pedestrian entrance to the building will be located at the midpoint of the west elevation along the Bay Esplanade. Resort attached dwellings are defined as attached dwellings that can be occupied for any length of time e.g., full-time and short-term.

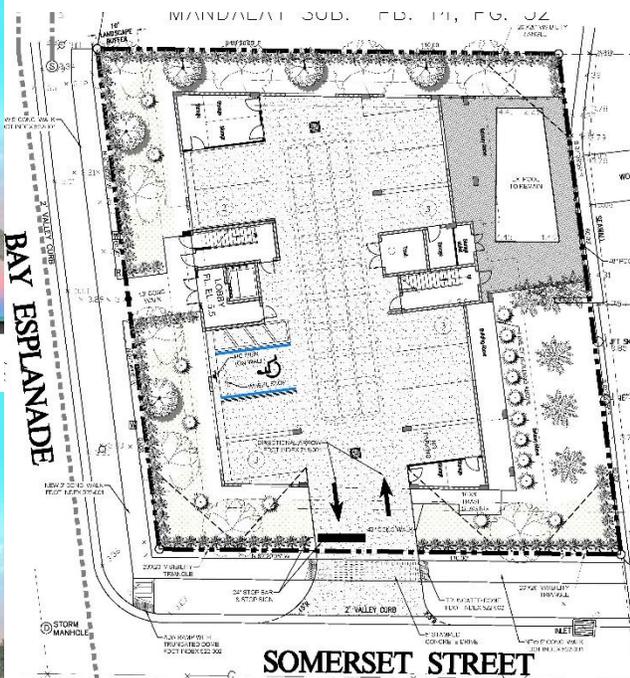
**West Elevation (Bay Esplanade)**



**East Elevation (Mandalay Channel)**



**Proposed Site Plan**



The building meets the required front yard setback of 15 feet along Bay Esplanade, to the west, and along Somerset Street to the south, and meets the required

north and east side yard setbacks of 10 feet to the building. Since the project proposes to maintain the existing pool and deck/patio, installed through permit BCP2020-120156, flexibility is requested to allow the existing zero-foot setback along the east side. The pool and deck is permitted to encroach into the required waterfront visibility triangle as the elevation is under 12 inches consistent with Community Development Code (CDC) Section 3-904.B. A mix of ground cover, shrubs, and trees will be planted along the setback areas along both rights-of-way that will provide an overall attractive street appearance. Similar landscaping plant materials will also be provided in the side setback areas. Consistent with *Beach by Design*, the site is designed to be pedestrian-friendly with proposed five-foot wide sidewalks along Bay Esplanade and Somerset Street with stamped paving where the sidewalk crosses a driveway.

**ANALYSIS:****Comprehensive Plan:**

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

**Future Land Use Plan Element:**

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

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

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

**Section II.A. - Old Florida District:**

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

<b>DEVELOPMENT STANDARDS</b>	<b>PROPOSED SITE CONDITIONS</b>
<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. 35 feet</p> <p>b. N/A</p> <p>c. N/A</p> <p>d. N/A</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. 15 feet (South – Somerset &amp; West – Bay Esplanade)</p> <p>b. 10 feet (East – Waterfront &amp; North – 701 Bay Esplanade)</p>
<p><i>Section II.A.3.a.-f. Steppacks Exceed 35 feet height</i></p> <p><i>a. Stepback horizontal shift towards center building</i></p> <p><i>b. Exceed 35 feet, Stepback minimum one side (stepback depth per F.(2) below)</i></p> <p><i>c. East-West frontage, Stepback front</i></p> <p><i>d. North-South frontage, Stepback front</i></p> <p><i>e. Mandalay Avenue Frontage</i></p> <p><i>f. Required Stepback/Setback Ratios</i></p> <p><i>(1) Street less than 46 feet: 1-foot/2-feet above 35 feet.</i></p> <p><i>(2) Street 46 feet to 66 feet: 1-foot/2.5-feet above 35 feet</i></p> <p><i>(3) Street more than 66 feet: 1-foot/3-feet above 35 feet</i></p>	<p>a. N/A</p> <p>b. N/A</p> <p>c. N/A</p> <p>d. N/A</p> <p>e. N/A</p> <p>f.</p> <p>(1) N/A</p> <p>(2) N/A</p> <p>(3) N/A</p>
<p><i>Section II.A.4.a.-b. Flexibility of Setbacks/Steppacks above 35 feet height</i></p>	<p>a.-b. N/A</p>
<p><i>Section II.A.5.a.-c. Flexibility of Setbacks/Steppacks below 35 feet height</i></p>	<p>a.-c. N/A</p>
<p><i>Section II.A.6.a.-b. Landscape Buffers</i></p> <p><i>a. 10-foot all front setbacks</i></p> <p><i>b. Mandalay Avenue frontage</i></p>	<p>a. 10 feet (South – Somerset &amp; West – Bay Esplanade)</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>N/A</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 steppacks, street-level facades, parking areas, sidewalks, materials and colors, sidewalks, and several other areas relevant to the public realm.

