

# **WILLIAM DALE WATERS, JR., A.I.A.**

FL AR94136 - FL ID5745 - NCARB 64570 - LEED AP BD+C, GGP, SEED

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West Palm Beach, Florida 33401

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## **OVERVIEW**

Experienced, seasoned professional with proven track record through a unique skill set and training including architecture, historic preservation, urban design, LEED, Green Globes, city planning, interiors, project management and client representation in both the public and private sectors.

## **MANAGEMENT EXPERIENCE**

**Community Sustainability Director – City of Lake Worth Beach, Lake Worth Beach, Florida** 05/11-present  
Oversee all Divisions of the City’s Community Sustainability Department including, Planning, Zoning and Historic Preservation; Building Plans Review and Permitting; Community Code Compliance; Business Licenses; Housing and Property Management; and Economic Development. The Department also is responsible for neighborhoods, sustainability and community appearance. Coordinated complete rewrite of City’s Land Development Regulations, Business License Regulations, and Chronic Nuisance and Code Compliance Regulations as well as major amendments to the Comprehensive Plan and Future Land Use Map. Created Economic Development Incentive Program, Sustainable Bonus Incentive Program, Transfer Development Rights Program, Affordable/Workforce Housing Program and Site and Building Design Qualitative and Performance Standards Program as well as concierge project review service. Reorganized and streamlined department, drafted new job descriptions, oversaw all recruitments for staffing, developed new approach to budgeting, generated revenue increases of nearly 300 percent over a ten-year period, and improved collections of outstanding fees and liens by 200 percent. Organized and conducted two award winning development forums to roll out the City’s new regulations to encourage private interest and investment in the city. Private project investment totaling over \$200 million in development review, permitting and/or construction for 2021.

**Planning and Preservation Administrator – City of Lake Worth Beach, Lake Worth Beach, Florida** 12/10-05/11  
Manage all aspects of the City’s Planning, Zoning and Preservation Division including staffing of the Planning and Zoning Board, Historic Resources Preservation Board, Community Appearance Board and Sign Appeals Board.

## **PROFESSIONAL ARCHITECTURAL EXPERIENCE**

**Architect/Consultant – Waters Ionic Architecture & Design, LLC, West Palm Beach, Florida** 10/07- present  
Provide project management, architectural design, urban design, city planning, historic preservation, LEED, interior design and client representation services for a variety of private clients through a small, boutique architectural firm.

**Partner/President for Design - Coscan Architecture & Design, LLC, Ft. Lauderdale, Florida** 07/06-10/07  
Overall project manager, lead designer and business partner for small full-service architectural office providing architectural design services in the areas of residential, commercial and mixed-use projects, urban design, urban planning, land development and historic preservation. Provided complete architectural services for regional developer/contractor and private clients. Conceptual designs, site plans and residential models completed for seven residential communities and two single family residences.

**Project Manager - Smith and Moore, Architects, Inc., West Palm Beach, Florida** 01/05-06/06  
Overall project manager for both high end custom residential and commercial/mixed use architectural projects including two residences in Palm Beach, one custom residence in Manalapan and another in Bay Pointe near Miami, several interior renovation and addition projects and coordination of the first speculative LEED certified office building to be constructed in Florida. Also served as Interior Division manager.

**Project Manager - REG Architects, Inc., West Palm Beach, Florida** 11/02-12/04  
Provided historic preservation and urban design expertise in progressive, mid-size professional architectural practice. Managed conceptual and schematic design for residential, commercial and mixed-use projects ranging from a 700 sq. ft. addition to a 300,000 sq. ft. neo-traditional office/retail development. Served as project manager for Kapelman Residence renovation, Mirasol Town Square and Lake Park Marina. Oversaw historic preservation programming for 1916 Palm Beach County Courthouse and Historic Society of Palm Beach County Museum. Completed conceptual design work for the following projects: President’s Walk II, RCA Village, Old Belle Glade City Hall, Citizen’s Place, Sea Plum Town Center, Southern Community Bank and Morris Residence. Coordinated site studies for American Red Cross, the Palm Beach County Health Department and Citizen’s Place East and West.

### **PLANNING/HISTORIC PRESERVATION EXPERIENCE**

**Historic Preservation Coordinator - Arlington County Government, Arlington, Virginia** 10/94-02/00

Provided overall administration and coordination of County historic preservation program including twenty-eight local historic districts; staffed Historical Affairs and Landmark Review Board; prepared annual budget; reviewed historic district designations, design review cases, demolition requests, and other preservation-related proposals; coordinated preservation team; oversaw the comprehensive historic resource survey; administered the County's C.L.G. program; and served as liaison to over forty civic associations and local preservation organizations. Designated four historic districts, listed five sites in the National Register of Historic Places, submitted six successful grant applications, developed more than a dozen local Cable TV spots on heritage education, coordinated four archaeological and architectural surveys, and received four County merit awards for achievement.

