



09.24.2014

CITY OF KEY WEST, FL

LAND DEVELOPMENT REGULATION AMENDMENTS

Request for
Proposals 005-14

WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP

DOVER, KOHL & PARTNERS
town planning



CRAIG REYNOLDS
landscape architecture

INFORMATION

INFORMATION

Land Development Regulation Amendments for Key West

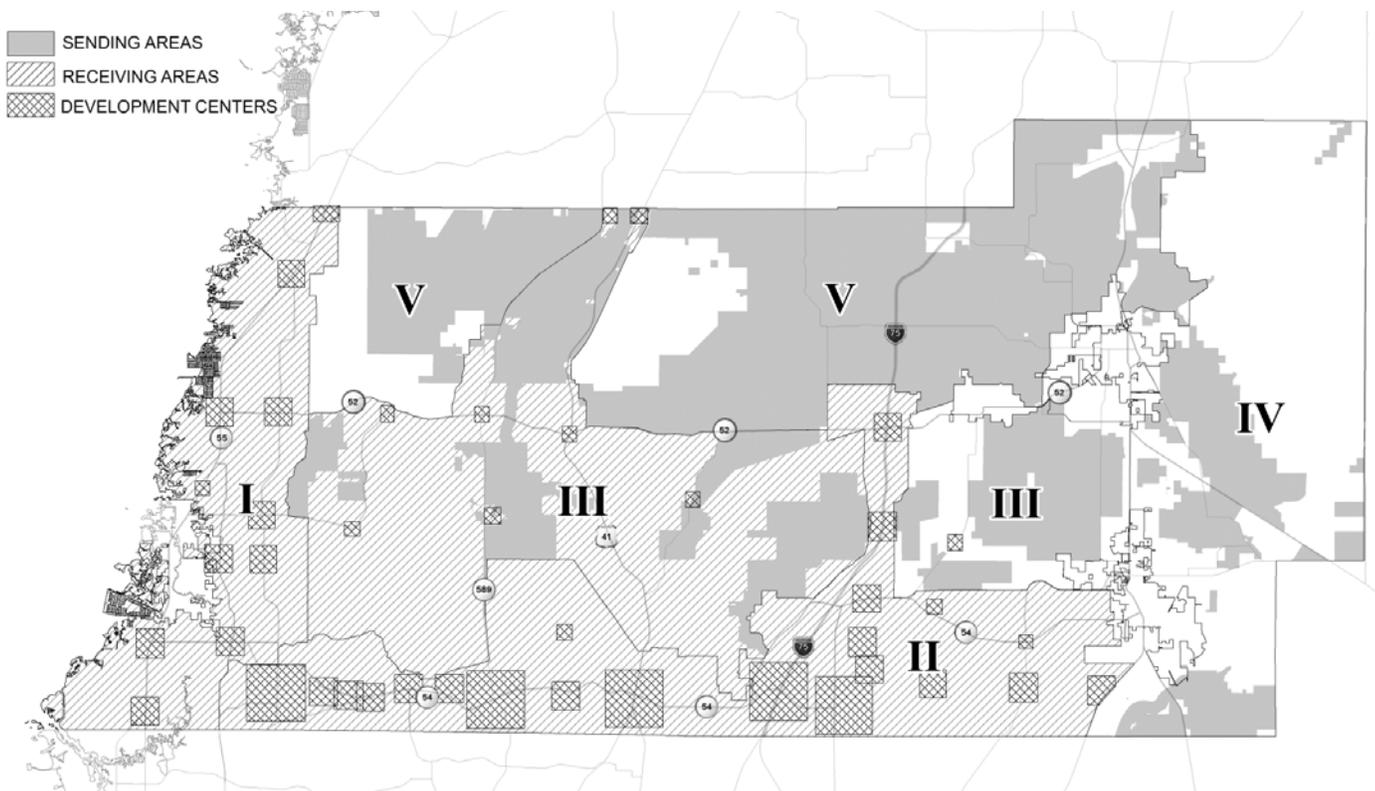
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www.planningandlaw.com



Transferable Development Rights and Transit-Oriented Development: Market Areas
Pasco County, FL - by White & Smith and DKP

ORGANIZATION CHART

ORGANIZATION CHART

We have assembled an acclaimed group of professionals to collaborate on this important planning effort for the City of Key West.

WHITE & SMITH, LLC is a planning and law group with an innovative, national practice. Our emphasis is on providing high quality, effective, and user-friendly urban planning services to public and private sector clients.

DOVER, KOHL & PARTNERS, an internationally recognized experts in New Urbanist planning, physical design and form-based coding. They are especially known for our engaging and fully transparent public design processes.

CRAIG REYNOLDS has 17 years of professional Landscape Architecture experience. Their designs seamlessly integrate the hardscape and softscape, making them look as if they were always there.



COMPANY INFORMATION

COMPANY INFORMATION

White & Smith, law group

firm overview

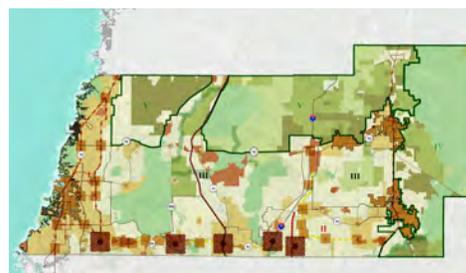
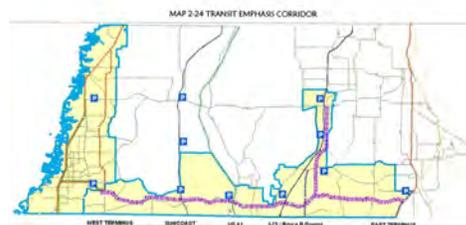
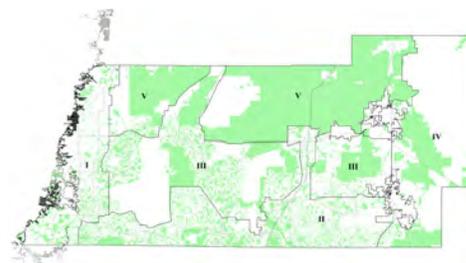
White & Smith, LLC is a planning and law group with an innovative, national practice. Our practice is national and multidisciplinary. We maintain offices in Kansas City and Charleston, giving us quick access to any region of the country. Our emphasis is on providing high quality, effective, and user-friendly urban planning services to public and private sector clients.

Experience and Resources

Our partners have advanced degrees in both law and urban planning. Through its combination of public facilitation, expertise in the substantive issues, and design experience, White & Smith has the tools and personnel to build a successful constituency zoning regulations, design based codes, growth management controls, and other types of land development regulations.

Our interdisciplinary approach and emphasis on the use of technology is unique. One of White & Smith's unique assets is an enormous digital library. Our digital library contains over 80,000 research reports and other documents related to planning issues, 30,000 ordinances and plans from jurisdictions in the United States and internationally, 30,000 digital photographs of innovative development and other situations, and 3,000 urban design and planning graphics. Partnering with professional architects and urban designers gives White & Smith enormous depth in graphics production.

White & Smith, LLC offers a wide variety of products and services for our clients. Our multi-disciplinary skills allow us to manage a variety of legal and planning projects for our clients. These range from land use litigation, to development of planning policies and strategies, to implementation tools that help to bring a comprehensive plan or development proposal to life.



Transferable Development Rights and Transit-Oriented Development
Pasco County, FL - by White & Smith and DKP



What Koontz v. St. Johns River Water Management District means for Planners... for Now, Zoning Practice (American Planning Association); October 2013



Transferable Development Rights and Transit-Oriented Development: Neighborhood Transit Pasco County, FL - by White & Smith and DKP

Plans and Strategies

Our firm can draft comprehensive planning policies that are enforceable. We can also work with other firms to provide geographic information systems (GIS) and data analysis where appropriate. White & Smith, LLC has a long history of collaboration with other planning firms to produce high quality documents.

Development Codes

Development codes, including zoning, subdivision, growth management, and innovative design regulations. The principals in our firm are nationally renowned for their work in this area. Our development codes have won awards, and are cited in several national publications as examples of the state of the art in code development. Unlike a typical law firm, our skills extend far beyond the ability to draft legally enforceable regulations. Our codes feature user-friendly language, graphics, matrices and other techniques to make ordinances more readable, and graphics. Our ability to produce graphics in-house distinguishes our firm from many law firms and planning firms alike.

Specialized Planning Issues

Our principals are widely published and have extensive experience in specialized issues such as transportation, affordable housing, and urban design. Our principals have promoted affordable housing in both the public and private sectors. S. Mark White is the former president of a local nonprofit community development corporation (Westside Housing Organization), and has published extensively on of affordable housing and transportation issues. These issues are always at the forefront of any local government's efforts to revise its comprehensive planning and zoning regulations. We can provide specific advice on how to address these issues, as well as regulations that are effective and enforceable.

Zoning and Use Issues

Our principals have considerable experience in helping cities and counties address unique land use issues relating to particular uses. Examples include telecommunications facilities/ cell towers, signs and billboards, animal feeding operations, churches, landfills, adult uses, and quarries. Our principals have represented private clients in addressing zoning issues, and we have developed expertise in crafting regulations to address these issues.

Dover, Kohl & Partners, town planning

Dover, Kohl & Partners was founded in 1987. Our expertise lies in balancing the visionary ‘civic art’ of planning with the practical consensus building needed to make projects succeed. Our plans focus on traditional neighborhood design and smart growth, emphasizing that there does not have to be a trade-off between sustainability and economic prosperity. Dover, Kohl & Partners is best known for public design charrettes, detailed master plans, and illustrative codes that emphasize complete neighborhoods as the basis for sound communities.

Victor Dover and Joseph Kohl are charter members of the Congress for the New Urbanism and have worked for many public agencies, developers, and citizen groups to create appropriate methods of land development and regulation. Victor and Joe are board members for the Form-Based Codes Institute and regularly teach courses on Form-Based Codes to communities across the country. In addition, Victor Dover serves on the LEED for Neighborhood Development Core Committee and the Congress for the New Urbanism Board.

We strive for the maximum public involvement in planning and stress a hands-on visual approach, using techniques that merge design studio, policy-making, and town meetings. Video imaging (pioneered by our firm) and collaborative drawing make planning more accessible and meaningful for citizens and clients. For most of our plans we produce simple, illustrated codes that replace conventional zoning. Often our projects have revealed potential in overlooked real estate and have helped to challenge outdated zoning or transportation policies.

Our work has been published in Progressive Architecture, in Metropolitan Home, in numerous planning journals, and has been featured on National Public Radio, CNN’s Earthwatch, and in BusinessWeek. Dover-Kohl projects have also been profiled in The New Urbanism by Peter Katz, Rural By Design by Randall Arendt, Sustainable Urbanism by Douglas Farr, Form-Based Codes by Daniel Parolek, as well as Land Use Strategies and Public Participation Tools, both published by the Center for Livable Communities.

Dover-Kohl has worked across the United States, as well as on a growing number of international projects. Recent projects in the United States include plans in Brunswick, Maine; Richmond, Virginia; Montgomery, Alabama; Maui, Hawaii; Flagstaff, Arizona; and Prince George’s County, Maryland. Recent international work has been undertaken in Saudi Arabia, Montenegro, the Republic of Georgia, Guatemala, and Honduras.

firm overview



Revitalizing
Downtowns &
Historic Places



Designing New
Neighborhoods &
Towns



Planning Cities
& Regions



Reinventing
Corridors



Retrofitting
Suburbia

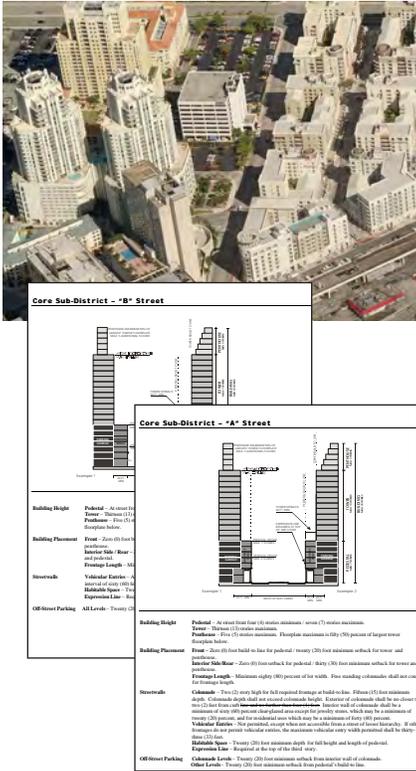


Shaping Transit
Oriented
Development



Form Based
Codes for
Municipal &
Private Clients

development standards and form-based codes



Downtown Kendall Master Plan and Code
Miami-Dade County, FL - by DKP



Columbia Pike Master Plan and Code
Arlington, VA - by DKP

Dover, Kohl & Partners has extensive experience with the writing and implementation of Form-Based Codes. For over twenty years, Dover-Kohl has applied the principles of the New Urbanism to Master Plans, from downtown revitalization to new neighborhoods, and from suburban retrofit to transit-oriented development. Many of the firm's Master Plans include accompanying Form-Based Codes and/or development standards, which have been adopted as mandatory or parallel codes to conventional zoning. Many of these involve the incorporation of form-based coding provisions within existing Euclidean Zoning structures. We are well-versed in the tools and techniques of form-based coding, including SmartCode calibration as well as individually crafted codes, and we work with communities to determine the best method of regulation to meet the unique needs of each planning challenge.

