

PROVIDED BY
MARK ALVAREZ

PH-4

OCT 21, 2014

Aquablu Tower

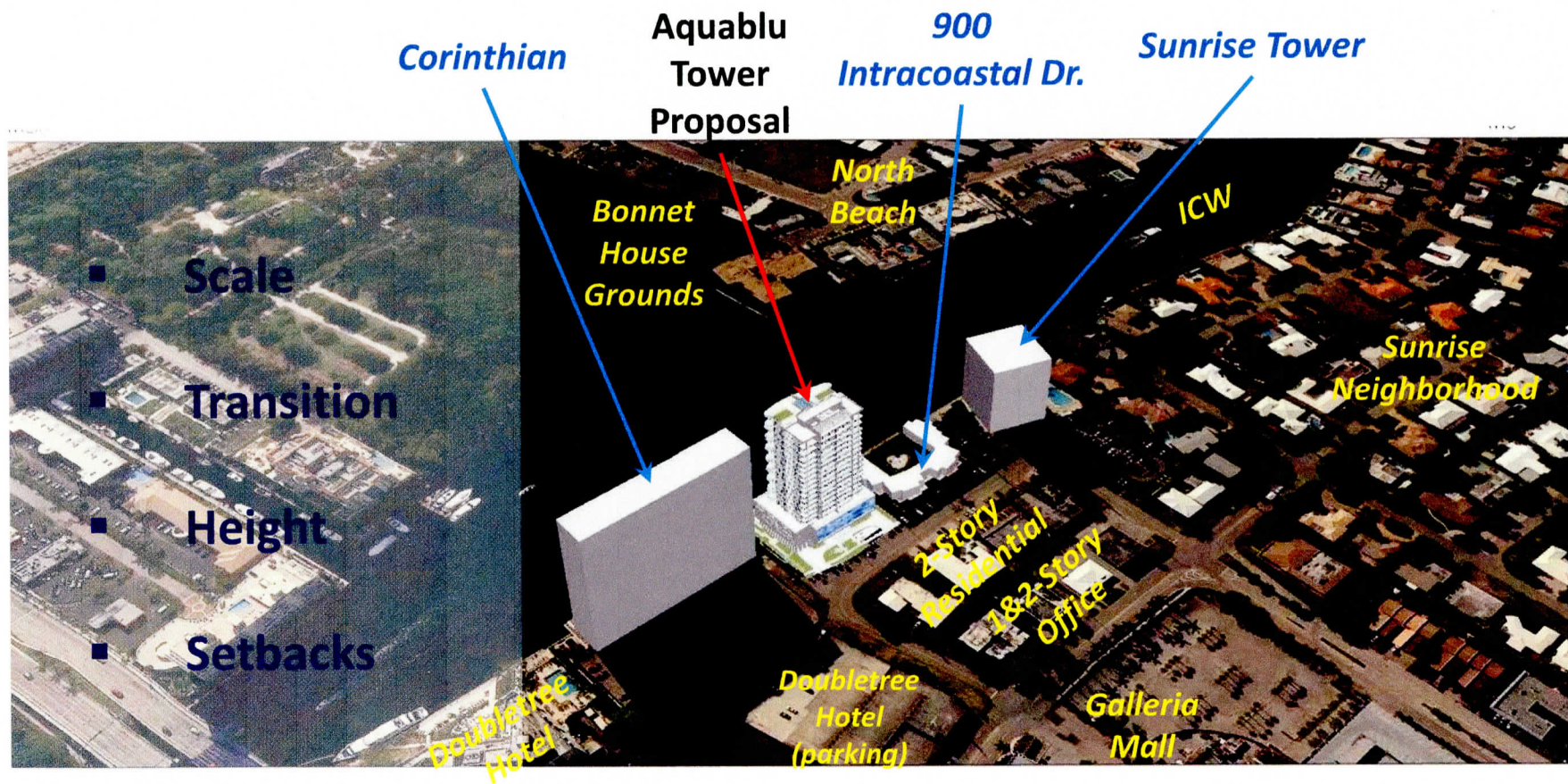
920 Intracoastal Drive
Fort Lauderdale, Florida

Presentation
by Mark Alvarez
for
Corinthian Condominium Assoc.

October 21, 2014
Fort Lauderdale City Commission



Community Context Issues



Permit Requests

- **To exceed maximum building height of 150' to 227'**
by seeking approval as for a Conditional Use permit as provided for by the City ULDR, Sec. 47-5.38. - *Table of dimensional requirements for the RMH-60 district.*
- **To deviate from minimum required yards (setback) on all sides.** as provided for the RMH-60 zoning district are by the City ULDR, Sec. 47-5.38.

Height Request



Approval as for a Conditional Use permit

- as provided by ULDR, Sec. 47-5.38. Table of dimensional requirements, RMH-60
- to permit a maximum height above 150 feet up to 300 feet
- Conditional use permit criteria are contained in Sec. 47-24.3.E.

Criteria :

1. No impacts to abutting properties per Neighborhood Compatibility Requirements ✓
2. Access, traffic generation, road capacities ✓
3. Requirements a – e *(all)*
 - a) No conflict with Comprehensive Plan ✓
 - b) Off-site conditions that reduce impacts ✓
 - c) **On-site improvements that minimize impacts – There are none shown that minimize the impact of additional height DOES NOT MEET CRITERION**
 - d) In proximity to a similar use, does not impact the character zoning district ✓
 - e) No adverse impact to health, safety, & welfare ✓

Setback Request

To exceed minimum required setbacks for all sides.