**Acting Section Chief: Arlington County Government, Arlington, Virginia** 03/95-01/96

Served as supervisor for the Neighborhood Planning and Preservation Section including Neighborhood, Apartment and Business Conservation; Streetscape; Historic Preservation; and CDBG Housing and Neighborhood Planning Programs.

**Historic Preservation Planner: City of West Palm Beach, West Palm Beach, Florida** 04/92-09/94

Provided technical direction and administration for City historic preservation program, including ten historic districts and numerous sites; staffed Historic Preservation Board; prepared annual budget; oversaw Preservation Awards, Plaque, Rehabilitation, C.L.G., and Property Tax Exemption Programs; coordinated historic designations, design review cases, demolition requests, and other related proposals; supervised volunteers, interns and staff; and served as preservation liaison to over thirty neighborhood associations. Designated nine historic districts including 3,000 structures published the City's first design guidelines handbook and historic district improvement plan, submitted successful grant requests, oversaw adoption of new Historic Preservation and Property Tax Exemption Ordinances, assisted with establishing Historic West Palm Beach Foundation and citywide preservation awards program, and Historic District Signage.

**Coastal Georgia Regional Development Center, Brunswick, Georgia** 06/90-04/92

**Historic Preservation/Community & Governmental Services Planner**

Provided technical assistance to public and private sectors as well as individuals in preserving the built environment, natural resources, and cultural heritage of Coastal Georgia. Organized symposia on preservation related topics including Neo-Traditional Planning, National Register and Economic Development; submitted numerous successful grant applications; served as design consultant for numerous redevelopment and façade programs and revitalization projects.

### **EDUCATION**

**Master of Architectural Design - UNIVERSITY OF MIAMI, School of Architecture, Coral Gables, FL**

**Master of Planning - UNIVERSITY OF VIRGINIA, School of Architecture, Charlottesville, VA**

**Concentrations in Urban Design and Historic Preservation**

**Historic Preservation Certificate – UNIVERSITY OF VIRGINIA**

**Bachelor of City Planning – UNIVERSITY OF VIRGINIA, School of Architecture, Charlottesville, VA**

**WAKE FOREST UNIVERSITY, Winston-Salem, North Carolina**

### **ASSISTANTSHIPS/INTERNSHIPS**

**University of Miami, School of Architecture, Coral Gables, Florida, USA – Teaching Assistant for Structures**

**Wiseman Development Company, McLean, Virginia, USA – Asst. to Vice-President of Planning & Urban Design**

**North Carolina Department of Administration, Raleigh, North Carolina, USA**

**NC State Government Summer Internship at Tryon Palace Historic Site, New Bern, NC**

### **PROFESSIONAL MEMBERSHIPS**

American Institute of Architects

National Trust for Historic Preservation

United States Green Building Council

Green Building Initiative

Urban Land Institute

American Planning Association

National Council of Architectural Review Boards

Preservation Forum

Florida Trust for Historic Preservation

### **CIVIC INVOLVEMENT**

Flamingo Park Neighborhood Association

Cultural Council of Palm Beach County

Justin Barlett Animal Rescue

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Palm Beach County Public Arts Committee

The Lord's Place

Historic West Palm Beach Foundation

### **SPECIAL SKILLS**

Neo-Traditional Planning and Design Methods, Experienced in Historic Tax Credits and Redevelopment Financing  
LEED AP BD+C, Green Globes Professional, SEED Certification, Sustainability, Affordable Housing, Transfer  
Development Rights, Architectural Project Management and Owner's Representation  
Highly developed interpersonal, communication, organizational, research and analytical skills  
Excellent written, oral and public presentation skills  
NIMS ICS 100, 200, 300, 400, 700 and 800 certifications

### **PRESENTATIONS**

Numerous formal presentations for the American Planning Association, Florida Planning Association, Florida Trust for Historic Preservation, Georgia Trust for Historic Preservation, Palm Beach County Planning Congress, Florida Planning and Zoning Association, and other professional organizations regarding sustainable land development regulations, economic development, design guidelines, public outreach, sustainability, historic preservation, neo-traditional planning, urban design and planning internships.

### **PUBLICATIONS**

William Dale Waters. The Rosemary Avenue Corridor, The City of West Palm Beach, Florida: Addressing Corner Lot Conditions from an Historic Perspective. Graduate thesis, University of Miami, School of Architecture, 9/02  
Jane K. Volk, Lory A. Volk & William D. Waters. John Volk, Palm Beach Architect. John L. Volk Foundation, Inc. 2002  
Mary Brandenburg and William Dale Waters. Historic Preservation: A Design Guidelines Manual. 1992.