Firm principals Victor Dover and Joseph Kohl helped to found the Form-Based-Codes Institute (FBCI), a leading think tank which provides a forum for the advancement and discussion of this emerging regulatory technique. Victor and Joe are both FBCI Board Members, joining other leading practitioners in the disciplines of urban design, planning, architecture, public policy and law in setting standards for the practice of Form-Based Coding. They have assisted in the development the FBCI's educational curriculum and continue to serve as instructors at many of the Institute's courses offered throughout the US.

Form-Based Codes are fundamentally about creating a high-quality public realm. By being prescriptive and defining the desired urban form rather than simply outlawing undesirable elements, Form-Based Codes deliver predictable, desirable physical results. These proven results reveal that change and growth can often make places better, rather than worse. Codes are more effective than design guidelines, which may be difficult to enforce due to subjective interpretation of intent.

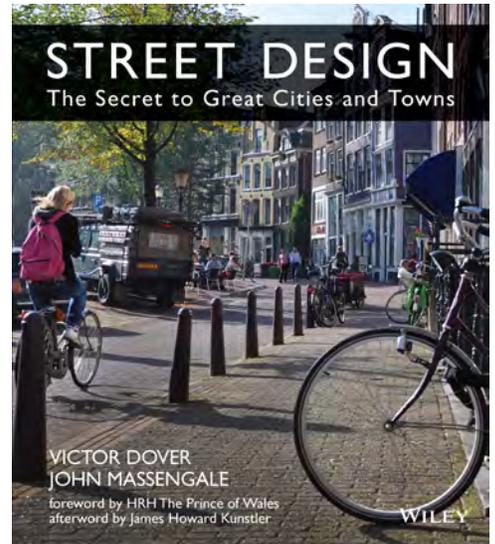
Form-Based Codes can ensure an urban form that relates to established development patterns, architectural precedents, and local climate, yielding authenticity in new development. In addition, regulations which allow a mixture of uses and pay careful attention to the placement of buildings and detailing of the streetscape produce walkable, lively settlements and destinations.

new urbanism

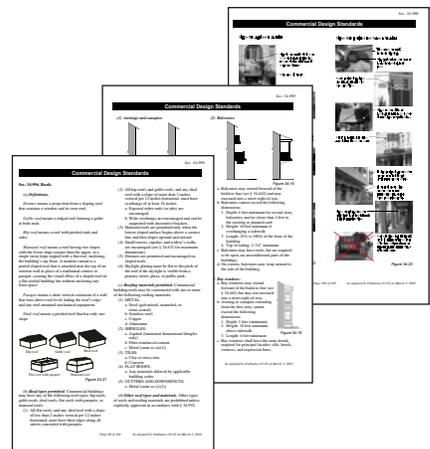
The principles of the New Urbanism form the basis of Dover-Kohl’s design philosophy. As charter members of the Congress for the New Urbanism (CNU), Victor Dover and Joe Kohl have focused their 25-year careers on restoring existing urban centers and towns, reconfiguring sprawling suburbs into communities of real neighborhoods and diverse districts, conserving natural environments, and preserving our society’s built legacy. Victor Dover is recent Board chair of the Congress for the New Urbanism and was the founding chair for the CNU Florida Chapter. Multiple Dover-Kohl projects have received CNU Charter Awards, including City Plan 2025 in Fayetteville, AR; l’On in Mount Pleasant, SC; Glenwood Park in Atlanta, GA; Columbia Pike in Arlington, VA.

Our experience includes a national and international portfolio of work. The common thread linking all of our projects is our holistic approach to community building. We plan for complete settlements that include a mix of uses and dwelling types, an interconnected network of walkable streets, special sites reserved for civic buildings and spaces, and building forms and architecture that reinforce the unique character of the place. Our projects seek to maximize connectivity, walkability and placemaking. Most of our projects include a public collaborative design process, so that future development meets the needs of the local community.

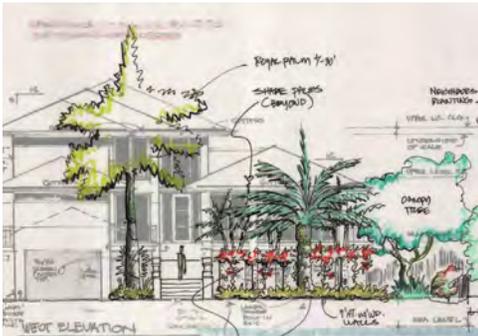
Victor Dover recently published a book with John Massengale, *Street Design: The Secret of Great Cities and Towns*. As Americans are demanding streets that serve the needs of their communities as well as their cars, the design of safe and efficient streets is crucial. In just five years over 600 jurisdictions have adopted “Complete Streets” policies, because people want the option of getting out of their cars to bike and walk.



Climate Change Adaptation
Key West, FL



Ft Myers Beach Master Plan and Code
Town of Ft Myers Beach, FL



Conceptual Design Drawings

Craig Reynolds was a fine artist and then a landscape architect. That combination of art and science is at the heart of each garden. The completed gardens seamlessly integrate the hardscape and softscape, making them look as if they were always there. To achieve this whole experience, Craig prefers to design everything from the 'doors out.' In addition to the overall planting design, this includes hardscape elements such as the pool, spa, trellis and arbors, patios and decks, fountains and landscape lighting. All of which is set within a framework of native plants and indigenous materials to complete the experience.

Awards and Publications

- Key West Gardens & Their Stories *Pineapple Press, 2000*
- Remodel Magazine *May 2006*
- Coastal Living Magazine *February 2007*
- Key West Magazine *April 2006 & July 2007*
- Key West: A Tropical Lifestyle *Monacelli, 2007*
- Solares Hill *April 2008 & February 2009*
- Miami Home and Décor *June 2008*
- Architectural Digest *March 2009*
- Polo & More *March 2009*
- Atlanta Home and Lifestyles *June 2010*
- Caribbean Hideaways *Rizolli 2010*
- Landscape Paving *Phoenix 2011*
- Garden Structure *Phoenix 2011*
- Water Gardens *Phoenix 2012*
- Tropical Gardens *Braun 2013*
- Atlas of World Landscape Architecture *Braun 2014*



Award-winning projects

Awards of Excellence in Historic Preservation

- Historic Florida Keys Foundation *2005, 2006, 2007, 2010*



METHODOLOGY AND APPROACH

METHODOLOGY AND APPROACH

understanding and approach

The City of Key West requests the creation of regulations to implement the recently updated Comprehensive Plan including historic preservation, port facilities, the water supply plan and the addition of climate change adaptation. A special focus is requested for the incorporation of new standards to promote sustainable communities and neighborhood growth. The White & Smith team is fully capable of responding to these and other tasks specified in the scope.

We are aware that each project presents unique opportunities and challenges; customization is the key. Our goal is to provide data and analysis, drawings, exhibits, and participation in meetings with stakeholders, community groups, and public entities as necessary to develop a vision and recommendations to guide the future of Key West.

Our Approach

White & Smith, LLC provides high quality plan implementation and urban planning strategies and tools for public and private sector clients. Our firm has consistently demonstrated the ability to work with staff, development community, citizen groups and governing bodies to develop strategies and alternatives, and to achieve consensus. This involves preparing and leading committee workshops, charrettes, public meetings, and private focus groups.

Our codes have been adopted unanimously even in highly contentious political environments. Through our combination of public facilitation, expertise in substantive issues, and design experience, White & Smith, LLC has the tools and personnel to create innovative development codes, land use plans, public facilities financing techniques, and Smart Growth tools. One of our unique assets is an enormous digital library. This includes an extensive database of codes, plans, reports, caselaw, statutes, and images. We also maintain numerous digital imaging programs to provide user-friendly, readable documents for our clients.



A Tested Public Process

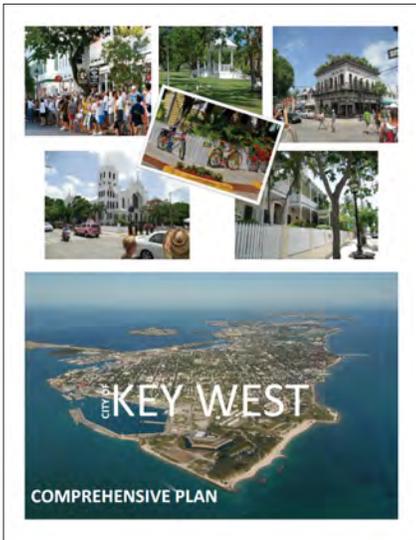


Compelling Plans & Visualizations



Successful Results





The following is an initial draft Scope of Services for the City of Key West Land Development Regulations Amendments based on the Pre-Submittal Conference and initial research. Upon selection, we look forward to further refining this Scope of Services, including tasks, schedule, and trips with City staff to meet the needs the City of Key West and the community.

Phase 1 would involve a review of relevant background information, an initial meeting with City staff for meetings, interviews, and on-site analysis, and data analyses.

Phase 1 - Review & Analysis

Task 1.1: Review Background Information

Members of the White & Smith team will review relevant information and background data in order to understand the existing conditions, opportunities, and challenges in Key West. The team will analyze the City's Comprehensive Plan, Strategic Plan, the Climate Action Plan and other reports identified by City staff.

Task 1.2: Kick-off Meeting with City Staff

Representatives from the White & Smith team will meet with City staff. At this time, the team and the City will analyze the necessary tasks for completion of the land development regulation amendments and refine the project scope, deliverables, and timeline as needed; including the scope and extent of the Public Design Charrette described in Task 2.2. Other tasks anticipated during this kick-off meeting include:

Site Tour and Analysis

The White & Smith team will analyze Key West by studying the urban framework. The team will examine the existing urban form and analyze the network of streets, blocks and lots, building types, and building patterns. The analysis will include a review of the existing land use, building and lot conditions, density, and urban design elements in the area. The analysis will be performed with the livability needs of the community and surrounding neighborhoods in mind.

Interviews

The team will also conduct interviews with planning department staff to gain an understanding of how current policies are applied. By interviewing land and business owners, residents and neighborhood groups, transportation experts, local developers and design professionals, community representatives, and others in addition to City staff, the team will acquire local intelligence about the development climate, community and business concerns.



Above: The team will review background information to get ready for the project ahead.

Middle: Our team will be available to discuss the code-writing project with reporters, to create continued public awareness of upcoming workshops and project milestones.

Bottom: Project updates on the City's website will help to keep the community informed.

Task 1.3: Data and Analysis Maps

The team will compile analysis maps that are necessary to support changes to the proposed regulation amendments not supported by the existing Comprehensive Plan or other adopted regulations or plans. This analysis may include maps showing existing zoning and land use, historic and current development patterns, cultural and historic resources, natural resources, sea level rise, and transportation networks. The team will supplement this review with an analysis of current or proposed development projects and proposed public infrastructure improvements.

Phase 2 - Public Outreach and Amendments

Based on our discussions with staff during the scope refinement in Tasks 1.1 and 1.2, Phase 2 may involve preparing and hosting a public Charrette for Key West. The team will utilize an open planning process of workshops to engage the community in expressing their current ideas and desired outcomes. The use of the community Charrette provides a collaborative forum to bring all parties together and focus on a common goal. The hands-on nature of the workshops and the opportunity to interact with differing perspectives allows issues to be identified and resolved. The format and activities of the Charrette will be tailored to obtain the best possible community input.

Task 2.1: Generate Base Maps

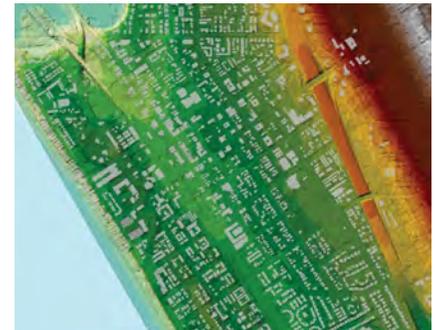
The team will use background information provided by City staff as well as information gathered during the site visit to produce base maps for the Charrette. Data needed to create the base maps will include color aerial photographs at a suitable scale, as well as ArcView GIS (or similar) base data for the study area. The White & Smith team will also create a series of analysis maps to aid in the planning process, such as existing land use and ownership, environmental conditions, neighborhoods, parks and open space locations, and transportation facilities.

Task 2.2: Public Design Charrette

On a mutually agreeable date, the relevant team members will travel to Key West to work on-site with the community for a 3-day Charrette. City staff, key stakeholders, and members of the public will be involved throughout the 3 days at various meetings, workshops, and presentations.

PHASE 1 REVIEW & ANALYSIS Activities & Deliverables

- Review Background Info
- Data and Analysis
- Site Visit



Above: The team will analyze the details of Key West. Understanding local precedents is an important first step to the process of amending Land Development Regulations.

Bottom: The Team will perform data and analyses of Key West.

PHASE 2 ACTIVITIES & DELIVERABLES

- Create Base Maps
- Conduct Charrette
 - kick-off event
 - hands-on design
 - on-site studio
 - work-in-progress presentation
- Draft Amendments



Above and Middle: Interactive meetings with stakeholder groups and the community at large will be used to gather input on the draft code ideas.