Minimum yards for the RMH-60 zoning district are provided for by the City ULDR, **Sec. 47-5.38. - Table of dimensional requirements for the RMH-60 district.** The table provides that the minimum yard dimensions; however, for each yard requirement, Note B provides additional requirements:

Note B: Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half ($\frac{1}{2}$) the height of the building, when this is greater than the above specified yard minimums. Considering the impact of Note B, yard requirements and requests are:

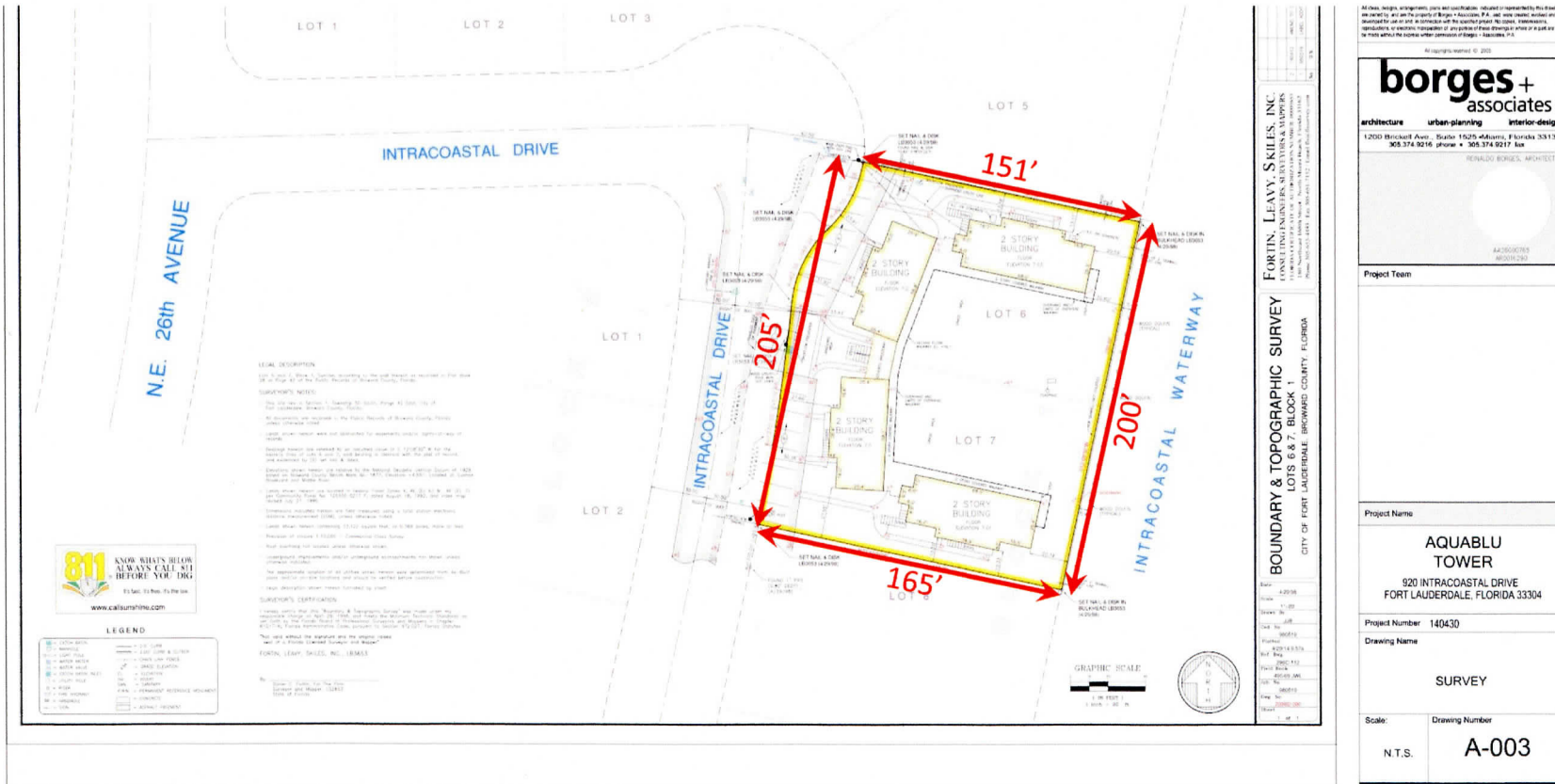
	Required (Base)	Required (Note B)	Proposed Pedestal	Proposed Tower
Front – Intracoastal Drive	25'	114' *	25'	39'
Sides – both interior	10'	114' *	20'	37'
Rear – Intracoastal Waterway	20'	114' *	20'	33'

* Note B required setback based on building height of 227'

Setback Requirement as Height Control

$\frac{1}{2} \times \text{height} = \text{maximum setback}$

Controls setback or height



Setback Requirement as Height Control

Note B Setback requirement for setback at 1/2 of height controls

height on small properties:

@ maximum height = 150'

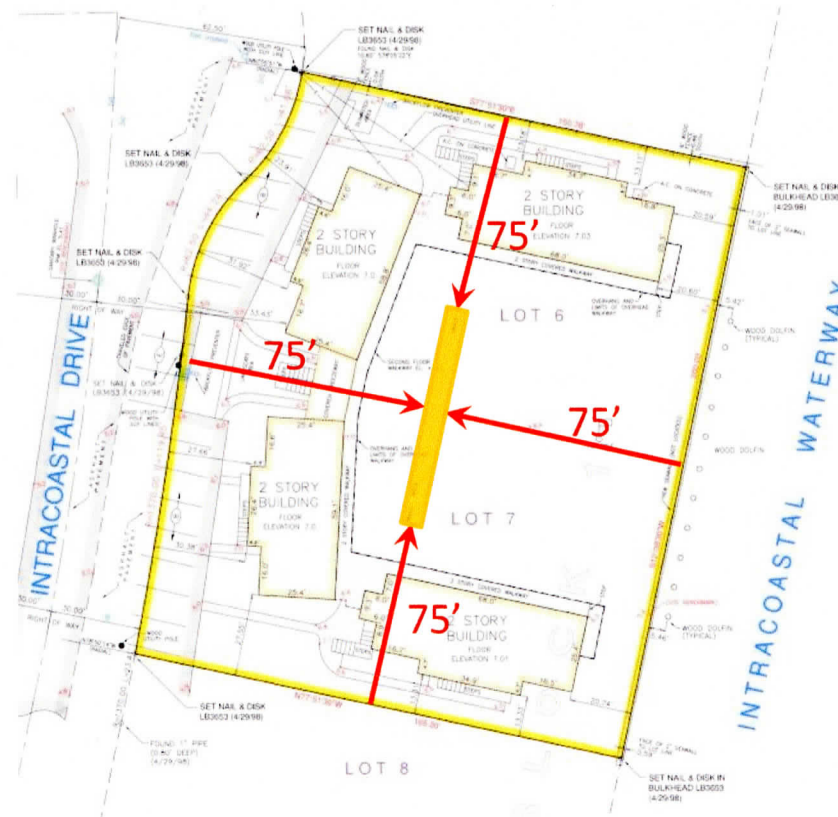
& min. depth = 151'