### **AWARDS**

City-County Communications & Marketing Association, Savvy Award for Special Events – Art of Florida Living  
Silver Circle Award for Marketing and Tools – Economic Development, September 2014.

### **COMPETITIONS**

“Envision Lake Worth Beach – A Design Competition” – organized and curated an open call design competition for both professionals and students to provide design interpretations and projects for selected sites in the City of Lake Worth Beach – November, 2018

### **PROJECT LIST**

#### **Waters Ionic Architecture & Design, LLC**

Farino Residence – Conceptual, Design Development, Construction Documents and Construction Administration for 2,000 sq. ft. addition and complete renovation of existing home on South Flagler Drive, West Palm Beach, Florida.

Waters Residence – Overall Design and Construction Management of 400 sq. ft. addition to historic home in the Flamingo Park Historic District of West Palm Beach, Florida.

Belle and Maxwell's Restaurant – Conceptual Design through Construction Administration of 1,500 sq. ft. expansion and renovation of an existing bistro style restaurant in West Palm Beach, Florida.

Discovery Bay – Conceptual and Design Development for 8,500 sq. ft. home in the Anglo-Caribbean Style with associated outbuildings to be built in a luxury oceanfront residential community on Grand Bahama Island.

Farino Residence – Conceptual and Design Development for 7,500 sq. ft. home in the British Colonial Style to be constructed on South Flagler Drive, West Palm Beach, Florida.

Piazza Residence – 400 sq. ft. porch addition to Bermuda Modern Style home in Bay Point, Miami, Florida

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Taylor Residence – 500 sq. ft. two story addition to historic 1926 Mission Style Residence in the Central Park Historic District of West Palm Beach, Florida.

Parc Monceau Residence – Conceptual Design for 1,800 sq. ft. second floor addition as well as exterior alterations to Regency Style Residence on Parc Monceau of Palm Beach, Florida.

The Wallace Residence – Overall interior architecture project management and coordination for the Taylor & Taylor Partnership in Miami Beach, Florida of 42,000 sq. ft. French Country Estate being constructed in the Tampa, Florida area.

**Coscan Architecture & Design, LLC**

Arden Park - Conceptual site and architectural model plans for 153 unit, single-family, gated community to be developed in Hollywood, Florida. Project included up to 27 architectural models in the Tuscan Revival Style ranging from 3,500 to 5,000 sq. ft. Estimated project cost \$70 million.

Lanesboro (Heathrow South) – Conceptual site and architectural model plans for 108 unit, gated, semi-attached, carriage house community to be developed in Lake Mary, Florida. Project included 2 building types with 4 models ranging from 2,000 to 2,400 sq. ft. in the English Cottage Style. Estimated project cost \$30 million.

Stoneridge (Heathrow North) - Conceptual site and architectural model plans for 194 unit, gated, townhouse community to be developed in Lake Mary, Florida. Project included 2 building types with 4 models ranging from 1,500 to 1,800 sq. ft.. in the English Cottage Style. Estimated project cost \$35 million.

The Springs – Conceptual site and architectural model plans for 232-unit, gated townhouse community to be developed in the Village of Palm Springs, Florida. Project included one building type with 3 models ranging from 1,750 to 1,900 sq. ft. in the Anglo-Caribbean Style. Estimated project cost \$40 million.

Colonial at Lakewood Ranches - Conceptual site and architectural model plans for 54 unit, gated, townhouse community to be developed in Sarasota, Florida. Project included 2 building types with 3 models ranging from 1,750 to 1,900 sq. ft. in the Neo-Georgian Style. Estimated project cost \$10 million.

Soleia (Camden Court) - Conceptual site and architectural model plans for 194 unit, gated, townhouse community to be developed in Wellington, Florida. Project included 4 building types with 8 models ranging from 1,500 to 2,400 sq. ft.. in the Neo-Georgian Style. Estimated project cost \$35 million.

Cypress Lakes – Conceptual site and architectural model plans for 2,000 unit, gated, mixed-use community to be developed in Fort Myers, Florida. Project included garden style condominiums, mid-rise condominiums, townhouses and carriage homes as well as a 500,000 sq. ft. town center. Estimated project cost for residential portion \$300 million.

Orchid Grove – Conceptual site and architectural plans for the redesign of a portion of a previously approved residential community in Pompano Beach, Florida. Project included 207 units with 8 building types and 10 models ranging from 1,500 to 2,100 sq. ft. in the Anglo-Caribbean Style. Estimated project cost \$40 million.

Reinhartz Building – Conceptual site and architectural plans for 24,000 sq. ft. mixed used building to include 9 condominium units, covered parking and five stories of retail and office space to be built near Aventura, Florida in Dade County. Estimated project cost \$2.5 million.