Bottom: Dover-Kohl utilizes many methods to gather public input, including exit surveys, question and answer sessions, and keypad polling for interactive feedback.

The following events will likely be part of the charrette:

Kick-off Event & Hands-on Session

On the first day of the charrette, the team will lead a Kick-off Event, featuring a “food for thought” presentation that summarizes relevant portions of previous planning efforts, and explains the principles of form-based planning and multimodal street design. The presentation will include a review of precedents from peer communities, demonstrating successful strategies in creating sustainable town centers, corridors, and livable neighborhoods. The session will be designed to have multiple opportunities for community participation, which may include group discussion and question-and-answer sessions, keypad polling, and written surveys.

A Hands-on session will take place after the Kick-off Event. The team will explain the challenge for participants, orient participants to base maps, and set ground rules and goals for the session. Participants will then gather around tables to draw their important ideas. Each table will have a facilitator from the White & Smith team to assist participants in the design exercises. Activities will be designed to gather input on the design elements that will become part of the land development regulation amendments, such as: what is the desired height and massing for new buildings; how do buildings relate to the street; what are the street design details; where are new street connections needed; and how is infrastructure like parking and stormwater handled. At the end of the workshop, a spokesperson from each table will report the findings and major points to the entire assembly. The goal of the Hands-on Session is to forge a community consensus on the desired form and character of future development in Key West.

Open Design Studio

Following the Kick-off and Hands-on Design Session, the team will set-up an Open Design Studio in Key West, for the duration of the Charrette. The team will continue to refine the community’s ideas into a Vision Plan for Key West. Throughout the week the community goals are pursued while design options and scenarios are incorporated into the Vision Plan and land development regulation amendments.

Open House

To conclude the charrette, the Dover-Kohl team will host an Open House. Illustrations and draft code strategies produced during the Charrette will be available to the public for review and discussion.

Task 2.3: Draft Amendments

Design does matter; well designed towns and villages make prosperous places to live and work. It is important that Land Development Regulations make sense - physical, economic, political, and administrative - for Key West. The Vision Plan provides the overarching framework - defining character, providing context, and clarifying the intent and purpose of the proposed regulation amendments. The amendments are the individual instruments to insure that the vision of the Plan will be translated into the built reality.

The following will likely be included in the amendments to the land development regulations:

Revising Ordinances relating to Housing

The White & Smith team will examine programs and methods to incentivize affordable and rental housing, redevelopment strategies, and income stratification schemes.

Climate Adaptation

The team will create model adaptation policies to respond to stormwater and water quality implications, storm surge, increased precipitation and sea level rise scenarios, green infrastructure and building standards, hazard mitigation, floodplain management, and FEMA's Community Rating System (CRS) Adaptation Action Areas. An outline for a Post Disaster Redevelopment Plan will also be created by the team.

Form-Based Code

The team will include tools for form-based code regulations for opportunities in mixed-use and commercial zoning districts. To be compatible with proposed urban design guidelines, the White & Smith team will update the Landscape Architectural standards and Signage requirements.

Complete Streets Ordinance

The team will create an ordinance that includes guidelines to design calm and safe streets for vehicles, bicycles, and pedestrians.

Revise Parking Standards

The White & Smith team will modify the parking generation standards and parking mitigation strategies.



Above: The Street Standards will illustrate the physical details within the right-of-way.

Bottom: Diagrams and illustrations can be included to help evaluate proposed code regulations.

PHASE 3 ACTIVITIES & DELIVERABLES

- Present Draft Documents
- Final Revisions
- Presentation Final Documents



Above: Formal presentations of the draft code ideas will be made at code workshops and public hearings.

Bottom: Staff training workshops is one example of additional assistance the White & Smith team can provide once our original scope of services is complete.

Task 2.4: Public Review Meetings

Upon completion of the draft documents, key members of the team will return to Key West to present the work-in-progress and receive feedback from the City staff, key stakeholders, and the community on the draft. The team will arrange meetings with City representatives, and with identified stakeholders as well conduct an interactive community Workshop to present the draft documents to the public and receive feedback.

Phase 3 - Approval Process

Phase 3 involves formal presentations as part of the public hearing process.

Task 3.1 Presentation of Draft Amendments

Once the first draft has been reviewed and revised by City staff, members of the White & Smith team will return to Key West for a 1 - 2 day visit. During this visit, the team will present draft documents to the Planning Board and City Commission for a first reading.

Task 3.2 Revisions to Draft Amendments

Following the meeting, the City will review, gather and submit comments to White & Smith. The team will then revise the documents, based on comments received from Board and public input.

Task 3.3 Present Final Documents

Following the second round of revision, members of the White & Smith team will attend a City Commission Public Hearing for a formal presentation of the proposed regulations, and to respond to questions. Following this hearing, the Smith & White team will make a final round of revisions to the ordinances based on input received. Smith & White will then provide the final documents to the City in both electronic and hard copy formats.

Phase 4 - On-going Assistance (optional)

Following completion of the amendments to the land development regulations, the White & Smith team can assist with implementation. Sample activities we have found to be helpful in other municipalities include providing a staff training workshop to clarify administration of the new ordinances and reviewing redevelopment plans for consistency with the Code. Following completion of our proposed scope of work, we can discuss our team's future involvement with the City of Key West.

We believe it is an honor and a solemn responsibility to be invited to help a community plan for its future. We have developed a public participation process and tools that engages the community at every step of the way.

The following is a generalized public participation approach developed for creating Vision Plans and Form-Based Codes. However, each project has unique opportunities and challenges. We take pride in customizing every project, and look forward to fine-tuning the details with the City of Key West.

Consensus through Public Participation

We recognize that changes in the built environment can be controversial; we've found that education and a shared sense of authorship is key to creating consensus. Our public process is inclusive by nature and designed to build consensus from the outset.

Our team is skilled at conducting public meetings and workshops which gather meaningful community input. The workshop setting provides community members a special opportunity to share ideas and be exposed to other perspectives. This technique is well-suited for confirming, updating, or refining ideas from previous planning efforts.

We begin our public workshops with visual presentations and seminars designed to create a shared understanding of the issues at hand. We show examples of highly livable peer communities that share common characteristics with the local area.

A Charrette is often the centerpiece of our public involvement strategy. Our Charrettes are a combination of on-location planning, an open design studio and old-fashioned town meetings. The Charrette focuses community input over a short period of time, through the hands-on effort of citizens representing the full spectrum of community interests.

These workshops and meetings will include sessions with business owners, developers, key property owners, residents, and the greater Key West community. Our goal is to ensure that all groups participate, are heard, and understood.



Public meetings and workshops



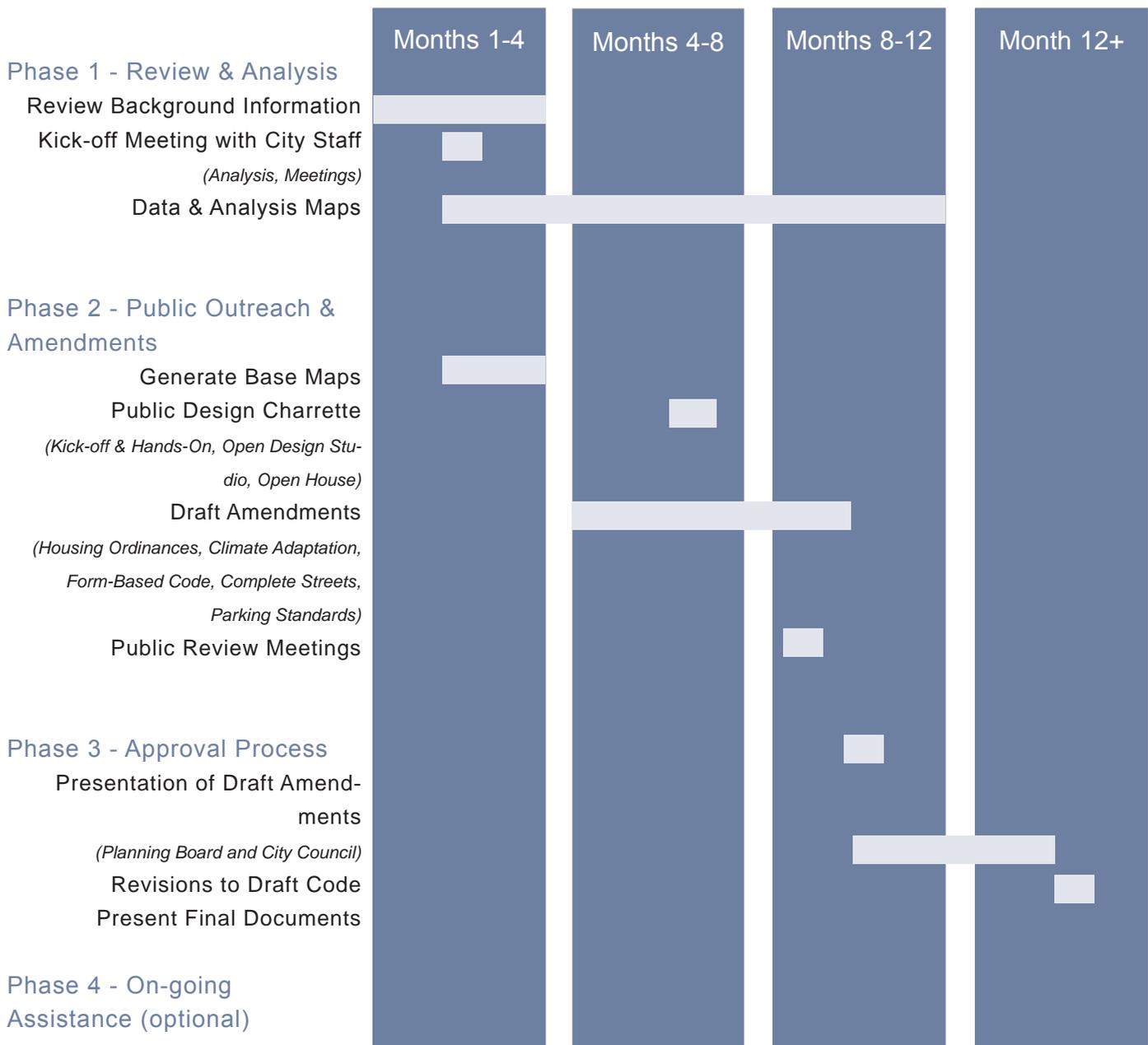
A Tested Public Process



Many methods to gather public input

Client satisfaction is extremely important to our team. We want you to not only receive the best planning work available, but to enjoy the process. We carefully plan our calendar to provide plenty of time for individual focus on each project.

Following is a **tentative schedule** to complete the City of Key West Land Development Regulation Amendments. On similar projects we typically recommend at least a twelve month schedule, to allow adequate time for community input, review, and revisions to the amendment documents. Based on the anticipated schedule, we have identified the following preliminary timeline; Month 1 begins with the approval of a Contract for services.



COST

COST

This is a preliminary estimate; the exact budget and scope will be tailored in consultation with the client. The phases and task numbers correlate to list of tasks and work products listed in the project Scope of Work. We hope to have an opportunity to work with the City of Key West staff in order to further refine the project approach and budget with you.



Phase I: Review and Analysis	\$ 15,945
Phase II: Public Outreach and Amendments	\$ 96,055
Phase III: Approval Process	\$ 27,565
Professional Fee Subtotal	\$ 124,565
Reimbursable Expenses*	\$ 20,000
Total Estimated Fee	\$ 144,565

		Hourly Rate	Phase I (Hours)			Phase II (Hours)				Phase III (Hours)			Total Hours	Proposed Cost
			Task	1.1	1.2	1.3	2.1	2.2	2.3	2.4	3.1	3.2		
White & Smith	Tyson Smith, <i>Partner</i>	\$195	12	16	8		12	195	24	32	24	12	335	\$65,325
	Mark White, <i>Partner</i>	\$195	2					40			16		58	\$11,310
Dover, Kohl & Partners	Jason King, <i>Principal</i>	\$185	2	13			33	20		26	2	13	109	\$20,165
	James Dougherty, <i>Principal/Director of Design</i>	\$185					33						33	\$6,105
	Jennifer Garcia, <i>Town Planner</i>	\$90	8	13	16	24	33	100			20		201	\$18,090
	Kenneth Garcia, <i>Town Planner</i>	\$90			40		33	80			20		173	\$15,570
Craig Reynolds	Craig Reynolds, <i>Principal</i>	\$150					10	10						\$3,000
Total Fee:													\$124,565	
Reimbursable Expenses:													\$20,000	
TOTAL:													\$144,565	

PERSONNEL



Education Background

Juris Doctor, UNIVERSITY OF FLORIDA (2000)

Master of Arts (Urban and Regional Planning), UNIVERSITY OF FLORIDA (1995)

Bachelor of Arts (Economics), UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL (1991)

Professional Positions

Partner, WHITE & SMITH (2005-Present)

Associate, FREILICH, LEITNER & CARLISLE (2000-2005)

Assistant City Planner, CITY OF KEY WEST (1995-1997)

Planning Technician, MONROE COUNTY, FLORIDA (1992-1993)

Tyson Smith has been working in local government law and land use planning since 1992, as an in-house planner (in Monroe County and the City of Key West) and as a planning consultant and attorney. Mr. Smith's experience in these roles – both as a certified planner and attorney – has included growth management, workforce housing, parking standards, transferable development rights, adequate public facilities, subdivision regulations, taking claim evaluations, and legal defense.