Then: Front Setback = 75'

Rear Setback = 75'

Side setbacks = 75'

Building depth = 1'

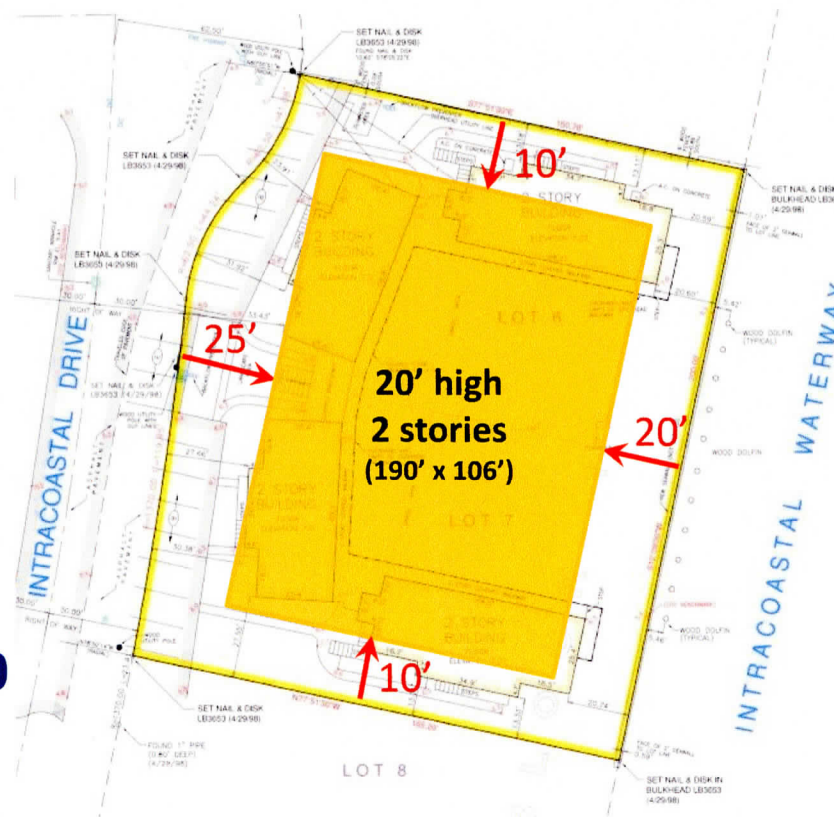


The setback requirement does not create unbuildable lot, it controls height

Setback Requirement as Height Control

At minimum base setbacks:

- Then: Front Setback = 25'
- Rear Setback = 20'
- Side Setbacks = 10'
- Building depth = 106'
- Building Height = 20'
- Stories = 2
- Floor area (2 x 19,080) = 38,160
- FAR = 1.15

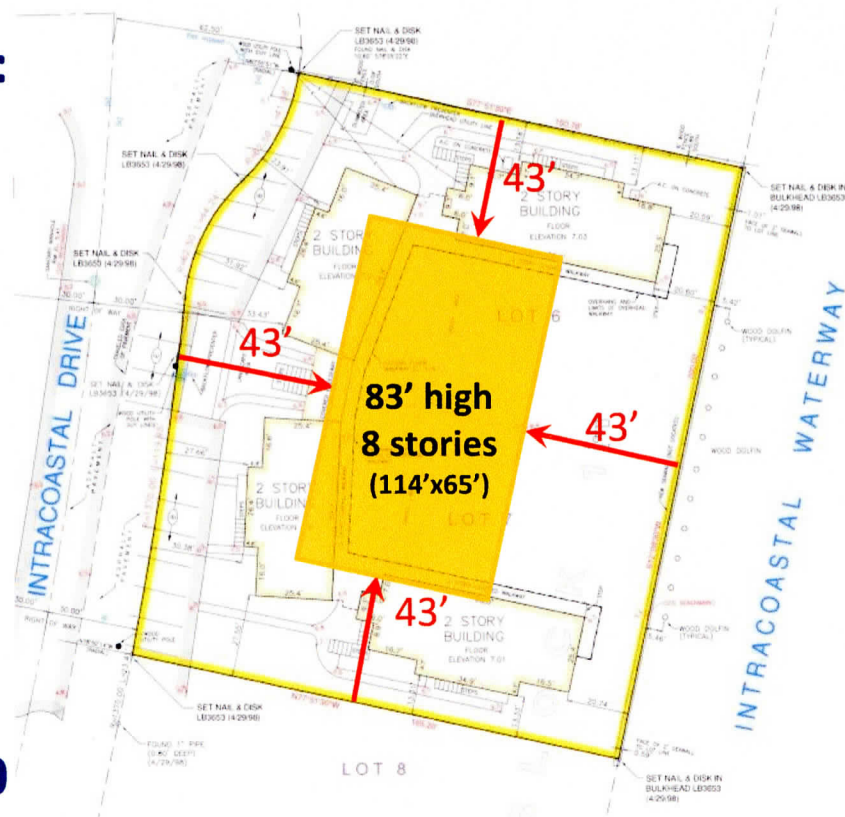


The setback requirement does not create unbuildable lot, it controls height

Setback Requirement as Height Control

But for a minimum buildable structure that provides 65' depth for a double-loaded parking deck:

