



CITY OF  
**FORT LAUDERDALE**



July 28, 2014

**EAR and EAR-Based Amendment Data Inventory  
and Analysis**

**RFP #845-11461**



**KEITH and SCHNARS, P.A.**

FLORIDA'S *Big* LOCAL FIRM

14-0947

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**KEITH and SCHNARS, P.A.**  
FLORIDA'S *Big* LOCAL FIRM

6500 North Andrews Avenue  
Fort Lauderdale, Florida 33309  
Phone: (954) 776-1616  
Fax: (954) 771-7690  
Toll Free: (800) 488-1255  
www.KSFLA.com

EXHIBIT 4  
14-0947

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# Bid/Proposal and Signature Pages

## BID/PROPOSAL SIGNATURE PAGE

**How to submit bids/proposals:** Proposals must be submitted by hard copy only. It will be the sole responsibility of the Bidder to ensure that the bid reaches the City of Fort Lauderdale, City Hall, Procurement Services Division, Suite 619, 100 N. Andrews Avenue, Fort Lauderdale, FL 33301, prior to the bid opening date and time listed. Bids/proposals submitted by fax or email will NOT be accepted.

The below signed hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid. I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal I will accept a contract if approved by the CITY and such acceptance covers all terms, conditions, and specifications of this bid/proposal.

**Please Note:** All fields below **must** be completed. If the field does not apply to you, please note N/A in that field.

Submitted by: Michael J. Davis (signature) July 28, 2014 (date)

Name (printed) Michael L. Davis Title: Vice President

Company: (Legal Registration) Keith and Schnars, P.A.

**CONTRACTOR, IF FOREIGN CORPORATION, MAY BE REQUIRED TO OBTAIN A CERTIFICATE OF AUTHORITY FROM THE DEPARTMENT OF STATE, IN ACCORDANCE WITH FLORIDA STATUTE §607.1501 (visit <http://www.dos.state.fl.us/>).**

Address: 6500 North Andrews Avenue

City Fort Lauderdale State: FL  
Zip 33309

Telephone No. (954) 776-1616 FAX No. (954) 771-7690 Email: mdavis@ksfla.com

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions): TBD

Payment Terms (section 1.04): Net 30 Total Bid Discount (section 1.05): N/A

Does your firm qualify for MBE or WBE status (section 1.09): MBE N/A WBE N/A

**ADDENDUM ACKNOWLEDGEMENT** - Proposer acknowledges that the following addenda have been received and are included in the proposal:

<u>Addendum No.</u>	<u>Date Issued</u>
---------------------	--------------------

P-CARDS: Will your firm accept the City's Credit Card (VISA / MasterCard) as payment for goods/services?

VISA YES  NO  MasterCard YES  NO

**VARIANCES:** State any variations to specifications, terms and conditions in the space provided below or reference in the space provided below all variances contained on other pages of bid, attachments or bid pages. No variations or exceptions by the Proposer will be deemed to be part of the bid submitted unless such variation or exception is listed and contained within the bid documents and referenced in the space provided below. If no statement is contained in the below space, it is hereby implied that your bid/proposal complies with the full scope of this solicitation. **HAVE YOU STATED ANY VARIANCES OR EXCEPTIONS BELOW? BIDDER MUST CLICK THE EXCEPTION LINK IF ANY VARIATION OR EXCEPTION IS TAKEN TO THE SPECIFICATIONS, TERMS AND CONDITIONS.** If this section does not apply to your bid, simply mark N/A in the section below.

Variances:  
\_\_\_\_\_

# Cost Proposal Page

Cost to the City: Contractor must quote firm, fixed, annual rate for all services identified in this request for proposal. This firm fixed annual rate includes any costs for travel to the City. No other costs will be accepted. This firm fixed annual rate will be the same for the initial contract period.