As a consultant to cities, counties, tribes, and non-profits around the country, Mr. Smith has faced, with his clients, a full range of land use challenges, including impact fees, APFOs, concurrency, utility extension policies, tax increment financing, transferable development rights, agricultural preservation, inclusionary housing, telecommunications facilities, affordable housing, military encroachment planning, and short-term rental regulation. Mr. Smith is a certified planner and attorney, licensed in Florida and South Carolina, and is a certified and experienced mediator.

Recent Speaking Engagements & Keynotes

The U.S. Supreme Court Decision in *Koontz*: What it means for Planners, Growth and Infrastructure Consortium, Phoenix, AZ (October 2013)

Koontz v. St. Johns River Water Management District: A Legal Analysis, South Carolina Chapter of the American Planning Association, Greenville, SC (October 2013)

Mobility Fees, TDRs, and Form-Based Guidelines, 2012 National Conference, American Planning Association, Los Angeles (April 2012)

Compatibility Near Military Bases 2012 National Conference, American Planning Association, Los Angeles (April 2012)

Funding the Infrastructure Deficit: Privatization or the End of Impact Fees? Growth and Infrastructure Consortium, San Diego (October 2011)

Panelist, Establishing a Military Overlay District, 2011 Federal Planning Division of the American Planning Association, Boston (April 2011)

Keynote Address: The Privatization of Infrastructure, 2011 Winter Conference, South Carolina Chapter of the American Planning Association (March 2011)

Instructor, Exam Course, American Institute of Certified Planners (AICP), Columbia, South Carolina (September 2007-2014)

Panelist, Mobility Plans and Fees: The Future of Transportation Funding, Growth and Infrastructure Consortium, Tampa (October 2010)

Guest Lecturer, Land Use Law, Charleston School of Law (2009-2012)

Selected Articles & Reports

What *Koontz v. St. Johns River Water Management District* means for Planners...for Now, *Zoning Practice* (American Planning Association); October 2013.

Legal Aspects of Conservation Easements: A Primer for Transportation Agencies, *Legal Research Digest*: 60 (Transportation Research Board); October 2013.

Land Use Compatibility Near Military Bases, *Zoning Practice* (American Planning Association); May 2011 (with Appel).

Compatible Land Use Near Military Installations, *Planning and Environmental Law* (American Planning Association); April 2011 (with Appel).

Development Impact Fees 2006: A Year in Review, *Planning and Environmental Law* (American Planning Association); February 2007 (with Juergensmeyer).

Development Impact Fee Trends and Tucson Case Study, Presented to the Joint Water Environment Federation and America Water Works Association Management Conference; Phoenix, Arizona; Spring 2004.

Do Unto Religious Uses as You Would Have Done Unto Nonreligious Uses: An Overview of the Religious Land Use and Institutionalized Persons Act of 2000, *The Environmental and Land Use Law Section Reporter*, Vol. XXIII, No. 2 (Florida Bar Association January 2002).

Brief of the American Planning Association and the National Trust for Historic Preservation as Amici Curiae in Support of Respondents, in the Supreme Court of the United States, *Tahoe Sierra Preservation Council, Inc., et al. v. Tahoe Regional Planning Agency, et al.*, (with Freilich and Divelbiss) 2001.

Investment-Backed Expectations, Background Principles, and the Public Interest: *Palazzolo and Beyond*, Trends in Land Use Law from A to Z, Patricia E. Salkin, ed. (American Bar Association, 2001).

Recent Florida Clients

Monroe County	Lee County
Manatee County	Lakeland
Orange County	North Port
Ponce Inlet	Hillsborough County
Pasco County (with Dover-Kohl)	Oviedo
Orlando	Palm Coast
Miami-Dade County	St. Lucie County
Indian River County	Collier County
Osceola County	Citrus County

Affiliations

Member, Growth and Infrastructure Consortium, Board of Directors

Board Member, Mediation and Meeting Center of Charleston

Member, American Planning Association

Licenses & Certifications

Member, American Institute of Certified Planners

Member, South Carolina Bar

Member, Florida Bar

Certified, Family Court Mediator (SC)

Certified, Civil Court Mediator (SC)

Expert Witness

For Monroe County, *Gutierrez v. Florida Department of Community Affairs and Monroe County*, DCA 07-OR-263; June 2008.



Education Background

Bachelor of Arts, magna cum laude, History/Political Science (BETHANY COLLEGE, Lindsborg, Kansas)

Juris Doctor/Master of Regional Planning (UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL)

Member, LEE'S SUMMIT LAND CLEARANCE AND REDEVELOPMENT AUTHORITY AND ENHANCED ENTERPRISE ZONE COMMITTEE

Professional Positions

Partner, WHITE & SMITH, LLC PLANNING & LAW GROUP (Kansas City, MO & Charleston, SC), 2005- present

Partner & Associate, FREILICH, LEITNER & CARLISLE (Kansas City, MO) 1990-2005

S. Mark White is recognized as an expert in zoning and subdivision law, form-based zoning and New Urbanism, land use and takings litigation, housing, development of comprehensive growth management plans, and implementation systems. He has represented clients at every level from city, state and local governments, as well as major private developers, many of whom are involved in environmental permitting proceedings and takings litigation.

Mr. White is a former partner of Freilich, Leitner & Carlisle. He received his Bachelor of Arts degree, magna cum laude, in History and Political Science from Bethany College in Lindsborg, Kansas, and holds a Juris Doctor and Master of Regional Planning from the University of North Carolina at Chapel Hill. While in law school, Mr. White was a Research Editor for the North Carolina Journal of International Law and Commercial Regulation, and worked at the Department of City and Regional Planning as a Research Assistant in the Center of Urban and Regional Studies. He is a former President of the board of directors of the nonprofit community development group Westside Housing Organization, and is a member of the North Carolina and Missouri Bars, the American Institute of Certified Planners, and the American Planning Association.

Mr. White publishes extensively on planning and land use issues. He is the coauthor of the American Planning Association's model land development code (A 21st Century Land Development Code), and is a frequent speaker at the national meetings of the American Planning Association, the American Center for National and International Law, the Congress of New Urbanism, the University of Wisconsin, and various other professional organizations.

Selected Honors, Awards and Publications

"Nonconformities (Part 1) – Dealing with Uses," PlannersWeb (October 4, 2013), at <http://plannersweb.com/2013/10/nonconformities-part-1/>.

"The Consistency Doctrine," Quicknotes (April 2013)

"Public Notice and the Planning Commission," The Commissioner (Winter 2013)

Reviewer, Callies, Barclay, & Tappendorf, Development by Agreement: Tool Kit for Land Developers and Local Governments (American Bar Association, 2012)

"The Rise of Form-Based Codes," The Commissioner (Winter 2012)

"Bringing Codes into the 21st Century," The Commissioner (Fall 2011)

Selected Conference Presentations

Keynote Speaker, “Zoning Codes for Real People,” “Cutting Edge Planning Issues,” & “Comprehensive Planning Policy & Development Codes,” South Dakota Planning Association (October 23-24, 2013)

Participant, City of Austin, Texas “Compact & Connected” Speaker Series, expert panel on development processes (October 15-16, 2013).

“Code Drafting and the Law” and “Legal Issues for Form-Based Codes” (Planetizen webcast, March 16, 2013)

“Writing and Updating the Zoning Ordinance” (American Planning Association Planners Training Service, one-day workshop, November 7, 2012)

“Introduction to the Topic of Form Based Codes” (Utah Land Use Institute, October 23, 2012)

“Summer Camp for Land Use Lawyers and Planners – You the Listeners Provide All of the Issues for Discussion” (International Municipal Lawyers Association Teleconference, August 6, 2012)

“Fun With Form-Based Codes” (International Municipal Lawyers Association Teleconference, July 12, 2011)

“Updating and Monitoring Zoning and Development Regulations” (National Business Institute, Overland Park, KS, April 4, 2012)

“How to Write a Zoning Code” workshop (American Planning Association, National Conference, 2003- 2009, 2011-2013)

“Improving Community Design without Form Based Codes” (American Planning Association, National Conference, April 11, 2011)

“Application of the Land-based Classification System as a Planning Support System Tool: Lessons from the Field” (American Planning Association, National Conference, April 12, 2011)

“Stay on Top of Environmental Considerations” (National Business Institute Land Use Law Seminar, April 4, 2011)

“Updating and Monitoring Zoning and Development Regulations” (National Business Institute Land Use Law Seminar, April 4, 2011)

“Infill Development Strategies for the 21st Century” (University of Texas School of Law, 2011 Land Use Conference, April 1, 2011)

“Two New Zoning Resources” (American Planning Association, National Conference, April 26, 2009)

Selected Experience

Aspen, Colorado: Land Use Code amendments

Arlington, Texas: Zoning and Subdivision Regulations update (with Clarion Associates)

Cincinnati, Ohio: Land Development Code

Cole County, Missouri: Zoning Regulations

Gainesville, Florida: Update of the Comprehensive Plan and Land Development Code for mixed use and community design.

Galveston, Texas: Land Development Regulations (Subconsultant to Kendig-Keast Collaborative)

Lebanon, Tennessee: Zoning Ordinance update (with Parsons Brinkerhoff)

Los Angeles, California: Zoning Code update (recode:LA)

Loudoun County, Virginia: Zoning regulations

Olathe, Kansas: Unified Development Ordinance

Ponce Inlet, Florida: Land Development Regulations update

Whiteside County, Illinois: Zoning Ordinance / Subdivision Regulations update

Jason King, AICP, CNU-A

Principal, Senior Project Director



Jason has extensive experience with smart growth, comprehensive planning, new communities and form-based codes. His previous experience as a municipal planner assists in the creation of successful, effective plans and codes. Jason leads projects across the country through to implementation, and has participated in over 50 design and comprehensive plan charrettes worldwide.

Selected Projects

SEVEN50, THE PROSPERITY PLAN FOR SOUTHEAST FLORIDA, 2012-2014

Seven50 is the plan for the seven counties of Southeast Florida for the next fifty years. The region includes 121 municipalities and over six million people. Plan creation involved over 5,000 people participating in a series of regional summits and local workshops and over one million people via an interactive website with online weekly polls, a scenario modeler, social media, discussion forums, and a regional data warehouse. Jason led a fifteen-firm, multidisciplinary consultant team as it worked closely with local universities and regional planning councils, the Florida Department of Transportation, and a 200-member public and private partnership. Jason was principal author of the Seven50 Prosperity Report. Seven50 was funded by the US Office of Sustainable Housing and Communities and was featured on *National Public Radio* and in *The New York Times*.

EL PASO COMPREHENSIVE PLAN, El Paso, Texas, 2010-2012

Jason headed the Plan El Paso planning initiative which involved multiple charrettes and a multidisciplinary team which worked with residents, stakeholders, and officials from the City, state and Fort Bliss Army Base, to create the El Paso's overarching policy document. The plan was unanimously approved by the El Paso City Council and was awarded a 2011 National Award for Smart Growth Excellence by the US Environmental Protection Agency. Jason advises plan implementation which involves capital projects, land development policy, TOD development, and the form-based coding of large sections of the City.

BRADENTON FORM-BASED CODE, Bradenton, Florida, 2011

The form-based code provides a regulatory framework to achieve density, walkability, and transit-readiness in Bradenton's core and central neighborhoods. Sustainability permeates the document, and mandates or provides incentives for eco-friendly building and planning at many different scales, from the corridor and neighborhood to construction details. Jason headed the Transect planning for the SmartCode based-code which received a Driehaus Form-Based Codes Award in 2012.

HAMMOND COMPREHENSIVE MASTER PLAN, Hammond, Louisiana, 2009

As Project Director Jason headed the planning team as it worked with residents to identify the principles of quality design and efficiency present in the City's most valued places and discuss how those elements could be applied to newly developing areas of the City. Local goals correlated closely with state-wide goals: citizens seek to create enduring places that succeed economically while also contributing to a high quality of life. The plan was adopted by the City in 2011 and implementation is underway.

PROSPECTS FOR SOUTHEAST LEE COUNTY (DR/GR PLAN), Lee County, Florida, 2008

As Project Director for the Lee County Density Reduction/Groundwater Resource Initiative, which involved a 150 square mile region of southeast Lee County, Jason led a planning effort that involved detailed ecological mapping, surface and groundwater modeling, traffic impact evaluation, multiple land use studies, a transferable development rights program, form-based coding for new communities and implementing amendments to the County's Comprehensive Plan and Land Development Regulations. The Plan received an award from 1,000 Friends of Florida, a Florida APA Project Award (2009), a CNU Charter Award of Excellence (2010), and a Driehaus Form-Based Codes Award (2011).