- Then: Front Setback = 43'
- Rear Setback = 43'
- Side setbacks = 43'
- Building depth = 65'
- Building Height = 86'
- Stories = 8
- Floor area (8 x 7,410) = 59,280
- FAR = 1.79



The setback requirement does not create unbuildable lot, it controls height

Setback Request

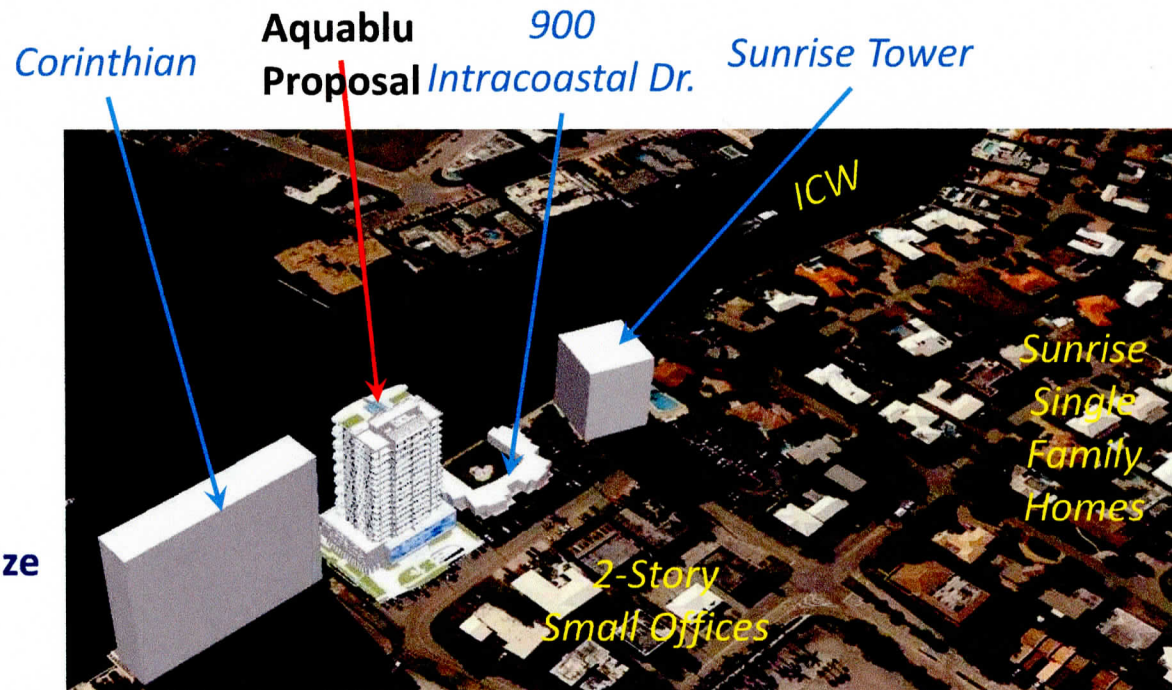
Criteria - first 3 (or):

1. Adjustment of building on site proves superior relating to shadows, or **not relevant – see #2**
2. When abutting Intracoastal Waterway, it is compatible with adjacent properties, or ✓
3. Adjustment produces
 - a) Continuity with adjacent properties ✓
 - b) Continuity that encourages pedestrian interaction ✓
 - c) Continuity of architectural features ✓
 - d) **Continuity of urban scale, including:**
 - Height ✓
 - Proximity to street ✓
 - Relationship of building size to lot size DOES NOT MEET CRITERION**
 - e) Includes architectural features as listed ✓

Setback Request

Criteria #3d. Continuity of Urban Scale

- Relationship of building size to lot size



Building	Floors	Height (approx)	Floor Area (approx)	Land Area (acres)	FAR
Corinthian	22	201'	395,000	1.85	4.9
920 Intracoastal Dr. (existing)	2	20'	12,000	0.76	0.3
900 Intracoastal Drive	2	20'	11,000	0.76	0.3
Sunrise Tower (888 Intracoastal Dr.)	15	150'	121,000	1.49	1.9
Proposed Aquablu Tower	20	227'	229,942	0.76	6.9

Setback Request

Criteria #4a - mandatory

4. The following shall be met:

a) Applicable minimums pertaining to other zoning requirements are met

DOES NOT MEET CRITERION – APPLICATION INCLUDES CONDITION USE for HEIGHT

b) Shall not cast a shadow exceeding 50% of Intercoastal Waterway 9am-5pm, March 21

c) Intent or spirit of yard regulations met relating to air, light, and shadow

Setback Request

Criteria #4b - mandatory

4. The following shall be met:

a) Applicable minimums pertaining to other zoning requirements are met

DOES NOT MEET CRITERION – APPLICATION INCLUDES CONDITION USE for HEIGHT

b) Shall not cast a shadow exceeding 50% of Intercoastal Waterway 9am-5pm, March 21

DOES NOT MEET CRITERION – SHADOW EXCEEDS 50% LINE

c) Intent or spirit of yard regulations met relating to air, light, and shadow

Setback Request

Criteria #4b Vernal Equinox Shadow

- at 227' height, setback modifications produce ICW shadow as shown



01 SHADOW STUDY, MARCH 21, 5PM

NTS

Project Name	
AQUABLU TOWER 920 INTRACOASTAL DRIVE FORT LAUDERDALE, FLORIDA 33304	
Project Number 140430	
Drawing Name	
SHADOW STUDY	
Scale:	Drawing Number
AS SHOWN	A-001G