**Failure to use the City's COST PROPOSAL Page and provide costs as requested in this RFP, may deem your proposal non-responsive.**

TOTAL PROJECT COST:        \$366,590.00 (attach a breakdown of costs and list anticipated staff hours, including hourly rates for each staff person dedicated to the project).





# TAB 2: Cost Proposal Page

## FTL EAR Cost Estimate

	Project Manager		QA/QC		Planning Associate 1		TransPlan Director		TransPlan Project Mgr.		LA Project Mgr.		LA Associate 2		Civil		Admin		Erin Deady		Dover Kohl		Becker & Poliakoff		Fishkind and Assoc.		Total Hours	Total Dollar
	Hrs	\$125.00	Hrs	\$175.00	Hrs	\$85.00	Hrs	\$200.00	Hrs	\$175.00	Hrs	\$135.00	Hrs	\$125.00	Hrs	\$175.00	Hrs	\$65.00	Hrs	\$125.00	Hrs	\$195.00	Hrs	\$200.00	Hrs	\$250.00		
<b>Phase I - Evaluation and Appraisal Report</b>																												
Task 1: Project Initiation Meeting and Project Mgt.	44	\$5,500.00	12	\$2,100.00	0	\$0.00	8	\$1,600.00	0	\$0.00	8	\$1,080.00	0	\$0.00	8	\$1,400.00	4	\$260.00	8	\$1,000.00	4	\$780.00	8	\$1,600.00	8	\$2,000.00	112	\$17,320.00
Task 2: Assessment of Major Issue and PI	36	\$4,500.00	24	\$4,200.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	8	\$1,000.00	43	\$8,385.00	12	\$2,400.00	6	\$1,500.00	129	\$21,985.00
Task 3: Interagency Scoping Meeting (Optional)	8	\$1,000.00	0	\$0.00	0	\$0.00	0	\$0.00	4	\$700.00	0	\$0.00	0	\$0.00	4	\$700.00	4	\$260.00	4	\$500.00	0	\$0.00	8	\$1,600.00	0	\$0.00	32	\$4,760.00
Task 4: Compilation Report	40	\$5,000.00	10	\$1,750.00	0	\$0.00	4	\$800.00	4	\$700.00	4	\$540.00	4	\$500.00	4	\$700.00	12	\$780.00	4	\$500.00	41	\$7,995.00	24	\$4,800.00	14	\$3,500.00	165	\$27,565.00
Task 5: Planning and Zoning Board	8	\$1,000.00	4	\$700.00	0	\$0.00	4	\$800.00	0	\$0.00	4	\$540.00	0	\$0.00	0	\$0.00	0	\$0.00	10	\$1,250.00	9	\$1,755.00	8	\$1,600.00	0	\$0.00	47	\$7,645.00
Task 6: City Commission Public Meeting	8	\$1,000.00	4	\$700.00	0	\$0.00	4	\$800.00	0	\$0.00	4	\$540.00	0	\$0.00	0	\$0.00	0	\$0.00	10	\$1,250.00	8	\$1,560.00	8	\$1,600.00	6	\$1,500.00	52	\$8,950.00
Task 7: Preliminary and Draft EAR	80	\$10,000.00	8	\$1,400.00	0	\$0.00	4	\$800.00	16	\$2,800.00	8	\$1,080.00	4	\$500.00	8	\$1,400.00	0	\$0.00	16	\$2,000.00	197	\$38,415.00	40	\$8,000.00	0	\$0.00	381	\$66,395.00
Task 8: Development Review Committee Meeting	8	\$1,000.00	0	\$0.00	0	\$0.00	0	\$0.00	4	\$700.00	4	\$540.00	0	\$0.00	0	\$0.00	0	\$0.00	4	\$500.00	10	\$1,950.00	4	\$800.00	6	\$1,500.00	40	\$6,990.00
Task 9: Final EAR	10	\$1,250.00	4	\$700.00	0	\$0.00	0	\$0.00	0	\$0.00	4	\$540.00	2	\$250.00	4	\$700.00	0	\$0.00	8	\$1,000.00	40	\$7,800.00	20	\$4,000.00	0	\$0.00	92	\$16,240.00