MASTER PLANNING & CODING, Montgomery, Alabama, 2007

Jason served as Town Planner and later as Project Director for the Downtown Plan, where he has focused efforts on plan implementation. He has worked closely with the Planning Department throughout the implementation process, assisting in the review of new development and leading design implementation workshops for the City. Since the Downtown Plan Jason has led five additional master plan and coding charrettes in the City. In 2008 the Downtown Plan received an Outstanding Planning Award from the Alabama Chapter of the American Planning Association.

Publications

New Town St. Jerome, King, 2013

A Legal Guide to Urban & Sustainable Development for Planners, Developers & Architects, Slone, 2008

Form-Based Codes, Parolek, 2008

Sustainable Urbanism, Farr, 2008

Education

Master of Community Planning (MCP)
Bachelor of Arts in English (BA)
UNIVERSITY OF RHODE ISLAND
South Kingstown, Rhode Island

Professional Experience

Town Planner, 2006 to present
DOVER, KOHL & PARTNERS
Coral Gables, Florida

Senior Planner, 2004-2006
MONROE COUNTY PLANNING DEPARTMENT
Monroe County, Florida Keys, Florida

Assistant Planner, 2002-2004
WASHINGTON COUNTY
Hopkinton and Richmond, Rhode Island

Affiliations

Certified by the American Institute of Certified Planners (AICP)

Accredited Member, Congress for the New Urbanism (CNU-A)

Certified Charrette Planner,
National Charrette Institute

Selected Lectures

APA National Conference: "Form-Based Codes 10+ Years Later", 2012

CNU 19 National Congress: "Today's Best Form-Based Codes", 2011

Florida Department of Community Affairs: "Comprehensive Planning for the 21st Century", 2010

Alabama Public Works Conference: "Public Works & Civic Art", 2009

FAPA Annual Conference: "Protecting Sensitive Habitat in the Florida Keys", 2005

James Dougherty, AICP, CNU-a

Principal, Director of Design



Education

Master of Architecture
Town and Suburb Design Program
UNIVERSITY OF MIAMI
Coral Gables, Florida

Bachelor of Architecture
HAMPTON UNIVERSITY
Hampton, Virginia

Professional Experience

Director of Design , 1996 to present
DOVER, KOHL & PARTNERS
Coral Gables, Florida

Intern Architect, 1995
MMM DESIGN GROUP
Norfolk, Virginia

Assistant Construction Superintendent, 1991
PROJECT MANAGEMENT & DESIGN, INC.
Virginia Beach, Virginia

Teaching

Faculty, 2007 - present
FORM-BASED CODES INSTITUTE

Adjunct Professor, 2006, 2012, 2013
UNIVERSITY OF MIAMI
School of Architecture
Coral Gables, Florida

James Dougherty is the Director of Design at Dover, Kohl & Partners. James has dedicated his career to helping communities envision and implement a more walkable, sustainable future. James began working with Dover-Kohl in 1996 and has since participated in over 130 design and form-based coding charrettes in the United States and abroad. James works closely with the firm's Principals, Project Directors and Urban Designers to establish the design direction of each of the office's projects. He participates in all aspects of the office's work, including public involvement, development of master plans, regulating plans and form-based codes. James also specializes in the creation of many of the company's three-dimensional illustrations, using a blend of hand-drawn and computer techniques.

James holds a Bachelor of Architecture degree from Hampton University and a Master of Architecture degree from the Town & Suburb Design Program at the University of Miami, where he serves as an Adjunct Professor. He is certified by the Congress for the New Urbanism. James is an instructor with the Form-Based Codes Institute (FBCI), and has led numerous sessions at FBCI workshops. James has successfully completed all portions of the Architectural Registration Exam.

James' graphics and visualizations illustrating sustainable urban design and form-based code principles have been published in over fifteen books. He co-curated the 2012 exhibit "The Art of the New Urbanism" featuring over 200 visualization artworks by leading practitioners of the New Urbanist movement. James was honored to receive the 2012 Congress for the New Urbanism Florida's "Charles A. Barrett Memorial Award for Continuing Excellence in Architecture And Urban Design".

Affiliations

Member, Congress for the New Urbanism, 2002 to present (CNU-A certification)
Member, American Society of Architectural Illustrators, 2008 to present
Awards of Excellence, Architecture in Perspective 24 and 25 competitions

Lectures

"The Importance of Art and Illustration in the New Urbanism " Lowe Museum, 2011, Miami, FL
"Brief History of American Urbanism," "Brownfield and Greenfield Projects," and
"Infill and Redevelopment Projects," Form-Based Codes Institute, 2007-2012
"Neo-Traditional Design - Do's and Don'ts," Virginia Homebuilders Association, 2008
"Designing in Public - New Urbanist Charrettes," Co-keynote speaker with Elizabeth Plater-Zyberk, American Institute of Architecture Students, South Quad conference, 2008, Miami, FL

Publications of Illustrations and Writings

Sustainable Urbanism and Beyond, Tigran Haas, 2012
Sprawl Repair Manual, Galina Tachieva, 2010
Retrofitting Suburbia, Ellen Dunham-Jones and June Williamson, 2009
Form-Based Codes, Daniel G. Parolek, AIA, 2008
Sustainable Urbanism, Douglas Farr, 2008
Redesigning Cities: Principles, Practice, Implementation, Jonathan Barnett, 2008
The Charrette Handbook, National Charrette Institute, 2006
Getting to Smart Growth II, Smart Growth Network, 2003
Urban Spaces No.3, John Dixon, 2003
Mixed-Use Development Handbook, ULI, 2003
New Urbanism: Comprehensive Report & Best Practices Guide, Robert Steuteville, 2003
Greyfields into Goldfields, Dead Malls Become Living Neighborhoods, CNU, 2002
PlaceMaking: Developing Town Centers, Main Streets & Urban Villages, C. Bohl, 2002
Community by Design, Kenneth B. Hall and Gerald A. Porterfield, 2001
New American Urbanism, John A. Dutton, 2000

Jennifer Garcia, CNU

Town Planner



Degrees

Master of Architecture
ANDREWS UNIVERSITY
Berrien Springs, Michigan

Bachelor of Architecture
ANDREWS UNIVERSITY
Berrien Springs, Michigan

Bachelor of Arts in Spanish Studies
ANDREWS UNIVERSITY
Berrien Springs, Michigan

Professional Experience

Town Planner, 2013 to present
DOVER, KOHL & PARTNERS
Coral Gables, Florida

Proprietor, 2009-2013
GARCIA DESIGN STUDIO
Coral Gables, Florida

Associate Urban Designer, 2007-2009
JAIME CORREA & ASSOCIATES
Miami, Florida

Architectural Designer, 2006-2007
ARKOS DESIGN, INC
Niles, Michigan

Service

VP/Designer, MAA Alumni Association
Visiting Critic, Andrews University
Rebuilding for Resilience Haiti Design
Workshop, University of Miami, 2010
CERENID, Hogar de Ninos, Bolivia, 2006
Escuela Gabriela Mistral, Ecuador, 2005

Jennifer is a certified Charrette Planner through the National Charrette Institute. She received both her Master and Bachelor of Architecture from Andrews University, a leading center for the study of New Urbanism. She has spoken at national conferences including Congress for the New Urbanism about creating plan report documents and her illustrations can be seen in several publications and exhibits. While at Dover-Kohl, she has worked with both municipalities and developers alike to produce innovative master plans, form-based codes, graphics and reports that contribute to the creation of walkable, sustainable urban places.

Jennifer's understanding of a community's history, culture, traditions, and how they contribute to the range of urbanism and local vernacular is influenced by her time living and traveling abroad. Prior to joining Dover-Kohl, Jennifer worked with several top New Urbanist thinkers and contributed to a variety of design teams, including Jaime Correa, Charles Bohl, and Castillo Arquitectos. She also enjoys blogging as a local transit advocate for Transit Miami and as an architecture contributor for Global Site Plans. Her daily bicycle commutes reinforce her belief in nurturing living urbanism with livable streets.

Selected Projects

COCOA BEACH GATEWAYS MASTER PLAN, Cocoa Beach, Florida, 2014

Cocoa Beach has remained relatively untouched for several decades, surviving on outside attractions like the Space Shuttle Program. Now the City wants to be "Open for Business" and attract new growth to its commercial areas to attract more visitors and increase its tax base. Jennifer served as a town planner to create the *Gateways Master Plan*. The resulting vision redefines SR 520 as a premier east-west corridor connecting the Banana River to the Ocean with a multi-way boulevard. The plan lays out a path to revise and fine tune development regulations allowing redevelopment to occur.

SEVEN50 (7 COUNTIES, 50 YEARS), Southeast Florida, 2011-2014

Seven50 is a blueprint for growing a more prosperous and desirable Southeast Florida during the next 50 years and beyond. The plan helps ensure a vibrant and resilient economy, and stewardship of the fragile ecosystem which is quickly becoming one of the world's most important mega-regions. A unique collaboration of more than 200 public, private, and civic stakeholders, Seven50 mapped the strategy for the best-possible quality of life for the more than six million residents of Southeast Florida. Jennifer served as a town planner, illustrator, and graphic designer for these efforts.

MICHIGAN AVENUE/GRAND RIVER AVENUE, Lansing Region, Michigan, 2013

Jennifer served as a town planner for this planning effort to engage the Lansing region in defining a unified vision for the Michigan Avenue / Grand Avenue corridor. A series of charrettes provided the opportunity for an in-depth community conversation about the future urban form of the corridor, and strive to produce a consensus-based vision for the urban design, land use, transportation, and economic development.

EAST PORT OF SPAIN MASTER PLAN, Trinidad & Tobago, West Indies, 2012

Although East Port of Spain is rich in history and culture, some communities have attracted a reputation for crime and violence. Applying the principles of traditional town planning, the firm assisted the East Port of Spain Development Company to restore the existing urban centers within the Comprehensive Development Areas, reconfigure sprawling settlements into communities of neighborhoods, conserve natural features, and preserve the area's built legacy. Jennifer served as an urban design consultant for this effort.

CONNECTING EL PASO, El Paso, Texas, 2010

Connecting El Paso focused on areas expected to become new centers under the City's new transit plan: Remcon Circle, 5 Points, and the Oregon Corridor. The plan also proposes redevelopment at the former ASARCO site to include connected networks of pedestrian-friendly streets, protected open spaces, office and commercial uses, and regional landmark destinations. The City plans to complete new bus rapid transit centers and street improvements at each transit site and compact, mixed-use transit-oriented development is expected to follow in time. Jennifer served as an urban design consultant for this effort.

Kenneth Garcia, CNU

Town Planner



Degrees

Master of Architecture
ANDREWS UNIVERSITY
Berrien Springs, Michigan

Bachelor of Architecture
ANDREWS UNIVERSITY
Berrien Springs, Michigan

Professional Experience

Town Planner, 2007 to present
DOVER, KOHL & PARTNERS
Coral Gables, Florida

Honors

CNU ACADEMIC CHARTER AWARD, 2007
The Saucier Town Plan
Andrews University

TAU SIGMA DELTA HONOR SOCIETY IN
ARCHITECTURE, 2007
Andrews University

Affiliations

Member, Congress for the New Urbanism,
2004 to present

Certified Charrette Planner, National
Charrette Institute, 2007

Lectures & Exhibits

CNU 22 - The Art of Street Design, 2014
Art of the New Urbanism Exhibit, 2012
CNU 20 - SketchUp as a Foundation for
Quick Charrette Hand Drawing, 2012

Kenneth has been with Dover, Kohl & Partners since 2007 and has participated in over 30 design charrettes. He produces many of the firm's illustrations and renderings, using a combination of computer graphics and traditional watercolor techniques. Kenneth received both his Master of Architecture and his Bachelor of Architecture from Andrews University, a leading center for the study of New Urbanism. He is a member of the Congress for the New Urbanism (CNU), and is a certified Charrette Planner through the National Charrette Institute. Kenneth grew up in Costa Rica and Mexico, and is fluent in Spanish.

While studying at Andrews University, Kenneth played a key role in the development of the New Urbanist curriculum in the School of Architecture. He was a founding member of Andrews University's chapter of the Students for the New Urbanism, and was a member of the design team that won a CNU Charter Award for their work on the Saucier Town Plan for Saucier, Mississippi. He continues to serve his Alma Mater, acting as a visiting lecturer and critic for several Charter Award winning projects at the School of Architecture.

Selected Projects

CAPITOL CORRIDOR PLAN, Lansing, Michigan, 2014

The Capitol Corridor plan extends approximately 19-miles from the capitol building to the town of Webberville. Spanning 10 municipalities, the corridor transverses cities, towns and countryside. The resulting plan outlines a vision to guide future growth, change and preservation in the corridor; it also provides recommendations for municipalities and key stakeholders to carry these ideas to implementation. Kenneth served as project manager and illustrator for this project.

WATER CAMPUS MASTER PLAN, Baton Rouge, Louisiana, 2013

Working for the Baton Rouge Area Foundation, Dover-Kohl led the initial design of the 30 acre campus that will be the new home of The Water Institute of the Gulf. The campus is expected to grow into a major center for the science and research of river deltas. The Water Campus' walkable streets, public spaces and urban buildings will be a major step toward fostering a better connection between downtown Baton Rouge and Lansing State University. Kenneth served as Project Director and illustrator for this project.

