

## **STEVEN H. BROCKSMITH**

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### **Education**

Louisiana State University – Baton Rouge, Louisiana  
Bachelor of Landscape Architecture – May 1999

### **Summary of Qualifications**

- 11 years of experience serving as Project Manager and Planner on a diverse range of projects throughout the country
- Proven history of managing multi-disciplinary teams from project conception through construction
- Highly self-motivated and detail-oriented

### **Employment History**

**Process: Land LLC** – Saint Augustine, Florida  
President ( February 2009 – Present )

#### ***Public Representation***

- Represented community action groups battling area Land Use and Zoning changes
- Collaborated with State and local agencies, elected officials, and property developers
- Conducted extensive research to document property transactions and entitlements
- Presented findings and opinions before the Board of County Commissioners
- Organized and managed community input gatherings

#### ***Planning and Design***

- Developing 40-acre campus master plan through a design workshop series with Church leadership and parishioners
- Studied alternative development strategies for PUD communities in response to changing economic conditions
- Graphic design of marketing and sales literature for developed properties

**Trevett Mock Inc.** – Jacksonville, Florida  
Planning and Development Manager ( March 2005 – January 2009 )

#### ***Project Management***

- Organized and managed interdisciplinary design teams for property entitlement ventures and construction projects
- Coordinated the permitting process through federal, state, and local agency reviews
- Developed project budgets and processed invoicing, including projects exceeding \$500,000 in consultant design fees

#### ***Construction Management***

- Served as site representative to verify work quality and schedule compliance
- Site verification and processing of invoicing, including projects exceeding \$3,000,000 construction budgets
- Selection of materials and finishes to ensure conformance with design intent or historical renovation standards

#### ***Planning***

- Due-diligence studies for single-family, multi-family, commercial, and mixed-use developments

#### ***Graphic Design***

- Collaborated with web designers to develop corporate website
- Designed and constructed storefront marketing displays for commercial and mixed-use developments
- Marketing / sales literature and newspaper advertisements for developed projects
- Designed and coordinated the construction of building and community entry signage

#### ***Office Administration***

- Coordinated the layout and functionality of branch office locations
- Implemented and maintained a digital networking system and central data server

**HDR Inc.** – Jacksonville, Florida  
Project Manager and Planner ( July 1999 – February 2005 )

**Project Management**

- Collaborated with elected officials, public agencies, and developers to develop project scope and design concepts
- Developed project design budgets and tracked billable hours of design team members
- Drafted preliminary cost estimates for public sector construction projects

**Planning ( See “Significant Projects” section for project descriptions )**

- Urban Planning: Jacksonville, Key Largo, Pensacola, Panama City
- Recreation Planning: Jacksonville, Miami-Dade County, St. Johns County
- Military Planning: Minot AFB, Wright-Patterson AFB, Parris Island-Beaufort
- Private Development: single-family, multi-family, commercial, mixed-use
- Urban Design: FDOT, City of Jacksonville, City of Vero Beach

**Graphic Design**

- Collaborated with marketing department to design ‘Request For Proposal’ submittals
- Designed convention and tradeshow displays for the marketing department

**Professional Recognition**

Recipient of the HDR Inc. National Pathfinders Award in 2003 for outstanding work performed on the Jacksonville Recreation Master Plan, a GIS/Internet based project involving the evaluation and mapping of over 330 City parks and a public interface system through the City's website.

Recipient of the HDR Inc. Regional Pathfinders Award in 2005 for outstanding work performed on the Bay Street Town Center project, an urban design project performed closely with the City of Jacksonville and prominent area business groups in preparation for the upcoming NFL Super Bowl.

Recipient of the HDR Inc. Local Pathfinders Award in 2002 and 2003 for outstanding work on graphic design assignments used by the marketing department to bolster the company image at various trade shows and conventions.

**HDR Inc. is a national engineering / architectural / planning firm with over 179 offices and 7,900 professional employees.**

**Public Involvement**

Volunteered for various corporate community outreach services such as HabiJax, the Jacksonville community chapter for the Habitat For Humanity organization, and The Ronald McDonald House, a nonprofit extended-stay shelter for families visiting their critically ill children at Wolfsons Children’s Hospital.