Setback Request

Criteria #4c - mandatory

4. The following shall be met:

a) Applicable minimums pertaining to other zoning requirements are met

DOES NOT MEET CRITERION – APPLICATION INCLUDES CONDITION USE for HEIGHT

b) Shall not cast a shadow exceeding 50% of Intercoastal Waterway 9am-5pm, March 21

DOES NOT MEET CRITERION – SHADOW EXCEEDS 50% LINE

c) Intent or spirit of yard regulations met relating to air, light, and shadow

**DOES NOT MEET CRITERION – DOES NOT SUPPORT SPIRIT OF REGULATIONS
REGARDING SHADOW**

Setback Request

Criteria #4c Spirit of Regulations

- Excessive shadow to ICW and Shadow over office uses to front



ISSUE DATE: 06/11/14	
NO.	DESCRIPTION
<small>Project design, architectural plans and construction methods are preliminary. The owner, architect and contractor shall be responsible for obtaining all necessary permits and approvals. The owner shall be responsible for obtaining all necessary permits and approvals. The owner shall be responsible for obtaining all necessary permits and approvals.</small>	
borges+ associates <small>architecture urban planning interior design</small>	
<small>12000 International Drive, Suite 1000, Fort Lauderdale, Florida 33331 954.374.9210 phone • 954.374.9217 fax</small>	
<div style="text-align: center;">  </div>	
Project Name: NTS	
Project Name: AQUABLU TOWER 520 INTRACASTAL DRIVE FORT LAUDERDALE, FLORIDA 33304	
Project Number: 143430	
Drawing Name: SHADOW STUDY	
Scale:	Drawing Number:
AS SHOWN	A-001G

Summary: Inconsistency with ULDR

Issue	Land Development Regulations Inconsistency	
Height	Sec. 47-24.3.E.3.c.	No on-site improvements shown to mitigate impacts of additional height granted
Setback	Sec. 47-23.11-3.d.	There is not continuity of urban scale regarding relationship of building size to lot size.
Setback	Sec. 47-23.11-4.a.	Minimums pertaining to other zoning requirements are not met – height conditional use request
Setback	Sec. 47-23.11-4.b.	Vernal equinox shadow study shows 227' high building with requested setbacks exceeds meridian line of ICW
Setback	Sec. 47-23.11-4.c.	Does not uphold the spirit & intent of yard regulations to control shadow, particularly to the rear and front

Appendices:

- I. Project Data as Provided***
- II. Pertinent ULDR***
- III. Resume – Mark Alvarez***

Proposal Summary

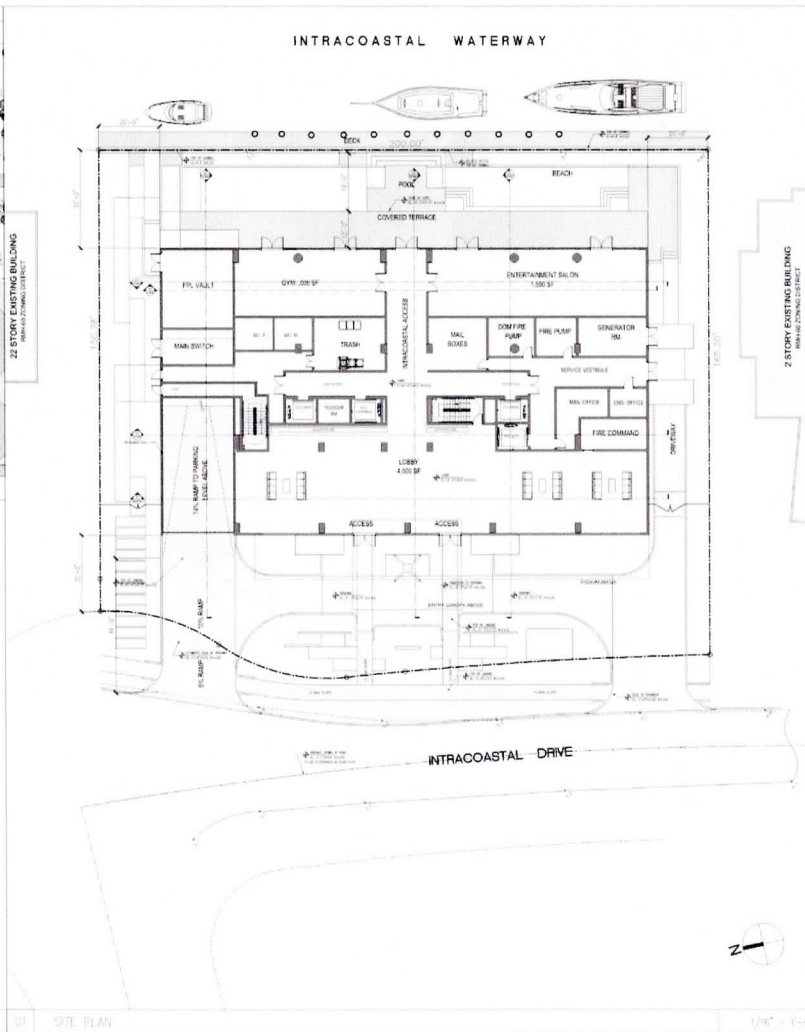
- 920 Intracoastal Drive
- 0.76 acre waterfront site
 - 205' frontage, 200' on ICW
 - 150' to 156' feet deep
- 45 unit, 20-story condominium
- 4-level pedestal with parking and common areas
- Total floor area of 229,942 s.f.
 - Each pedestal floor approx. 19,000 s.f.
 - Each tower floor just under 10,000 s.f
- Residential Density = 60 DU/Acre
- FAR = 6.9
- Lot coverage: 45%
- Landscape space: 23%