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

- Section A – Density of residential development is permitted to a maximum of 30 dwelling units per acre and the 0.301-acre project site meets this requirement through the proposed 6-unit resort attached dwelling use.

- Section B – N/A; Height is consistent with the Old Florida District and the project floorplate will be less than 25,000 SF.
- Section C – Project does not include more than two of the three building dimensions being equal in the vertical or horizontal planes; no plane uninterrupted for 100 feet; at least 60% of all elevations feature windows or architectural decorations; the building height and massing correlates to the parcel and streetscapes which does not exceed 35 feet in height.
- Section D – N/A; Setbacks are consistent with the Old Florida District, no stepback is required.
- Section E – Street-level façade transparency is 62 percent, glazing; architectural decorations are a minimum of 74 percent for all facades; and the parking garage windows are covered with decorative grills and landscaping.
- Section F – Parking areas separated from view through screening and landscaping and have clearly marked points of access.
- Section G – Signage will be permitted under a separate application.
- Section H – Sidewalk widths will be 5-feet along both Bay Esplanade and Somerset Street.
- Section I – No street furniture or bicycle racks are proposed.
- Section J – Street lighting will be provided compliant with Beach by Design.
- Section K – No fountains are proposed.
- Section L – Materials and colors are consistent with reflect Florida or coastal vernacular themes.

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

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

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

With the proposal, there will be an improvement of the property through the provision of a six-unit resort attached dwelling use to meet the tourist demand on Clearwater Beach. At a parking ratio of 1.5 spaces for every unit, a total of 9 parking spaces are required and 12 spaces are proposed. This will serve as a vital resource to the residents and visitors of the subject property.

**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 nine-units and limited to a maximum Impervious Surface Ratio (ISR) of 0.95. The proposal includes six-units and a maximum ISR of 0.70, both consistent with this section.

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

CDC Table 2-803 establishes development standards for the Resort Attached Dwelling use (e.g., lot area, width, setbacks, heights, and minimum off-street parking). All of these, except minimum lot area, lot width and parking, are covered within the provisions of Section II.A. of the Old Florida District requirements of

*Beach by Design*. CDC Section 2-803.L.4. provides the Flexibility Criteria for Side and Rear Setbacks of Resort Attached Dwellings. As previously mentioned, the request also includes the retention of the existing seawall, the existing at-grade outdoor pool/patio, and the mooring access along the existing two-slip dock. The existing reduced setback along the east property line results in an improved site plan by providing a vital amenity of a pool and patio area. Further, the provided number of parking spaces and the building height is consistent with the requirements of the Old Florida District.

DEVELOPMENT STANDARDS – Table 2-803	DIMENSIONAL REQUIREMENTS	PROPOSED
<i>Minimum Lot Area</i>	5,000 – 10,000 square feet	13,079 square feet
<i>Minimum Lot Width</i>	50 feet – 100 feet	120 feet (West – Bay Esplanade) 110 feet (South – Somerset)
<i>Maximum Height</i>	35 feet – 100 feet	35 feet
<i>Min. Off-Street Parking</i>	1.5 spaces per unit or 9 spaces	12 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. &amp; 3-903.I</i></u> <i>All outside mechanical equipment must be screened so as not to be visible from public streets and/or abutting properties.</i>	Mechanical equipment will be located on top of the roof and will be hidden by screening.
<u><i>Sight Visibility Triangles – 3-904.A</i></u> <i>No structures or landscaping may be installed that will obstruct views at a level between 30 inches above grade or landscaping may be installed that will not obstruct views at a level between 30 inches above grade and eight feet above grade within the 20-foot sight visibility triangles.</i>	Prior to building permit, the proposed south elevation will be modified so that it complies with the requirements. The proposed landscaping within the sight visibility triangles will require a maintenance program.
<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>	Containers and storage area will be located within the first floor of the building.

**Community Development Code Section 3-914. General Applicability Standards**

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

GENERAL APPLICABILITY STANDARDS	FINDINGS
<i>Section 914.A.1. The proposed development of the land will be in harmony with the scale, bulk, coverage, density and character of adjacent properties in which it is located.</i>	The proposed development is in the heart of the transitional Old Florida District which includes a variety of commercial uses, overnight accommodations and resort attached dwellings. The area has many older developments constructed with significant lot coverage and nonconforming with current FEMA requirements. The proposal will be in harmony with the adjacent properties.
<i>Section 3-914.A.2. The proposed development will not hinder or discourage development and use of adjacent land and buildings or significantly impair the value thereof.</i>	With the exception of the pool and deck, the proposed development complies with all setbacks, landscaping, and design requirements and will not hinder or discourage the development of adjacent properties.
<i>Section 3-914.A.3. The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood.</i>	The resort attached dwelling use will likely have no effect, negative or otherwise, on the health or safety of persons residing or working in the neighborhood.
<i>Section 3-914.A.4. The proposed development is designed to minimize traffic congestion.</i>	As provided in the submitted traffic narrative, the six units will generate minimal traffic and vehicular access to the site is located from a side street consistent with the Old Florida District’s provisions. Further, it will provide 12 spaces where 9 spaces are the minimum required number of parking spaces.
<i>Section 3-914.A.5. The proposed development is consistent with the community character of the immediate vicinity.</i>	The proposed development is a residential use, less intensive than otherwise allowed, and complies with the requirements of Beach by Design. It is consistent with the community character of this transitional area of Clearwater Beach.
<i>Section 3-914.A.6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts on adjacent properties.</i>	The design of the proposed development minimizes adverse visual and acoustic impacts on adjacent properties by locating solid waste and parking facilities within the building. Significant landscaping and screen walls along the parking garage openings limit impacts on adjacent properties.