Task 10: Final EAR Public Meeting	8	\$1,000.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	4	\$540.00	0	\$0.00	0	\$0.00	0	\$0.00	4	\$500.00	20	\$3,900.00	8	\$1,600.00	0	\$0.00	44	\$7,540.00
	250	\$31,250.00	66	\$11,550.00	0	\$0.00	24	\$4,800.00	28	\$4,900.00	40	\$5,400.00	10	\$1,250.00	28	\$4,900.00	20	\$1,300.00	76	\$9,500.00	372	\$72,540.00	140	\$28,000.00	40	\$10,000.00	1094	\$185,390.00
<b>Phase II - Data and Analysis</b>																												
Task 1: Preliminary D&A	120	\$15,000.00	16	\$2,800.00	170	\$14,450.00	8	\$1,600.00	40	\$7,000.00	8	\$1,080.00	2	\$250.00	40	\$7,000.00	40	\$2,600.00	8	\$1,000.00	30	\$5,850.00	80	\$16,000.00	140	\$35,000.00	532	\$95,180.00
Task 2: Development Review Committee Meeting	8	\$1,000.00	0	\$0.00	0	\$0.00	0	\$0.00	4	\$700.00	0	\$0.00	0	\$0.00	4	\$700.00	0	\$0.00	4	\$500.00	14	\$2,730.00	4	\$800.00	6	\$1,500.00	44	\$7,930.00
Task 3: Draft D&A	60	\$7,500.00	4	\$700.00	60	\$5,100.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	10	\$650.00	12	\$1,500.00	10	\$1,950.00	24	\$4,800.00	30	\$7,500.00	150	\$24,600.00
Task 4: Planning and Zoning Board Meeting	8	\$1,000.00	0	\$0.00	0	\$0.00	0	\$0.00	8	\$1,400.00	4	\$540.00	0	\$0.00	4	\$700.00	0	\$0.00	8	\$1,000.00	10	\$1,950.00	8	\$1,600.00	6	\$1,500.00	56	\$9,690.00
Task 5: City Commission Public Meeting	8	\$1,000.00	0	\$0.00	0	\$0.00	0	\$0.00	4	\$700.00	4	\$540.00	0	\$0.00	4	\$700.00	0	\$0.00	8	\$1,000.00	10	\$1,950.00	8	\$1,600.00	6	\$1,500.00	52	\$8,990.00
Task 6: Other Public Meetings	8	\$1,000.00	0	\$0.00	0	\$0.00	0	\$0.00	4	\$700.00	0	\$0.00	0	\$0.00	4	\$700.00	0	\$0.00	8	\$1,000.00	0	\$0.00	8	\$1,600.00	0	\$0.00	32	\$5,000.00
Task 7: Final D&A	30	\$3,750.00	2	\$350.00	40	\$3,400.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	8	\$1,400.00	4	\$260.00	12	\$1,500.00	6	\$1,170.00	16	\$3,200.00	20	\$5,000.00	98	\$16,630.00
Task 8: ORC Revisions	16	\$2,000.00	2	\$350.00	12	\$1,020.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	8	\$1,400.00	4	\$260.00	8	\$1,000.00	6	\$1,170.00	10	\$2,000.00	20	\$5,000.00	74	\$13,180.00
	258	\$32,250.00	24	\$4,200.00	282	\$23,970.00	8	\$1,600.00	60	\$10,500.00	16	\$2,160.00	2	\$250.00	72	\$12,600.00	58	\$3,770.00	68	\$8,500.00	86	\$16,770.00	158	\$31,600.00	228	\$57,000.00	1038	\$181,200.00
	508	\$63,500.00	90	\$15,750.00	282	\$23,970.00	32	\$6,400.00	88	\$15,400.00	56	\$7,560.00	12	\$1,500.00	100	\$17,500.00	78	\$5,070.00	144	\$18,000.00	458	\$89,310.00	298	\$59,600.00	268	\$67,000.00	2132	\$366,590.00