**Technical Proficiency**

- Microsoft Office – Outlook, Explorer, Word, Excel, PowerPoint, Adobe Acrobat
- Photoshop – graphic design and digital photography
- AutoCAD – planning and design
- Microsoft Project – project management
- Microsoft Access – database management
- GIS (Geographic Information System) – planning and research

**References**

Mike Cassala  
Vice President  
Trevett Mock Inc.  
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Jacksonville, Florida 32246  
904.333.5603

Tom Atkins  
Director of Marketing  
HDR Inc.  
200 West Forsyth Street  
Suite 800  
Jacksonville, Florida 32202  
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Joseph Ehardt  
Urban Design Manager  
HDR Inc.  
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## **Significant Projects**

### ***6022 San Jose Boulevard***

Jacksonville, Florida

*Project Type: Construction Management*

The San Jose Building is a 10,500 square foot three-story commercial development in the historic Lakewood area of Jacksonville. Lakewood is anchored by The Bolles School and the Epping Forest Yacht Club, two Mediterranean Revival style landmarks that set the architectural tone for the area. The San Jose Building was designed to emulate those landmarks through the use of form, color, texture, and materials. A stone tower serves as a focal point for the development and can be seen throughout the community, while Spanish tile roofing, wrought iron balconies, and stone quoins strengthen the design concept of the building.

The construction site was a small triangular shaped parcel wedged within a 5-point intersection. During due-diligence research, it was discovered that a gas station once occupied the site, requiring an extensive permitting and environmental cleanup effort. Once cleared for construction, the building was fitted onto the site based on a New Urbanism philosophy of minimal setbacks and rear-loaded parking hidden from view. The building was further accentuated by a strong streetscape design of decorative paving and mature palm trees.

#### ***Project roles:***

- Phase II environmental research coordination
- Managed interdisciplinary team of architects, engineers, interior designers, and contractors throughout the design and construction phases
- Daily site visits to verify work quality and timelines
- Processed consultant and construction invoices in excess of \$3,300,000
- Negotiated a 'ROW Maintenance Agreement' between FDOT and COJ City Council to allow for decorative streetscape design
- Graphic design of building and development signage

### ***Amelia Station Town Center***

Yulee, Florida

*Project Type: Project Management*

Amelia Station Town Center is the redevelopment of a retail center that dates back nearly twenty years to a time in which the design philosophy of the retail industry was vastly different from today's standards, focusing more on the automobile rather than the pedestrian. Located at the intersection of the two primary corridors in the area, the retail center was in need of redevelopment due to its dated appearance and rapidly changing demographics. As a design concept, it was decided that this new appearance should take its architectural cues from Amelia National, a prominent golf course community located just to the south of the center.

The plan for the center calls for renovating the developed portions of the center through architectural refacing of the existing structures and hardscape-landscape improvements to the developed grounds. In addition to the remodeling effort, an expansion of the center is proposed for the undeveloped portion of the site. An additional 100,000 square feet of retail space will be arranged with a New Urbanism flavor along the Amelia Concourse frontage, creating a "Main Street" effect from the development of a central green space, angled parking, and streetscape elements.

#### ***Project roles:***

- Developed master plan
- Assembled and managed interdisciplinary team of surveyors, architects, engineers, and environmental consultants throughout the design and permitting phases
- Drafted PUD modification language in collaboration with Nassau County officials
- Coordinated development agreements with Winn Dixie executives
- Processed design consultant invoices in excess of \$500,000
- Briefed tenants on construction plans and timelines to minimize impact on business operations
- Prepared a due-diligence marketing report for Kohl's Department Store

### ***Churchwell Lofts and Shoppes***

Jacksonville, Florida

*Project Type: Historical Redevelopment*

Churchwell Lofts and Shoppes is a 21-unit residential loft and commercial mixed-use development located along historic East Bay Street in downtown Jacksonville. The J.H. Churchwell building is a classic example of 20th century commercial architecture built just after the great fire of 1901. The building housed a family-owned dry goods company until recent years when Trevett Mock Inc. partnered with the owners to redevelop the property based on a New Urbanism philosophy.

The building was transformed to showcase an extraordinary blend of historic architecture with modern amenities. The exterior of the building was restored to its classic appearance by reconstructing the sidewalk awning system, restoring the commercial storefront on the 1st floor, and repainting the brick facade to its original color scheme. The building's interior was carefully designed to feature the original 15' lofted ceilings, antique wood flooring, massive heart pine support columns and beams, and exposed brick walls while introducing state-of-the-art kitchens, baths, and living spaces. Finishing touches such as a rooftop terrace with summer kitchen were added to highlight the panoramic views of the St. Johns River and downtown Jacksonville.

#### ***Project roles:***

- Collaborated with City Planning Department to ensure compliance with historic renovation guidelines
- Assisted with construction management by selecting finishes and furnishings
- Coordinated the layout and functionality of the sales office
- Collaborated with web designers to develop sales website
- Designed and constructed storefront and sidewalk marketing displays
- Coordinated professional photography of finished model units
- Graphic design of sales literature
- Assisted with the planning of open-house events such as the Jacksonville Art Walk and corresponding press coverage in local publications

### ***Denham Springs Historic District***

Denham Springs, Louisiana

*Project Type: Historical Redevelopment*

The Denham Springs Historic District Redevelopment Plan is the end result of a six month design process dedicated to study the core area of a small community in south Louisiana. Mr. Brocksmith partnered with the town's Historic District Commission and Main Street program, two newly-formed organizations established to combat the state of neglect that had fallen upon the district during the late 1900's, to draft a plan for reviving the area. Through a series of public meetings with public officials, business owners, and area residents, a comprehensive list of desires and concerns was gathered to form the basis of the plan.