Proposal Summary



PROJECT CRITERIA/ZONING DATA
DEVELOPMENT SCENARIO 320 INTRACOASTAL DR.
FT. LAUDERDALE, FL 33304
6/11/2014

ZONING DISTRICT	REQUIRED / ALLOWED	FORMULA / PROVIDED
ZONING DISTRICT	RMH-40 (ADJACENT BUILDING RMH-40)	
LOT OCCUPATION	REQUIRED / ALLOWED	FORMULA / PROVIDED
a. Lot Area	166,287 / 155' x 200'	33,122 sq / 0.78 acres
b. Lot dimensions		
c. Lot Coverage	80% 33,122' - 26,497 SF	15,029 sf (45.37 %)
d. Maximum density	50 du / net acre = 0.78 460x45.9 units	45 UNITS
e. Open space		14,188 sqft (42.7%)
f. Landscape area		7,373.5 sqft (21%)
GROSS AREA	FORMULA	SF
Ground FL	1 FL X 18,029 SF	18,029
Parking Podium 2nd fl	1 FL X 18,822 SF	18,822
Parking Podium 3rd fl	1 FL X 18,822 SF	18,822
Parking Podium 4th fl	1 FL X 16,162.8 SF	16,166
Residential tower at Podium	1 FL X 9,993.5	9,993.5
TOWER	12 FL X 9,993.5 SF	119,922.00
TOWER PENTHOUSE	3 FL X 9,993.5 SF	29,981
Rooftop	1 FL X 1,281 SF	1,281
TOTAL FLR	229,943/33122+ 8.9 FLR	229,942
Parking requirement	Minimum 3 bedroom 2.1 per dwelling unit	30 spaces 2.1 per dwelling unit
ADA parking spaces	4 per 106 parking spaces	4
Loading decks	NA	NA
Residential floor efficiency		85%
Average apartment size		3,654.2 SF/UNIT
BUILDING SETBACK	REQUIRED	PROVIDED
a. Principal Front	25 ft min	25 ft (TOWER)
b. Secondary Front	NA	NA
c. Side	10 ft min	30 ft (36" / 2' TOWER)
d. Rear	20 ft min	20 ft (33 ft TOWER)
BUILDING HEIGHT	REQUIRED	PROVIDED
a. Max Height	150 ft	227 ft / 28 stories
NOTE	* Requires conditional use permit for heights greater than one hundred fifty (150) feet, up to three hundred (300) feet.	



ISSUE DATE: 06/11/14

No.	DATE	DESCRIPTION

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architecture urban-planning interior-design

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305.374.9216 (PHONE) • 305.374.9217 (FAX)

HERNANDO BORGES, ARCHITECT

Project Name

**AQUABLU
TOWER**
920 INTRACOASTAL DRIVE
FORT LAUDERDALE, FLORIDA 33304

Project Number 140430

Drawing Name

SITE PLAN & ZONING INFO.

Scale: AS SHOWN	Drawing Number A-100
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Proposal Summary

PROJECT CRITERIA/ZONING DATA		
DEVELOPMENT SCENARIO 920 INTRACOASTAL Dr.		
FT. Lauderdale, fl 33304		
6/11/2014		
ZONING DISTRICT	RMH-60 (ADJACENT BUILDING:RMH-60)	
LOT OCUPATION	REQUIRED / ALLOWED	FORMULA / PROVIDED
a. Lot Area		33,122 sf / 0.76 acres
b. Lot dimensions	165.20 f / 155 f X 200 f	
c. Lot Coverage	80% 33,122= 26,497 SF	15,029 sf (45.37 %)
d. Maximum density	60 du / net acre= 0.76 x60=45.6 units	45 UNITS
e. Open space		14,158 sqf (42.7%)
f. Landscape area		7,773.5 sqf (23%)
GROSS AREA	FORMULA	SF
Ground FL	1 FL X 15,029 SF	15,029
Parking Podium 2nd fl	1 FL X 18,822 SF	18,822
Parking Podium 3rd fl	1 FL X 18,822 SF	18,822
Parking Podium 4th fl	1 FL X 16,162.8 SF	16,166
Residential tower at Podium	1 FL x 9,993.5	9,993.5
TOWER	12 FL X 9,993.5 SF	119,922.00
TOWER PENTHOUSE	3 FL X 9,993.5 SF	29,981
Roof top	1FL x 1,207 SF	1,207
TOTAL FLR	229,942/33122= 6.9 FLR	229,942
Parking requirement	Multifamily 3 bedroom 2.1 per dwelling unit	95 spaces 2.11 per dwelling unit
ADA parking spaces	4 per 100 parking spaces	4
Loding docks	NA	NA
Residential floor efficiency		85%
Average apartment size		3,054.2 SF/UNIT
BUILDING SETBACK	REQUIRED	PROVIDED
a. Principal Front	25 ft min	25 ft / 39' (TOWER)
b. Secondary Front	na	NA
c. Side	10 ft min	20 ft / 36'6" / 39'(TOWER)
d. Rear	20 ft min	20 ft / 33 ft (TOWER)
BUILDING HEIGHT		
b. Max Height	150 ft	227 ft / 20 stories
NOTE	* Requires conditional use permit for heights greater than one hundred fifty (150) feet, up to three hundred (300) feet.	