# Non-Collusion Statement

**NON-COLLUSION STATEMENT:**

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

**Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.**

<u>NAME</u>	<u>RELATIONSHIPS</u>
N/A	

**In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.**



July 28, 2014

City of Fort Lauderdale  
Procurement Services Division  
City Hall Room 610  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

**RE: EAR and EAR-Based Amendment Data Inventory and Analysis  
RFP #845-11461**



Dear Sirs:

Keith and Schnars, P.A. (K&S) is a Fort Lauderdale-based business providing professional planning and engineering services throughout Florida the past 42 years. With many of our employees working and living in Fort Lauderdale, we have experienced its history and growth. K&S has a proven, long-term track record of successful collaboration with the City and has truly surveyed the City's past while planning and engineering its future. Two great examples of our work include our preparation of the Consolidated Downtown Master Plan, which is guiding the exciting development of the urban core; and, the engineering we provided on critical infrastructure projects such as Water Works 2011. Further, K&S has provided Planning, Landscape Architecture and Civil Engineering services for countless other City projects. Finally, having participated creation of the City's vision as expressed in the Fast Forward and Press Play Fort Lauderdale vision and strategic plan projects, we understand it well and embrace it!

When it comes to providing Evaluation and Appraisal Report (EAR) services, our firm has a strong track record. Our team has performed this role for such diverse communities as:

- **Indian Rocks Beach**
- **Monroe County**
- **Indian Rocks Beach**
- **Coral Springs**
- **Sunny Isles Beach**
- **West Park**

Our most recent accomplishment is the development of the Monroe County **EAR**, for which we received high praise from the Department of Economic Opportunity. Monroe County, which is designated as an Area of State Critical Concern, shares many important issues with Fort Lauderdale, such as: **sea level rise** and **climate change**. We developed an Energy and Climate Element based upon the results of the EAR, where sea level rise and the impacts of climate change was identified as the number one major planning issue by residents and stakeholders throughout the County.





For this project, we offer an unparalleled team of distinguished professionals to translate the Data and Analysis into recommendations for revisions to the City's and Broward County's Comprehensive Plan as part of the EAR process. Our Team members were carefully selected and include leading experts from K&S and our sub-consultants who include Fishkind and Associates, Dover Kohl and Partners, Marcie Oppenheimer-Nolan and Hope Calhoun of Becker & Poliakoff, and Erin Deady, P.A., AICP, Esq. Believing that active participation of the community is critical to the success of developing a meaningful EAR, we offer certified charrette managers, with extensive experience in public outreach and facilitation who use proven methods of engaging a wide-variety of constituent groups in the planning process.

Our local presence ensures that K&S staff members are available at the behest of City officials and staff on short notice. Our Project Manager, Debbie Love, AICP, will be the primary contact person for the City. Ms. Love has over 20 years of experience in planning, public outreach, urban design, regulatory development and comprehensive and land use planning. She was the primary author and project manager for several EARs throughout Florida, most recently for Monroe County. Our Fort Lauderdale corporate office will perform the majority of the work, coordinate the efforts of our external team members, and provide day-to-day coordination with City staff.



We are a firm dedicated to the timely and cost-efficient delivery of services, and understand our clients' desires for the completion of high-quality projects on time, and within budget.

We appreciate the opportunity to submit a response to this RFP. K&S is part of the fabric of Fort Lauderdale and we have helped plan and design many of the things that make this a great city. The K&S Team has extensive experience, has a diverse group of professionals and we are motivated to provide the City the highest quality planning services. As Principle-in-Charge I will ensure that the K&S Team exceeds your expectations.

Should you have any questions, or require any further information, please contact me at (954) 776-1616 or at [mdavis@ksfla.com](mailto:mdavis@ksfla.com).