EL PASO COMPREHENSIVE PLAN, El Paso, Texas, 2012

Over the course of two years, Dover Kohl has led the process of rewriting El Paso's Comprehensive Plan. Through multiple charrettes Dover Kohl worked with the residents, stakeholders and city officials to create a guide to the City's future growth and enable Transit-oriented Development. Kenneth served as a town planner and illustrator for this effort.

MONTGOMERY NEIGHBORHOOD MASTER PLANS, Montgomery, Alabama, 2010 - 2011

Following the Downtown Master Plan adopted in 2007, Dover Kohl returned to Montgomery for several neighborhood master plans aimed at the revitalization and redevelopment of underutilized areas of the city. These plans were all created through extensive public participation. West Fairview Avenue focused on the transformation of an aging suburban corridor. The Plan for Oak Park and Centennial Hill looked at revitalization strategies for a historic neighborhood. The Maxwell Boulevard Neighborhood Plan targeted the redevelopment of key sites adjacent to Maxwell Air Force Base and Overlook Park. Kenneth served as a town planner and illustrator for these efforts.

CURRIDABAT MASTER PLAN & FORM-BASED CODE, Curridabat, Costa Rica, 2011

Dover, Kohl & Partners teamed with lead firm Castillo Arquitectos of Guatemala City, Guatemala, to create a Master Plan for the municipality of Curridabat, on the outskirts of the Costa Rican capital of San José, with a focus on walkability and livability. Curridabat will be the first municipality in Costa Rica to officially implement a Form-Based Code. It is the recipient of a 2014 CNU Charter Award for Best City Plan. Kenneth served as a town planner and illustrator for this project.

Service

Visiting Critic, Andrews University, 2008-2014

CERENID Orphanage Mission Trip, 2006

President and Chapter Founder. Students for the New Urbanism. 2004-2006

Professional Positions

CRAIG REYNOLDS
LANDSCAPE
ARCHITECTURE

RLA #6667084 (est. 2002)

RAYMOND JUNGLES
DESIGN STUDIO (1995-2002)

Education Background

Bachelors of Fine Arts

OHIO STATE UNIVERSITY

Masters of Landscape
Architecture

UNIVERSITY OF FLORIDA

Contact

517 Duval Street Suite 204

Key West Florida 33040

305.292.7243

craig@craigreynolds.net

www.craigreynolds.net

Craig Reynolds was a fine artist and then a landscape architect. That combination of art and science is at the heart of each garden. The completed gardens seamlessly integrate the hardscape and softscape, making them look as if they were always there. To achieve this whole experience, Craig prefers to design everything from the 'doors out.' In addition to the overall planting design, this includes hardscape elements such as the pool, spa, trellis and arbors, patios and decks, fountains and landscape lighting. All of which is set within a framework of native plants and indigenous materials to complete the experience.

Craig Reynolds has 17 years of professional Landscape Architecture experience. He began his education at Ohio State University with a Bachelors of Fine Arts degree and continued on to complete a Masters of Landscape Architecture at The University of Florida.

After college he worked for seven years at Raymond Jungles, Inc. engaged in all aspects of design and project management for estate gardens throughout South Florida and the Caribbean.

In 2002 his experience inspired him to open his own design studio in Key West. He works throughout the Florida Keys and the Caribbean.

Partial client list

David and Sara Kelso

Fitz Coker and Dotty Ballantyne

Andrew and Eunice Melnick

Luis and Anna Cobo

Hans Utsch and Julia Merck

Jeff Asplundh and Wendy Meyer

Ralph and Ricky Lauren

Richard Lewis and Susan
DeRose

Nancy Friday and Norman
Pearlstine

Thorpe and Francine McKenzie

Alexander Baer

Glenn and Mary Jane Creamer

Lucy Buffett

Mark and April Jones

George Robb and Veronica Webb

Mark Hayda and Keith Strickland

James and Kathy Haymaker

Marsha Perelman

QUALIFICATIONS

QUALIFICATIONS

We work extensively with citizen and stakeholder committees in nearly every code drafting project, and will work with our local partners to do the same in Key West.

White & Smith, LLC is a planning and law group with an innovative, national practice. The firm was founded in February of 2005 by Tyson Smith and Mark White. Prior to the formation of White & Smith, LLC, the principals worked together at Freilich, Leitner & Carlisle, at the time, the leading national law and planning firm.

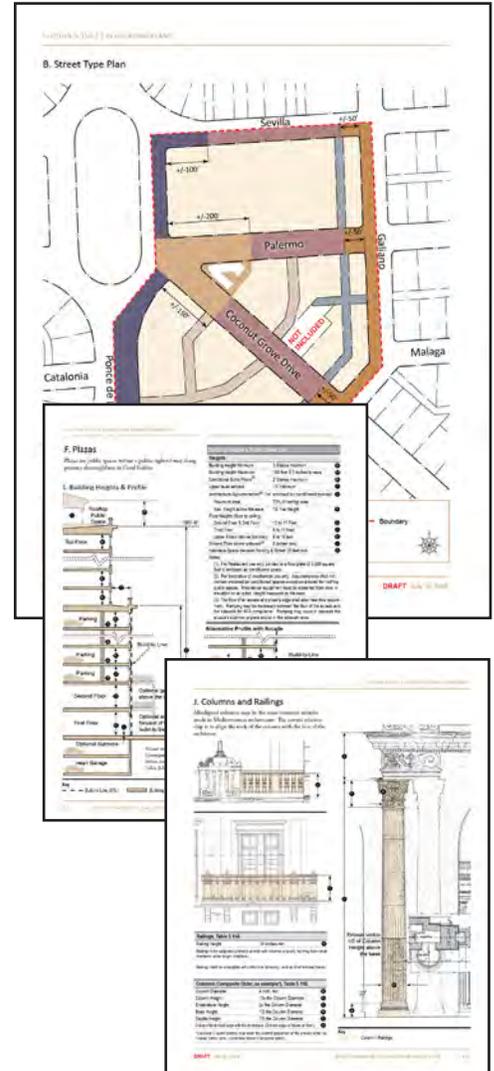
Our team has local experience.

Tyson Smith, the Project Lead, has worked with jurisdictions throughout Florida on workforce housing, building permit allocation systems, subdivision and connectivity policies, comprehensive plan implementation, growth management, and other issues to be addressed in the LDR update. In fact, Tyson has worked on these and other matters with the Islamorada, Monroe County, and, as a staff member, the City of Key West.

Our team works extensively with the public.

White & Smith has consistently demonstrated the ability to work with staff, development community, citizen groups, and governing bodies to develop strategies and alternatives, and to achieve consensus. We work extensively with citizen and stakeholder committees in nearly every code drafting project, and will work with our local partners to do the same on this project, as well. This involves preparing and leading committee workshops, charrettes, public meetings, and private focus groups.

Through its combination of public facilitation, expertise in the substantive issues, and design experience, White & Smith has the tools and expertise to build a successful constituency for adoption of the changes anticipated to the Key West Land Development Regulations.



Mediterranean Village Form Based Code
Coral Gables, FL - by DKP



Our team embraces genuine public participation.

We don't incorporate public workshops into our process because we have to, or because it is requested by a Client. Our team believes that community participation is vital to creating a plan that can be implemented. By designing in public, our transparent process invites stakeholders and community members to work directly with us, developing the drawings, illustrations, and policy objectives that will ultimately become the plan documents. We offer not only traditional meeting and workshop settings, but also a variety of methods for outreach – including the use of innovative online tools – to ensure that all community members have the opportunity for input on their plan.



Our team understands the value of Community & Placemaking.

Creating revisions to the land development regulations is not a "one-size-fits-all" job. We understand that it is important to study the details of what makes Key West unique, and then use this analysis as a foundation for regulation changes that is sensitive to and builds upon the attributes of the City.



Our team makes tools that are both visionary & usable.

The final amendments to the land development regulations should be visionary, providing mechanisms that prescribe a sustainable future. The revisions also need to be clear and achievable for the complete fulfillment of the Vision Plan objectives over time.

Top: Garrison Bight Marina

Middle: Historic Sea Port at Key West Bight

Bottom: Fleming Street



Workforce and Affordable Housing

White and Smith has worked with resort communities around the country on matters related to workforce and affordable housing, including incentives, inclusionary requirements, fees in-lieu, and development standards. Our recent clients have included, for example:

Islamorada

White & Smith worked with Islamorada, Village of Islands to prepare a Workforce Housing Needs Assessment and Policy Recommendations. This project resulted in a series of recommendations to increase the availability of workforce housing for residents of the Upper Keys, including housing stock retention. Recommendations were consistent with the state-mandated Building Permit Allocation System in effect and continuing today.



Aspen-Pitkin County

Analysis and recommendations related to fractional fee housing (“short-term rentals”), workforce housing policies, inclusionary standards, and fees in-lieu methodologies.



Monroe County

White & Smith has worked with the County since 2000 on a number of land use matters, including workforce housing policies and the Keyswide Building Permit Allocation System and the underlying hurricane evaluation model.

Davidson, North Carolina

White & Smith worked with Davidson to development adequate public facility standards, which were, at that time, the first in the nation to include affordable housing as a required facility for concurrency purposes.



City of Key West

As the Assistant City Planner in the mid-1990s, White & Smith partner, Tyson Smith, served as staff to the original workforce housing task force.

Parking Standards

White & Smith addresses parking standards and requirements in nearly every land development regulation update it conducts, including those in other resort areas with the same downtown/residential challenges that face the City of Key West.



Parking on Truman near Duval

Chapel Hill

As consultants to the Town of Chapel Hill, White & Smith developed innovative strategies for parking design into the overall Land Use Management Ordinance update that the firm prepared for Chapel Hill.

San Antonio

For the City of San Antonio, White & Smith developed infill incentive standards that specifically included design and parking ratios along with other liveable street design requirements. These requirements included maximum parking ratios and “build to” lines.



On-street parking on Fleming in Key West

Signage

Similarly, signage regulations (height, location, design) are a key part of most LDRs that we prepare. We have helped communities like Key West, design its sign standards to address historic district constraints and character, as well as, non-historic areas like New Town, North Roosevelt Blvd, and corridors like White Street, Bertha Street, Flagler Avenue, and Truman Avenue. We also have conducted legal assessment related to sign regulations and content standards.



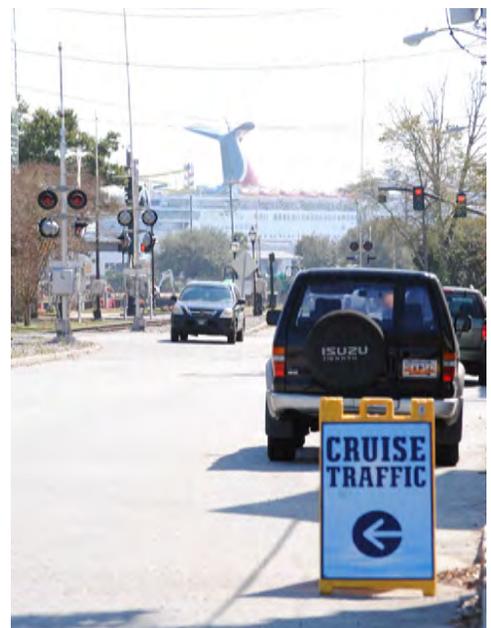
Signage on Flagler Avenue in Key West

Other Keys-Specific Subject Areas and Experience

Project Leader, Tyson Smith, has worked as a staff member and consultant on behalf of the City of Key West, Islamorada, and Monroe County since the early 1990s. His work has included consultation as a certified planner and attorney. This experience is critical, of course, since the City and its neighboring jurisdictions are subject to unique environments, but also, unique legal and regulatory requirements. Our experience in the Keys over the last two decades has included:

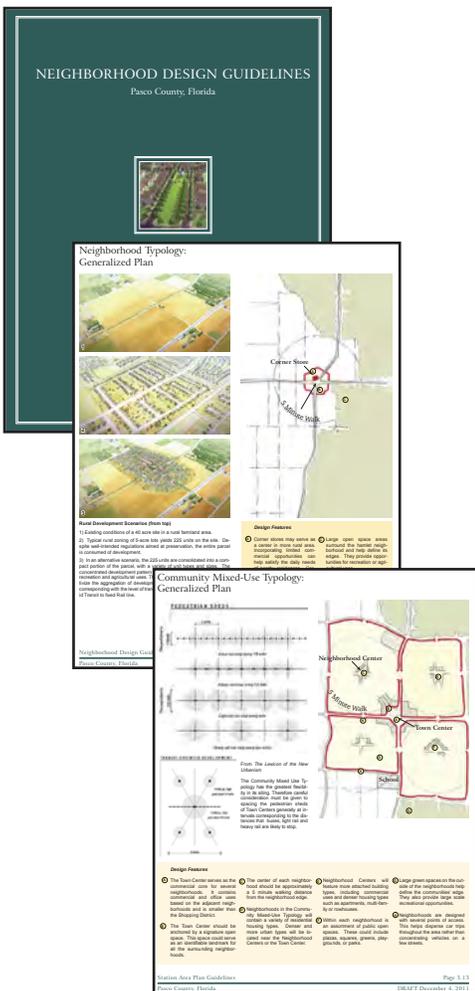
- Building Permit Allocation System (“ROGO”)
- Taking avoidance and legal defense
- Non-conformities and Vested Rights Determinations
- Beneficial Use Determinations
- Hurricane Evacuation
- Workforce and Affordable Housing
- Military Planning and Compatibility
- Bike and Pedestrian Planning and Design
- Short-Term Rentals
- Site plan approval and subdivision standards

Building on his experience initially gained in Key West, Project Leader, Tyson Smith recently lead a study, legal evaluation, and panel discussion for the Historic Charleston Foundation on the impact of the cruise industry on downtown Charleston, South Carolina. His work there involved studies of other ports of call, including Nassau and other stateside terminals.