Appendix II
Pertinent ULDR

RMH-60 Dimensional Standards

Sec. 47-5.38. - Table of dimensional requirements for the RMH-60 district. (Note A)

Requirements	Single Family	Duplex	Zero Lot Line	Cluster Dwelling: See Section 47-18.9	Townhouse Group	Rowhouse: See Section 47-18.28	Multi-Family	Bed and Breakfast Dwelling	Hotel	Other Uses
Maximum density (du/net acre)	60	60	60	60	60	60	60 Note D	87 sleeping rooms per net acre (maximum 9 sleeping rooms per dwelling)	87 hotel rooms per net acre, up to 120 sleeping rooms per net acre**	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500—avg. 2,500 per unit	2,000 per unit	5,000	5,000	10,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	55	150 Note D *Up to 300 ft.	35	150 Note D *Up to 300 ft.	150 Note D *Up to 300 ft.
Maximum structure length (ft.)	None	None	None	None	200	400	200 (Note C)	None	None	None
Minimum lot width (ft.)	50	50	40	See Sec. 47-18.9	50	20	50	50	100	100
Minimum floor area (sq. ft.)	750	400 each du	1,000	750 each du	750 each du	750 per du	400 each du	120 per sleeping room Historic designation = None	120 per sleeping room	None
Minimum front yard (ft.) (Note B)	25	25	25	25	25	5 ft. minimum 10 ft. maximum	25	25	25	25
Minimum corner yard (ft.) (Note B)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 feet when abutting a waterway	Same as single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	5 20 ft. when abutting a waterway	25	25	25	25
Minimum side yard (ft.) (Note B)	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height. 20 ft. when abutting a waterway	Same as single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	See Section 47-18.33 20 ft. when abutting a waterway	0 or 10 20 ft. when abutting a waterway	10 20 ft. when abutting a waterway	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height, that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height. 20 ft. when abutting a waterway	20	20
Minimum rear yard (ft.) (Note B)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	20 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	20	20	20	20
Minimum distance between buildings (ft.)	None	None	None	None	None	10 20 ft. maximum when on a public street	10 ft. or 20% of tallest building (whichever is greater)	None	10 ft. or 20% of tallest building (whichever is greater)	10 ft. or 20% of tallest building (whichever is greater)

RMH-60 Dimensional Standards

Sec. 47-5.38. - Table of dimensional requirements for the RMH-60 district. (Note A)

- Note A: Dimensional requirements may be subject to additional regulations, see [Section 47-23](#), Specific Location Requirements, and [Section 47-25](#), Development Review Criteria.
 - Note B: Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half (½) the height of the building, when this is greater than the above specified yard minimums. Modification of required yards may be permitted subject to the requirements of [Section 47-23.11](#), Specific Location Requirements.
 - Note C: May be increased to three hundred (300) feet subject to criteria in [Section 47-23.13](#).
 - Note D: East of the Intracoastal Waterway, maximum height is one hundred twenty (120) feet, and may be increased to two hundred forty (240) feet subject to a conditional use permit and density is forty-eight (48) dwelling units per acre.
 - * Requires conditional use permit for heights greater than one hundred fifty (150) feet, up to three hundred (300) feet.
 - ** Site plan level III approval for hotel sleeping rooms greater than eighty-seven (87) sleeping rooms up to one hundred twenty (120) sleeping rooms per net acre, see [Section 47-24.2](#).
- *(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-21, § 1, 3-16-99; Ord. No. C-04-10, § 2, 4-7-04)

Height Request Conditional Use Criteria

Sec. 47-24.3.E.

Criteria. The following review criteria shall be applied in considering an application for a conditional use permit:

- 1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3*
- 2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.*
- 3. The applicant must show and it must be found by the reviewing body that the following have been met:*
 - a. The location of the use or structure is not in conflict with the city's comprehensive plan;*
 - b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;*
 - c. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure;*
 - d. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;*
 - e. There are no adverse impacts of the use which effect the health, safety and welfare of adjacent properties.*

Height as a Conditional Use

typically, additional building height is a non-use variance

- therefore does not include criteria relating to necessity of exceeding requirement with respect to reasonable use of the property.
- As a Conditional Use process, necessity is not at issue
- So for the RMH-60 Zoning District:
 - 0 – 150' is permitted,
 - and 150' to 300' is presumptively permitted

Setback Request Standards

To deviate from minimum required yards (setbacks) on all sides

Section 47-23.11 of the City's ULDR. Only one of the first three criteria need to be met; however, the fourth set of criteria are mandatory.

Sec. 47-23.11. - Modification of required yards.

- A. *Criteria for modification of required yards. The planning and zoning board shall upon written application for site plan level III approval, as provided in Section 47-24.2, Development Permits and Procedures, consider a request to modify the required yards as specified in the Table of Dimensional Regulations within the RMM-25, RMH-25 and RMH-60 residential zoning districts, and may change such minimum yard requirements, provided, however, that the following additional criteria for such approval are met:*
1. *By adjusting the location of the structure on the site, an architectural and/or engineering study can graphically prove that a superior site development as relating to shadows will result from such adjustment; or*
 2. *By adjusting the location of the structure on the site when the site abuts the Intracoastal Waterway or other permanent public open space, land or water and it is found that allowing a reduction is compatible with adjacent properties, as defined in this section; or*
 3. *By adjustment of yards it is found that:*
 - a. *There is continuity of yards between the proposed development and adjacent properties; and*
 - b. *There is continuity of architectural features with adjacent properties which encourages public pedestrian interaction between the proposed development and the public street; or instead of subsections A.3.a and b, it is found that;*
 - c. *There is continuity of architectural features with adjacent properties. Architectural features include but are not limited to those listed in subsection A.3.e; and*
 - d. *There is continuity of urban scale with adjacent properties. Urban scale includes height, proximity to street front and relationship of building size to the lot size;*
 - e. *In addition to the reduction in minimum yards meeting subsections A.3.a and b or subsections A.3.c and d, the development includes a minimum of four (4) of the following architectural features: Terracing; variation in rooflines; cantilevering; angling; balconies; arcades; uniform cornice heights; color and material banding; building mass changes; courtyards; plazas and landscaped areas which encourage pedestrian interaction between the development site and a public street.*
 4. *In addition to subsection A.1, 2, or 3 the following shall be met:*
 - a. *The applicable minimums pertaining to all other zoning requirements applicable to the development are met.*
 - b. *A structure with a required yard proposed to be modified that is located on a development site abutting or separated only by a right-of-way from the Intracoastal Waterway or other permanent public open space, land or water shall not cast a shadow that exceeds fifty percent (50%) of such public water or land area at any time between the hours of 9:00 a.m. and 5:00 p.m. on March 21 (vernal equinox). For sites along the Atlantic Ocean, the public area subject to review shall be the sandy beach westward of the mean high water line as defined in Section 47-2, Measurements. The public open space, land or water as described in this section shall be measured by extending a line from the points where the property lines intersect at the corners of the development site abutting the public area or separated from the area by a right-of-way, and extending those lines across the public area perpendicular to the development site.*
 - c. *That the intent and spirit of the dimensional regulations, of the applicable district concerning yards as relating to air, light and shadow is maintained.*
 5. *Definitions. For the purpose of this subsection:*
 - a. *Adjacent properties. Shall mean buildings located on the same side of and fronting the same right-of-way as the proposed development and within a six hundred-foot distance on one (1) side or three hundred-foot distance on both sides of the proposed development.*
 - b. *Continuity. Shall mean that the same setback or feature exists on adjacent properties to an extent which furthers a sense of order and harmony along the street front.*