Respectfully submitted,

A handwritten signature in green ink that reads "Michael L. Davis". The signature is written in a cursive, flowing style.

Michael L. Davis  
Vice President



## ASSESSMENT OF CAPABILITY AND APPROACH

K&S Team Members have prepared Evaluation and Appraisal Reports (EARs) for a wide-variety of jurisdictions throughout Florida including Monroe County, the Cities of Indian Rocks Beach, Coral Springs, Sunny Isles Beach and West Park, and have also completed peer-review and analyses of EARs, including for the City of Lauderdale-by-the-Sea.

We are confident in our ability to successfully undertake the complex analyses, vigorous public outreach and extensive GIS mapping required for this project. While each EAR is unique and rewarding in its own right, our crowning achievement was the Monroe County EAR: one of the most scrutinized EAR documents produced in the last several years. DCA staff praised the Monroe County EAR as setting the benchmark for all other jurisdictions to achieve.

A robust public involvement plan will be developed for the City's EAR, including extensive community input, recognition of diverse neighborhoods and demographics with different needs and concerns, media outreach, and

consensus building in order to identify and agree upon a final set of major planning issues. Many of the planning issues facing Fort Lauderdale, such as climate change, sea level rise, economic vitality, sustainability and environmental protection were also of concern to the residents and stakeholders throughout Monroe County.

## EFFECT OF FLORIDA HOUSE BILL 7202

In June 2011, HB7202 dramatically altered the requirements for the preparation of an EAR. Chapter 163.3191(1) now only requires a local government to review the plan to reflect changes to Chapter 163; however, it does encourage jurisdictions to, "[...] comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions." We applaud the City's decision to take a holistic and considerate approach in the development of the EAR, including identifying and addressing major planning issues. Equally important will be the updates to or development of Data and Analysis to support the EAR's recommended revisions to the Comprehensive Plan.

The EAR we will produce will be user-friendly, easy to understand, logical and include illustrations and graphics to clearly summarize topics.



# Statement of Proposed Services

## EAR OUTLINE

We propose the following outline for the document (this will be fine-tuned with assistance from the City) which will serve as the guide for the development of the EAR:

### Introduction

1. Purpose of the EAR
2. Identification of Major Issues
3. Overview of Report Recommendations

### Chapter 1: Public Involvement Process

1. A summary of the public participation program and activities undertaken by the City in preparing the report

### Chapter 2: Major Issues Identification and Analysis

1. Statement of Issue
  - a. Brief background of each major issue
    - i. What is it?
    - ii. Can it be quantified?
    - iii. Compare the Past and the Present
      - 1) What was the situation at the time of the Plan development?
      - 2) What is the situation today?
      - 3) If the issue can be quantified, compare the quantities in the adopted plan with the current quantities.
  - b. An analysis of each major issue for its potential social, economic, and environmental impacts
    - i. Why is it an issue?
    - ii. What events have occurred to cause the issue, (e.g. active hurricane season)?
    - iii. What does this mean?
    - iv. Does the issue represent an opportunity not previously identified?
    - v. Why was it unanticipated?
2. Strategies outside of the Plan to Address Issue

### Chapter 3: Assessment of Required Changes to Plans and Initiatives

1. Status of Implementation of Prior EAR Recommendations
  - a. The identification of Plan objectives and past actions related to the recommendations from the previous EAR major issues.
  - b. Evaluation of the extent to which the Plan objectives have been achieved.

c. Relevant Variables: A discussion on any unforeseen and unanticipated changes and circumstances which have resulted in problems and opportunities with respect to major issues in each element, including applicable legislative changes.