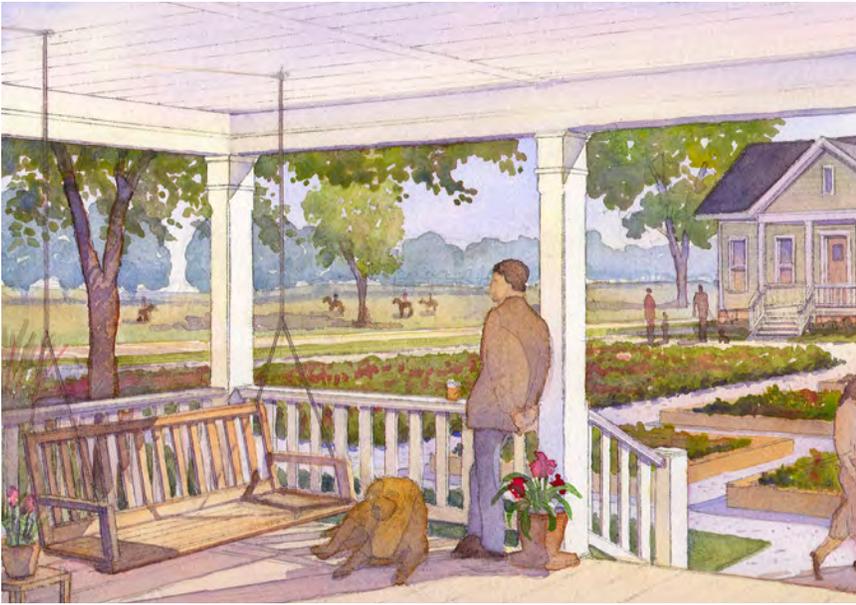
Pasco County, Florida

Our firms recently partnered in a capacity similar to the one proposed for this project, in Pasco County. Tyson Smith, of White & Smith, and Jason King, of Dover-Kohl, worked together on a transferable development rights and transit-oriented development design project in 2010-12 for the County. Though each firm handled discrete aspects of the projects based on their expertise, we worked together to ensure the project process and final work product were seamlessly integrated and presented.



Station Area Plan Guidelines
Pasco County, FL

Planning for regional commercial with transit in Pasco County



Existing farmland in Pasco County



Conventional development



Proposed Village to preserve farmland



Traditional neighborhood development to preserve Starkey Wilderness Park



Neighborhood Transit in Pasco County

REPRESENTATIVE LAND DEVELOPMENT REGULATION PROJECTS

REPRESENTATIVE LDR PROJECTS

Monroe County: Land Use Policy and Land Development Regulations

Principal, Tyson Smith, Esq., AICP, began his career in 1992 as an in-house planner for Monroe County. Over the last fourteen years, Tyson has served as legal counsel and planning consultant for the County, advising them on LDR issues, including:

- Working Waterfronts Preservation
- Affordable Housing
- Single-family and Mobile Home Land Use Compatibility
- Growth Management and Rate of Growth Ordinances
- Protection of Property Rights
- Zoning Code Updates, Including Nonconformities and Administration
- Beneficial Use Determinations
- Legal Defense in Taking Claims



Client Reference:

BOB SHILLINGER, County Attorney

Monroe County

P.O. Box 1026

Key West Florida 33041-3470

(305) 292-3470

Shillinger-Bob@MonroeCounty-FL.Gov

St. Petersburg, Florida – Land Development Regulations

White & Smith collaborated to prepare a form-based Land Management Code to implement a vision driven plan in this primarily built out City of 248,000. The zoning districts follow the City's Vision 2020 plan's division of the City into Neighborhoods, Corridors and Centers. Form-based design standards are included for both the City's traditional neighborhoods and corridors and its suburban areas. Additional design standards apply to three distinct Centers.



Client Reference:

BOB JEFFREY

Former Manager, Urban Design & Historic Preservation

City of St. Petersburg

PO Box 2842

St. Petersburg, FL

(727) 551-3254 – phone

bob.jeffrey@stpete.org

Aspen-Pitkin County, Colorado – Affordable Workforce Housing

White & Smith prepared amendments to this historic western Town’s ordinances related to growth management, affordable housing, and commercial design. Their work included addressing difficult legal issues such as vested rights, and White & Smith suggested alternative standards and approaches, consistent with the growth policies of the City.

The City adopted our amendments to its Growth Management Quota System (GMQS), which moved the city from a mechanical system to one with a normative set of approval criteria. These new standards offer greater predictability to applicants while, at the same time, implementing the City’s design, housing and sustainable development criteria.

Starting in 2013, White & Smith has advised Aspen-Pitkin County and the local Housing Authority on matters related to its existing workforce housing fee in-lieu program and fees methodology.



Client Reference:

CHRIS BENDON, Director

Community Development

City of Aspen

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Aspen, Colorado 81611

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chrisb@ci.aspen.co.us

Bradenton Form-Based Code

Bradenton, FL

DOVER, KOHL & PARTNERS
town planning

Project Area: 1830 acres
Client: City of Bradenton
Year Adopted: 2011
Website: www.cityofbradenton.com

TIMOTHY POLK
Director of Planning and Community
Development
(941) 932 9408



New buildings are constructed in the parking lots that currently are a barrier to pedestrian connectivity between Downtown and the Village of the Arts. Renderings are meant to show the development potential under the form-based code.



An urban-format grocery store provides doors and windows on the street, as well as a public plaza at its entrance.



A segment of 14th Avenue is added to complete the grid of streets. New buildings are sited to front onto the new street segment.



The Project

From 2000 to 2009, the City of Bradenton embarked on a series of planning exercises that sought to reverse a long decline of the downtown core and surrounding historic neighborhoods, and to protect local industries such as citrus processing. In 2010, the City hired Dover, Kohl & Partners to lead a public process, the goal of which was the creation of a form-based code implementing the community's goals of revitalization, sustainability, and preservation of community character. While the previous Euclidian-based zoning included regulations such as setbacks and buffers that promoted formulaic sprawl development, the form-based code includes metrics that were derived from the historic, walkable, city fabric in Bradenton. The form-based code unleashes development potential in the city by removing suburban parking ratios, making zero-foot setback developments legal, and eliminating minimum lot-size requirements that kept parcels from being redeveloped. Unlike the previous code, the form-based code includes designs for pedestrian-friendly, multi-modal thoroughfares, Architectural Standards that promote climate-responsive, authentic buildings, Landscape Standards that encourage habitat creation and local food production, and Sustainability topics such as dark-sky lighting, renewable energy generation, and low-imprint stormwater design. All regulations in the code are tied to the transect-based regulating plan. Karin Murphy Planning & Consulting, Inc. and Hall Planning and Engineering, Inc. collaborated with the creation of the form-based code.

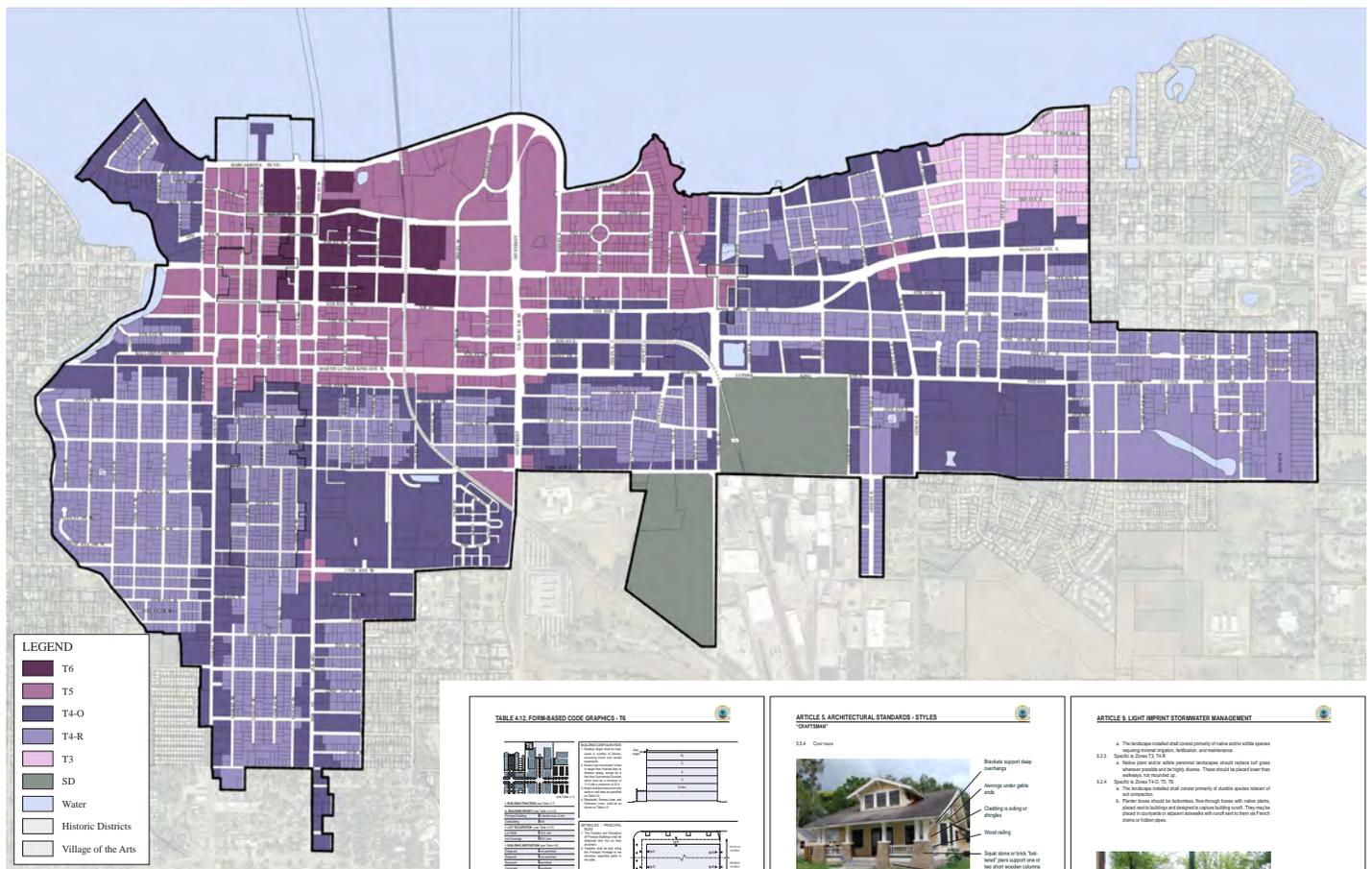
The Process

During the hands-on design session, Dover Kohl & Partners asked citizens and stakeholders to perform urban design surveys and measure parts of the city that embody the walkable, attractive, and enduring character of Bradenton. Next, Dover Kohl & Partners helped the citizens to use the metrics that they extracted in the first exercise to demonstrate how to repair eroded portions of the city, and propose infill and redevelopment. The drawings and documents that resulted became the basis for the content of the form-based code. This exercise was an innovation to the usual charrette process. Rather than merely visioning, the participants became acquainted with the "DNA" of their city and how to equate good urban "DNA" with healthy urban fabric. Over the following months, drafts were reviewed by various City Departments, citizens, and stakeholders and the code was refined.

Status

The City Council voted to adopt the Form-Based Code on June 8, 2011. The Code won the 2012 Driehaus Award for Form-Based Codes on May 10, 2012.

A Transect-Based Regulating Plan



The Regulating Plan deploys T6 just east of Old Main Street and the blocks surrounding the historic rail station. This will preserve the scale of the Main Street, which is compatible with heights suggested by T5, the zone found in the rest of downtown. The corridors are designated T4-O, which has shorter buildings than T5 but mixes uses more and has more spatial enclosure than T4-R or T3, the zones that constitute the residential fabric of the in-town neighborhoods. Special Districts are assigned to two major employment centers, including Tropicana, whose main processing plant is located in the city and whose building envelopes and operations are deliberate exceptions to the metrics found in other transect zones.

Architectural Standards provide guidance on the design of climate-responsive buildings that are authentic to Bradenton. Photographs and diagrams, mostly of local buildings, illustrate the proper composition, details, and materials that contribute to aesthetics, durability, sustainability, and resilience to hurricanes. Architectural Standards and other Articles are transect-based and are tied to the Regulating Plan.