The plan includes a variety of planning and design elements working together to promote social activity and economic growth within the Historic District. Proposed planning elements include park areas anchoring the primary access points of the district, a museum and performing arts theater complex, a neo-traditional townhouse development intended to reintroduce residents into the area, a bed-and-breakfast village assembled from rehabilitated shotgun homes once abandoned in the area, and spatial infill of commercial and retail establishments constructed in harmony with existing architecture. The plan also calls for an extensive streetscape design composed of traffic-calming elements such as decorative crosswalks and planting beds, the introduction of street trees, historical lighting, and building facade restorations.

#### ***Project roles:***

- Historical research
- Public involvement with elected officials, public organizations, and business groups
- Detailed site analysis of facade restoration possibilities
- Program analysis for economic redevelopment
- Urban planning and detail design
- Public presentation and response to press coverage in local publications

### ***Bay Street Town Center***

Jacksonville, Florida

*Project Type: Urban Design*

In preparation for the Super Bowl in February of 2005, the City of Jacksonville envisioned the creation of a venue along historic Bay Street that would transition into a permanent entertainment district after the game had passed. Mr. Brocksmith worked closely with the Downtown Development Authority and prominent business owners to transform the five-block area of historic turn-of-the-century commercial warehouse buildings into a collection of restaurants, night clubs, art galleries, and loft apartments. To accentuate the character of the district, existing traffic patterns were modified to allow for on-street parking and sidewalk widening capable of supporting outdoor dining. The sidewalks were further enhanced with an elaborate pattern of decorative paving, historical street lights, and groupings of palm trees.

#### ***Project roles:***

- Close collaboration with public agencies and business owners
- Turn-key design from concept to construction drawings in 45 days
- Construction inspection

### ***Key Largo Planning Charrette***

Key Largo, Florida

*Project Type: Urban Planning*

The Key Largo Planning Charrette was a three day planning study aimed at improving the visual character and functionality of the US Highway 1 corridor that bisects the island. The design process was based on a series of meetings with public officials and public workshops with island residents, culminating in a collection of visionary plans and artist renderings at the end of the third day.

After preliminary public input and site analysis, it was decided that design efforts should be focused on four primary areas, the gateway island entrance, a waterfront commercial village known as The Quay, a popular nature preserve, and the downtown area. Designs for each area were unique to their setting, but the common theme was transitioning back to the neo-traditional philosophies made popular in nearby Key West.

#### ***Project roles:***

- Chosen to represent the HDR Jacksonville Planning Group on the design team
- Developed the master plan for the downtown area
- Designed traffic patterns to balance evacuation highway standards with neo-traditional street patterns
- Preparation of rendered graphics and PowerPoint slides for public presentation

### ***JaxParks Recreation Master Plan***

Jacksonville, Florida

*Project Type: Recreation Planning*

The JaxParks Recreation Master Plan was the product of a four month study performed for the City of Jacksonville Department of Parks, Recreation, and Entertainment. With a portfolio of properties believed to be the largest in the nation, the Parks Department needed to modernize its operation in order to comply with Florida Comprehensive Plan mandates and adjust to changes in population and demographics. The end result of the project was the development of a GIS-based database for the Department's internal use and interactive website for public use.

Because of its complex nature, the project was divided into two major categories. Mr. Brocksmith managed a team of planners and civil engineers responsible for visiting the 330+ parks and evaluating each of them based on a set of criteria developed by the design team. After all results were compiled, Mr. Brocksmith worked with the technical team to input the information into the interactive database format. The project proved successful for the Department's operations and was used by the company as a marketing tool for targeting other major municipalities.

#### ***Project roles:***

- Team member in developing park evaluation criteria
- Managed field evaluation team and developed weekly site visit routes
- Compiled and organized evaluation results and digital mapping for database input

***Liverman Park***

Jacksonville, Florida

*Project Type: Recreation Planning*

Liverman Park sits on a derelict property near the headwaters of Cedar Creek, a tributary of the St. Johns River. The property and its linear creek bisect the surrounding neighborhood and restrict movement between its two halves. Historical research revealed that this former wetland was used as dumping grounds for construction waste, thus creating the linear path of the creek and creating severe drainage problems for the neighborhood. The proposed plan for the park calls for the excavation of the underlying, unstable debris and implementing a wetland and creek restoration program in its place. A community center, open green spaces, playgrounds, and kayak launch were also proposed for the property, with boardwalks linking the two halves of the neighborhood.

***Project roles:***

- Project management and lead designer
- Collaboration with district City Councilman
- Coordination of public hearings