2. Major Issues Policy Framework
  - a. The identification of Plan objectives or other initiatives related to each major issue.
  - b. The identification of any actions or corrective measures, as appropriate:
    - i. Any map amendments anticipated to address the identified major issues.
    - ii. How the City's Comprehensive Plan should be updated. Identification of any new and revised Comprehensive Plan goals objectives and policies (GOPs) for major issues within each element and recommendations for GOPs for new elements, e.g., Climate Change, Economic and Urban Design.
    - iii. Recommended changes to Broward County's Land Use Plan and Comprehensive Plan, Complete Streets and other relevant County initiatives.

### Chapter 4: Assessment of Changes to Florida Statutes [163.3191(1)], Strategic Regional Policy Plans, the Broward County Land Use Plan and Broward County Comprehensive Plan

## PROPOSED SCOPE OF SERVICES

The following tasks generally outline our planned approach; a detailed scope is included under Tab 12.

### Phase One

TASK 1 - PROJECT INITIATION MEETING AND PROJECT MANAGEMENT

TASK 2 - ASSESSMENT OF MAJOR ISSUES AND PUBLIC INVOLVEMENT

TASK 3 - INTERAGENCY SCOPING MEETING (OPTIONAL)

TASK 4 - COMPILATION REPORT

TASK 5 - PLANNING COMMISSION PUBLIC MEETING

TASK 6 - CITY COMMISSION PUBLIC MEETING

TASK 7 - DEVELOPMENT AND PREPARATION OF PRELIMINARY AND DRAFT EAR





# Statement of Proposed Services

TASK 8 - DEVELOPMENT REVIEW COMMITTEE MEETING

TASK 9 - DEVELOPMENT OF FINAL EAR

TASK 10 - PUBLIC HEARINGS ON FINAL EAR

## Phase Two

TASK 1 - PRELIMINARY DATA, INVENTORY AND ANALYSIS REPORT

TASK 2 - DEVELOPMENT REVIEW COMMITTEE MEETING

TASK 3 - DRAFT DATA, INVENTORY AND ANALYSIS REPORT

TASK 4 - PLANNING AND ZONING BOARD MEETING

TASK 5 - CITY COMMISSION PUBLIC MEETING

TASK 6 - OTHER PUBLIC MEETINGS

TASK 7 - FINAL DATA, INVENTORY AND ANALYSIS REPORT

TASK 8 - OBJECTIONS, RECOMMENDATIONS AND COMMENTS RESPONSE (ORC)

## DISTINCTIVE COMPETENCE

As noted earlier, the K&S Team has completed a wide-variety of EARs for communities throughout Florida, including one of the most complex undertaken in Florida's history. Our Team brings specialized and knowledgeable professionals who are recognized experts in their field of endeavor.

K&S has a long history of providing high-quality services to the City. We bring both our local knowledge of the City's issues, a keen awareness of the City's position within the County and Region, and a talented and senior team.

**Michael L. Davis, Vice President (K&S)** will serve as the Principal-in-Charge. Mr. Davis has over 33 years of high-level experience in water resources planning, environmental policy, legislation and governmental relations, including NEPA and the Army Corps of Engineers planning process. He has served in a senior capacity in the Army Corps of Engineers, the White House Council on Environmental Quality, the Environmental Protection Agency and the United States Department of the Interior.

**Debbie Love, AICP, Senior Planner (K&S)** will serve as the Project Manager. Ms. Love has over 20 years of planning experience under Florida's Growth Management Law. Her expertise includes the preparation of Evaluation and Appraisal Reports, and the development and administration of comprehensive plan and land development regulations, including the associated data, inventory and analysis required to support them. Furthermore, Ms. Love has extensive experience in land use planning and urban design, the creation of master plans, CRA and neighborhood development plans, grant management and funding, affordable housing advocacy, managing environmental impacts, and administering floodplain management regulations. She has served as Project Manager for numerous, complex planning and development projects throughout Florida, including for the Monroe County Comprehensive Plan Update, EAR and LDC Re-Write, the City of Marathon Comprehensive Plan and LDR Re-Write, and the City of Indian Rocks Beach EAR, EAR-based comprehensive plan amendments and Land Development Code update.