Piazza Residence – Complete architectural package for 8,000 sq. ft. custom, single-family residence in the Bermuda Style to be built in the Bay Pointe neighborhood of Miami, Florida. Project budget of \$3 million.

Warset House – Complete architectural package for 3,500 sq. ft. custom, single-family residence in the Neo-Palladian Style to be built in the Village of Biscayne Park, Florida. Construction budget of \$600,000.

**Smith and Moore Architects, Inc.**

Sea Palm Cottage - Complete architectural package for 24,000 sq. ft. custom, single-family residence in the Neo-Classical Style to be built in Manalapan, Florida. Projected construction budget of \$14.5 million.

Tradewinds I and II - Complete architectural packages for two 4,500 sq. ft. custom, single-family residences built on the Island of

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Palm Beach, Florida. One is in the Neo-Georgian Style while the other is in the Anglo-Caribbean Style. Construction budget of \$1,500,000 for each home.

Whitman Residence – Complete architectural package for the renovation of an existing 5,000 sq. ft. single-family residence in the Regency Style on the Island of Palm Beach, Florida. Renovation budget of \$750,000.

Beatty Residence - Complete architectural package for an addition and exterior alterations to an existing 6,500 sq. ft. single-family residence in the French Caribbean Style on the Island of Palm Beach, Florida. Project budget of \$500,000.

Ecoplex – Complete conceptual design and architectural package for a new four-story, 100,000 sq. ft., LEED certified, speculative office building and parking garage to be built in the City of West Palm Beach, Florida. Both office building and parking garage are in the International Style. Projected construction budget of \$15 million.

Sharp Residence – Conceptual design for a 2,000 sq. ft. addition to an existing, single-family residence in the French Provincial Style located in Tequesta, Florida. Proposed construction budget of \$300,000.

Williams Residence – Complete architectural package for 2,000 sq. ft. addition to an existing single-family residence in the Anglo-Caribbean Style on the Island of Palm Beach, Florida. Projected construction budget of \$500,000.

**REG Architects, Inc.**

Mirasol Town Center – Conceptual architectural design and site plan for seven building retail/office complex built in the Mirasol Community of Palm Beach Gardens, Florida. Project included over 100,000 sq. ft. in the Neo-Mediterranean Style. Projected construction budget of \$11 million.

RCA Village – Conceptual architectural design and site plan with a Neo-Traditional emphasis for an eight building, retail-office complex built in Palm Beach Gardens, Florida. Project included over 200,000 sq. ft. in the Neo-Mediterranean Style. Projected construction budget of \$20 million.

Northern Palm Beach County Improvement District – Complete architectural design and site plan for a 15,000 sq. ft., two-story headquarters and emergency operations center built in Palm Beach Gardens, Florida. Project is in the Neo-Art Moderne Style. Construction budget of \$3 million.

Historic Palm Beach County Courthouse – Historic preservation documentation and design for renovation of 1916 Palm Beach County Courthouse as home for Historical Society of Palm Beach County, County History Museum and County office spaces. Initial restoration budget of \$18 million.

President's Walk – Conceptual architectural design and site plan for seven story condominium tower with parking garage to be built in the City of West Palm Beach, Florida. Project included 150 condominiums ranging from 1,200 to 1,800 sq. ft. in a Neo-Mediterranean Revival tower. Proposed project budget of \$25 million.

Urban League of Palm Beach County – Conceptual architectural design and site plan for the renovation and extensive expansion of an existing building to serve as the 10,000 sq. ft. headquarters for the Urban League. Project included both office and public spaces in an Anglo-Caribbean Style, two-story structure to be built in the City of West Palm Beach, Florida. Proposed project budget of \$1.5 million.

American Red Cross of Palm Beach County - Conceptual architectural design and site plan for a new 50,000 sq. ft. headquarters of the Red Cross and the renovation and extensive expansion of an existing building to serve as a 20,000 sq. ft. aquatics center. Project included office and public spaces as well as an emergency operations center in the Neo-Georgian Style to be built in the City of West Palm Beach, Florida. Project estimate of \$10 million.

Palm Beach County Health Department - Conceptual architectural design and site plan for a 50,000 sq. ft. headquarters for the County Health Department. Project included retail, office and public spaces in a five-story, Neo-Mediterranean Style building to be built in the City of West Palm Beach, Florida. Project estimate of \$7.5 million.

Sea Plum – Conceptual architectural design and site plan for three building mixed use commercial center to be located in Jupiter, Florida. Project included anchor tenant, Publix, ground level retail and restaurant spaces, and upper level offices. Total square footage approached 100,000 sq. ft. Project estimate of \$7.5 million.