**RECOMMENDATION**

The Development Review Committee (DRC) reviewed the application and supporting materials at the DRC meeting of November 7, 2024. 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 0.301-acre site is located at the northeast corner of intersection of Bay Esplanade and Somerset Street.
2. The project is located in the Old Florida District of *Beach by Design* and the Tourist (T) District with the consistent Resort Facilities High (RFH) future land use category.
3. The project is comprised of two parcels with a combined frontage of 120 feet along Bay Esplanade and 110 feet along Somerset Street.
4. The proposal includes a six-unit resort attached dwelling development with an Impervious Surface Ratio (ISR) of 0.70.
5. The parking ratio for the proposed six-unit resort attached dwelling project is 1.5 spaces per unit where nine spaces are required, and 12 spaces are proposed pursuant to CDC Table 2-803.
6. The permitted and proposed height of the resort attached dwelling will be a maximum of 35 feet.

7. The proposal includes front setbacks of 15 feet (West-Bay Esplanade) and 15 feet (South- Somerset Street) and 10-foot side yard setbacks along the north property line and a zero-foot side yard setback for the existing pool and patio along the east property line.
8. There are no active Code Compliance cases.

#### **Recommended Conclusions of Law**

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

Based on the above recommended findings of fact and conclusions of law, the Planning and Development Department recommends **APPROVAL** of application FLD2024-09021, 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 December 17, 2025, 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 but shall be modified to meet the sight visibility triangle requirements.
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. Consolidate the existing parcels through a Unity of Title.

##### **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.

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

8. A written narrative shall be submitted that fully clarifies how each condition of approval is met with any applicable permit submittal subject to any applicable timing requirement to the satisfaction of City Staff.

##### **Fire**

9. A Water Study performed by a Fire Protection Engineer may be required to determine if adequate water supply is available and if any upgrades are required by the developer due to the impact of the project. The water supply must be able to support the needs of any required fire sprinkler, standpipe,

and/or fire pump. If a fire pump is required, then the water supply must be able to supply 150 percent of its rated capacity.

Planning

10. 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.
11. The location and visibility of electric equipment (electric panels, boxes, and meters) shall be reviewed and, if located exterior to the building where visible from any street frontage, be shown to be painted the same color as the portion of the building to which such features are attached to the satisfaction of Planning and Development (Development Review) Staff.

Public Works

12. Revisions to the submitted calculations and plans as well as additional supporting information (including but not limited to geotechnical and SUE data, drainage computations, etc.) will be required to be submitted to and approved by Public Works (Stormwater) Staff to ensure the project meets the City's specifications and design criteria.
13. All sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project shall be shown on plans to be improved to meet the requirement of Local, State, and/or Federal standards including A.D.A. requirements (truncated domes per FDOT Index #304) to the satisfaction of Public Works (Traffic Engineering) Staff.
14. The existing elevations will be modified so that the building complies with the sight visibility triangle requirements consistent with CDC Section 3-904.A. to the satisfaction of Public Works (Traffic Engineering) Staff.

Land Resources

15. Provide an updated tree inventory that clearly labels the ISA Certified Arborist, contact information, and ISA certification number on all plan sheets involving trees. This includes but is not limited to the tree inventory, tree preservation plans, and any demo sheets showing tree removal to the satisfaction of Planning and Development (Land Resources) Staff.
16. All landscape plan(s) shall provide a statement that shell, rock, ravel, artificial turf, and any similar materials are not acceptable landscape materials per CDC 3-1204.B.

***Timing Conditions - Prior to Issuance of Certificate of Occupancy***

Planning

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

Prepared by Planning and Development Department Staff:



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Melissa Hauck-Baker, AICP, Planner III

ATTACHMENTS: Resume, Photographs

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## 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)



**Looking SE along Bay Esplanade.**



**Looking NE along Bay Esplanade.**



**Looking SW along Bay Esplanade south of Somerset Street.**



**Looking NW along Bay Esplanade north of project site.**



**Looking W along Somerset Street.**



**Looking E along Somerset Street to the terminus at the waterway.**