<p>TABLE 4.12 FORM-BASED CODE GRAPHICS - T5</p> <p>BRADENTON FORM-BASED CODE</p>	<p>ARTICLE 8. ARCHITECTURAL STANDARDS - STYLES</p> <p>5.14 Common</p> <p>BRADENTON FORM-BASED CODE</p>	<p>ARTICLE 9. LIGHT IMPACT/STORMWATER MANAGEMENT</p> <p>9.2</p> <p>BRADENTON FORM-BASED CODE</p>
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Development potential was increased around the historic Downtown train station, a property that could be revitalized and returned to its original use should passenger rail service resume in the region.

The Town's Blueprint

A Vision & Code for Historic Charlotte Amalie, St. Thomas, USVI

DOVER, KOHL & PARTNERS
town planning

Project Area: Historic neighborhoods, approx. 239 acres
Client: The Community Foundation of the Virgin Islands
Year Initiated: 2010
Website: thetownsblueprint.com

DEE BAECHER-BROWN, President
Community Foundation of the Virgin Islands
(340) 774 2712



For more information, visit doverkohl.com.



The restoration of a neighborhood step street.



Existing



Proposed

Hypothetical view along General Gade with the undergrounding of utilities and infill of a vacant lot.

The Project

The Town's Blueprint is a special component of the USVI's Zoning and Subdivision Code Update: a pilot project to demonstrate and test the application of a Form-Based Code (FBC) in the historic neighborhoods of Charlotte Amalie. The goal for the planning effort is to create a new FBC Overlay District that can be calibrated and applied in selected areas throughout the Territory. The historic core of Charlotte Amalie is the first "pilot" area to test this approach. This area was selected as the pilot to build upon the investment in transportation and infrastructure improvements underway as a part of the Charlotte Amalie Revitalization Plan (which includes a series of enhancements to celebrate the centennial of the transfer of the islands in 2017), as well as to protect and strengthen the historic building fabric present in the capital city of the United States Virgin Islands. Dover, Kohl & Partners worked together with Hall Planning & Engineering, UrbanAdvisors, Chael, Cooper & Associates, Springline Architects, Aaron Cook, and Eduardo Castillo, as well as hundreds of participants from the Charlotte Amalie community to create the Vision and Code.

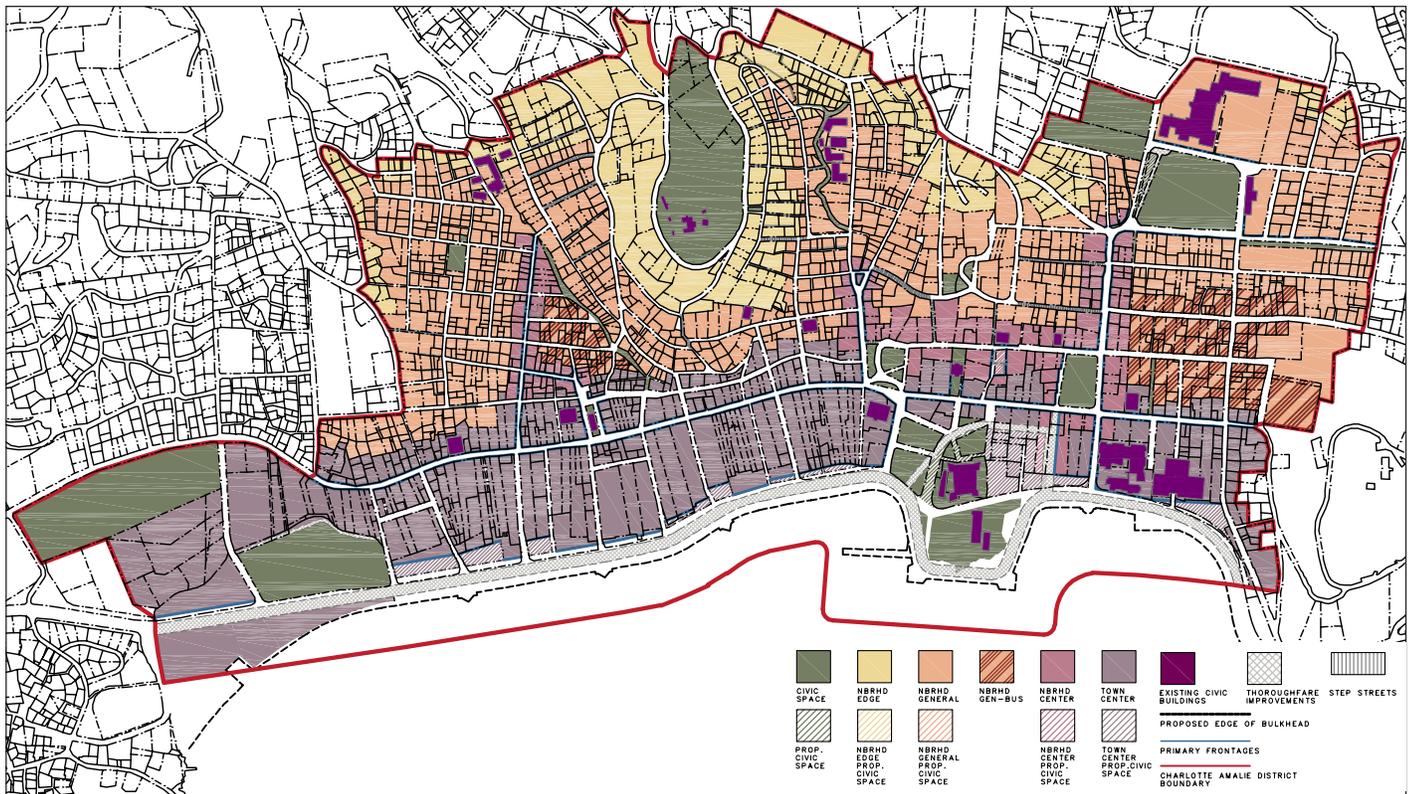
The Process

The first step to creating the Code was to confirm the community's vision for the future; this vision could then be translated into new form-based regulations. The vision and code together, when adopted, will be used to guide future development in Charlotte Amalie. The public process began with stakeholder interviews and meetings in August and November 2010, and peaked with a charrette held December 3 - 9, 2010. Residents, property/business owners, and government staff and officials attended the week's presentations and design sessions, and visited the design studio, where each day's progress was displayed. A set of "Big Ideas" were identified to describe the general roadmap for revitalization and regulation in Charlotte Amalie. These concepts formed the purpose and intent of the new Charlotte Amalie District Code, which can be a tool used to implement key portions of the vision.

Status

The Dover-Kohl team returned to the Territory in March 2011 for additional community meetings, including an interactive Code Workshop, to review an Executive Summary of the vision and a first draft of the Charlotte Amalie District Code. In November 2011, additional meetings were held to review the full Summary Report and second draft of the Form-Based Code. The Territory-wide Zoning and Subdivision Code Update (prepared by Duncan Associates and Rutgers University) is expected to be ready for adoption in 2014. Following approval, individual FBC districts, such as the one prepared for the pilot area of Charlotte Amalie, can be adopted.

The Charlotte Amalie District Code



The Town's Blueprint included an assessment of Charlotte Amalie's existing conditions and a public planning process, resulting in a set of "Big Ideas" and an Illustrative Master Plan that can be used to guide future preservation and infill/development in Charlotte Amalie.

In order to implement this vision, a draft Form-Based Code is being prepared (called the Charlotte Amalie District Code), focusing on the desired physical form of new development.

The Regulating Plan

The Regulating Plan (above) is derived from the community vision for historic Charlotte Amalie, as depicted in the Illustrative Master Plan. Traditional towns and neighborhoods have physical forms that vary in character and intensity. The Regulating Plan establishes five Sub-districts; each has varying urban form and character, from the center of Town to the neighborhood edge. Each Sub-district contains regulations fitting with the existing historic context, such as the placement and intensity of buildings and other uses of land, as well as the design of thoroughfares that pass through the zone.

The Regulating Plan designates Primary Street Frontages; these streets are to be held to the

highest standards for urban form and architectural detailing. Specific regulations are contained in the General and Architectural Standards to guide development of lots that face these frontages.

Building Form & Architectural Standards

The Building Form and Architectural Standards are a key component of the Charlotte Amalie District Code, regulating building massing and facade composition, as well as architectural elements and appurtenances such as windows, shutters, doors, and balconies. The standards are consistent with the guidelines enforced by the State Historic Preservation Officer (SHPO), and include additional detail to ensure the appearance of infill development is complimentary to the surrounding historic context.

Thoroughfare Standards

Thoroughfares are uniquely tied to the urban context in which they are located, to ensure they are compatible with the desired community character. For this reason, Thoroughfare Standards are also included as a part of the Charlotte Amalie District Code, to guide the design or retrofit of streets in the study area according to the community vision for walkable, connected streets.

THE TOWN'S BLUEPRINT: BIG IDEAS

REAFFIRM & PROTECT THE
TRADITIONAL WAY OF BUILDING

TRANSFORM THE WATERFRONT
INTO THE FINEST PUBLIC SPACE
IN THE CARIBBEAN

CONNECT

MAKE WALKABILITY THE FIRST
PRIORITY IN DESIGN

CONTROL THE SCALE; SMALL IS
BEAUTIFUL

BRING TOWN TO LIFE AT NIGHT &
FOSTER OVERNIGHT STAYS

EMBRACE OUR DIVERSITY &
IMPROVE QUALITY OF LIFE FOR ALL

REFERENCES

REFERENCES

White & Smith Planning and Law Group

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Dover, Kohl & Partners Town Planning

TIMOTHY POLK, Director of Planning and Community Development

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Bradenton FL

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timothy.polk@cityofbradenton.com

SWORN STATEMENTS AND AFFIDAVITS

Addendum No. 1
City of Key West RFP#004-14.
LDR Amendments

To all prospective proposers:

The following change is hereby made a part of RFP#004-14 as fully and as completely as if the same were fully set forth therein:

Exhibit A. 8. Indemnification Agreement

Delete in its entirety the following:

The following shall be made a provision of any resulting agreement:

To the fullest extent permitted by law, the DESIGN PROFESSIONAL expressly agrees to indemnify and hold harmless the City of Key West, their officers, directors, agents, and employees (herein called the "indemnitees") from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this Paragraph, to persons or property, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the DESIGN PROFESSIONAL, its Subcontractors or persons employed or utilized by them in the performance of the Contract. Claims by indemnities for indemnification shall be limited to the amount of DESIGN PROFESSIONAL's insurance or \$1 million per occurrence, whichever is greater. The parties acknowledge that the amount of the indemnity required hereunder bears a reasonable commercial relationship to the Contract and it is part of the project specifications or the bid documents, if any.

The indemnification obligations under the Contract shall not be restricted in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the DESIGN PROFESSIONAL under workers' compensation acts, disability benefits acts, or other employee benefits acts, and shall extend to and include any actions brought by or in the name of any employee of the DESIGN PROFESSIONAL or of any third party to whom DESIGN PROFESSIONAL may subcontract a part or all of the Work. This indemnification shall continue beyond the date of completion of the work.

Replace with the following:

The following shall be made a provision of any resulting agreement:

To the fullest extent permitted by law, the consultant or consultant group expressly agrees to indemnify and hold harmless the City of Key West, their officers, directors, agents, and employees (herein called the "indemnitees") from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this Paragraph, to persons or property, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the consultant or consultant group, its Subcontractors or persons employed or utilized by them in the performance of the Contract. Claims by indemnities for indemnification shall be limited to the amount of consultant or consultant group's insurance or \$1 million per occurrence, whichever is greater. The parties acknowledge that the amount of the indemnity required hereunder bears a reasonable commercial relationship to the Contract and it is part of the project specifications or the bid documents, if any.

The indemnification obligations under the Contract shall not be restricted in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the consultant or consultant group under workers' compensation acts, disability benefits acts, or other employee benefits acts, and shall extend to and include any actions brought by or in the name of any employee of the consultant or consultant group or of any third party to whom consultant or consultant group may subcontract a part or all of the Work. This indemnification shall continue beyond the date of completion of the work.

All Proposers shall acknowledge receipt and acceptance of this Addendum No. 1 by acknowledging Addendum in their proposal or by submitting the addendum with the proposal package. Proposals submitted without acknowledgement or without this Addendum fully executed may be considered non-responsive



Signature



Name of Business

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(A)
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS,

1. This sworn statement is submitted to The City of Key West

by Tyson Smith
(print individual's name and title)

for White & Smith, LLC
(print name of entity submitting sworn statement)

whose business address is 255 King St. Charleston SC

and (if applicable) its Federal Employer Identification Number (FEIN) is

72-1591935
(if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement):

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "conviction" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 01, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
- a. A predecessor or successor of a person convicted of a public entity crime: or

- b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members and agent who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment of income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statute means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement (indicate which statement applies).

Neither the entity submitting this sworn statement, or any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

STATE OF South Carolina)
: SS
COUNTY OF Charleston)

I, the undersigned hereby duly sworn, depose and say that the firm of White & Smith, LLC

provides benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses, per City of Key West Code of Ordinances Sec. 2-799.

By: [Signature]

Sworn and subscribed before me this 16th day of September 2014.

NOTARY PUBLIC, State of South Carolina at Large

[Signature]

My Commission Expires: 6/16/2021

ASHLEY BEEBE
Notary Public - State of South Carolina
My Commission Expires June 16, 2021