***Appendix III
Resume – Mark Alvarez***



Mark Alvarez
Integrated Urban Planning, LLC
3107 Grand Avenue #331 Miami, Florida 33133

resume
tel: 786 208 2559
mark@integratedurbanplanning.com

Experience

Principal December 2006 - present
Integrated Urban Planning, LLC Miami, Florida
Provides land use planning, development analysis, and transportation planning services to private and government clients. Expertise in zoning, compatibility, land use, and highest and best use analysis using numerical methods and visual outputs. Qualified on numerous cases to provide expert planning evidence in appellate hearings, depositions, and quasi-judicial settings. Develops local transit plans and sub-area regional transit plans (as consultant through Lehman Center for Transportation Research), and vehicular alternative fuel research and car-sharing research and planning.

Senior Research Associate June 2003 – December 2006
Center for Urban Transportation Research at USF Tampa, Florida
The Center's technical point person to Miami-Dade Transit and the County's Office of Performance Management for county-wide transit system optimization, sub-area service improvements, policy analysis, and organizational analysis. As Principal Investigator, developed scopes and led student, faculty, and sub-consultant teams on work programs ranging from \$30-thousand to \$1.3-million.

Capital Improvements Administrator August 1999 – June 2003
City of Miami Beach Miami Beach, Florida
Successfully integrated the programming of a \$400-million capital improvement program through coordination with departments of finance, budgeting, planning, public works, parking, buildings, media relations, external engineering consultants and other contractors. Developed and verified a new database, then institutionalized functions to help establish the City's CIP Department in 2002-2003. (contract position)

Principal April 1998 – June 2003
Meridian Consulting (North Meridian, Inc.) Miami, Florida
Nationally specialized in providing strategic advice to redevelopment organizations for developing transportation-related infrastructure and policy improvements to support downtown revitalization programs. Performed analysis for the establishment of community redevelopment areas (CRA). Developed community transit plans, including North Miami which is still in operation. Developed a successful GO Bond program for the City of Miami Beach and led intensive community outreach toward ballot approval.

Senior Planner November 1993 – April 1998
The Corradino Group Miami, Florida
Led the company's planning services, managed planning staff, and developed successful proposals for new projects in the fields of downtown community redevelopment, designation of community redevelopment areas, regional transit development plans, transportation corridor studies, traffic calming studies, and specialized transit planning for battery-electric bus service implemented in South Beach (Electrowave, 1995-2004).

Regional Planner August 1992 – November 93
South Florida Regional Planning Council Hollywood, Florida
Evaluated local comprehensive plan amendments and updated the Transportation Element of the Strategic Regional Policy Plan. Project Manager for the inception of the US Department of Energy Clean Cities Program in South Florida to develop policy for, coordinate, and promote the use of alternative fueled vehicles. The Clean Cities Coalitions has been in continuous operation for 20 years

Engineering Aide April 1988 – August 1992
Science Applications International Corp. (SAIC) Columbus, Ohio
Performed analysis and preparation of NEPA documents, and related field work for environmental remediation work at DOD and DOE sites in the Midwest.

Professional:

Professionalism & Ethics Certification
FIU Metropolitan Center, 2011, 2013

American Institute of Certified Planners,
1996 (# 086841)

Education:

Master of Science, Civil Engineering
Ohio State University, 1992

Master of City & Regional Planning
Ohio State University, 1992

Bachelor of Science, Operations Management
Ohio State University, 1988

Pedestrian Safety Program
Florida Dept. of Transportation, 1995

Dispute Resolution Program
Florida Conflict Resolution Consortium, 93

Community Service:

Southeast Florida Clean Cities Coalition,
Member, 2014

South Florida SPCA Horse Rescue
Volunteer, 2014

MSPCS School Parent Board
Member, 2009-2012; Chair 2011-2012

Shake-a-Leg Miami
Volunteer Skipper, 2007-2008

City of Miami Upper East Side Council
Boulevard Oversight Committee, 2004

City of Miami Selection Committee
Midtown Trolley Plan, 2004

Miami Beach Transportation & Parking Com.
Commission Appointee, 1999

Miami Beach Traffic Calming Committee
Chair, 1988-1989

Professional Presentations & Papers

*Using Survey Results to Design Regional
Transit Improvements;*
APTA, Minneapolis, Minnesota; 2005

*Intermodal Trends – Changes Over a
Decade and Emerging Trends;*
APTA, Vancouver, British Columbia, 2004