**James Kahn, AICP, Assistant Director of Planning (K&S)** will serve as Quality Control/Quality Assurance (QA/QC) Officer. He has over 40 years of local planning experience and has extensive experience in Land Use Plan Amendments in Broward County. For example, Mr. Kahn just recently completed amendments for the City of Coconut Creek. He was deeply involved in the development of the EARs for Monroe County and for the City of Indian Rocks Beach. K&S believes in strong QA/QC principles, which will minimize problems for City personnel.

K&S will be joined by four (4) sub-consultants who bring critical and complementary skills:

### Dover Kohl and Partners, Inc. (DK)

Dover, Kohl & Partners, Inc. was founded in 1987. Their expertise lies in balancing the visionary "civic art" of planning, with the practical consensus-building needed to make projects succeed. They are trained in the principles of sustainable town planning, and have perfected the techniques for documenting and understanding local traditions in building to enhance each community's sense of place.

The DK "brand" is synonymous the highest quality design and planning, lending distinct identity and transforming communities for decades to come. DK draws upon a national and international portfolio of work for comparative projects. A common thread of these projects is a holistic approach to community building, meaning that formation of complete settlements with a mix of uses and dwelling types is reliant upon an interconnected network of walkable

# Statement of Proposed Services

streets, special sites for civic buildings and spaces, and building forms that reinforce the unique character of the place.

DK's plans and codes focus on smart growth, sustainability, and emphasizing that there need not be a trade-off between livability, economic prosperity, and environmental concerns. 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 regulations. Mr. Dover served on the LEED for Neighborhood Development Core Committee and the Congress for the New Urbanism Board; both Mr. Kohl and Mr. Dover are founding members of and serve on the Board of the Form-Based Codes Institute. The firm has produced and facilitated over 200 charrettes during the last decade.

A representative sampling of their work includes:

**Seven 50 (“seven counties, 50 years”)** is a blueprint for growing a more prosperous and resilient Southeast Florida during the next 50 years and beyond. The plan works to encourage socially inclusive communities, a vibrant and robust economy, and careful stewardship of the fragile Southeast Florida ecosystem as it quickly becomes one of the world's most important mega-regions.

**The Hometown Plan and District Overlay, South Miami** are examples of the creation of a traditional town center and included visioning, design and code development. The Plan and Ordinance included Transit Oriented Development, protection for historic structures, pedestrian improvements, and other guiding principles to nurture the downtown as a neighborhood.

**Plan El Paso Comprehensive Plan** DK created a detailed Comprehensive Plan and regional scale Future Land Use Map for the City. One of the goals was increasing transit ridership and stimulating economic development in urban locations. This project was used as a national study case on placemaking and city planning by the National Resource Defense Council.

**Model Regulating Plan for St. Lucie County** relies on traditional neighborhood design to create a sustainable growth pattern characterized by a mix of uses, building types and income levels on a pedestrian friend block and street network. The Plan graphically illustrates appropriate use of the form-based code and identifies specific Transect Zones.

**Bradenton Form-Based Codes** based upon the goals of revitalization, sustainability, and preservation of community character.

**Victor Dover, FAICP, LEED-AP, CNU-a, Principal** - Victor Dover, along with his partner Joseph Kohl, established Dover, Kohl & Partners in 1987. The firm's practice focuses on the creation and restoration of real neighborhoods as the basis for sound communities. Mr. Dover lectures widely around the United States and internationally on the topics of livable communities and sustainable development.

Victor Dover is former Chair of the Congress for the New Urbanism (CNU) and was the Founding Chair of the CNU Florida Chapter, the first of its kind. He was a key player in the creation of the Form-Based Codes Institute (FBCI) and the National Charrette Institute (NCI), both leading think tanks for sustainable urbanism and community-based planning. Victor is a Fellow of the American Institute of Certified Planners. He served on the core committee setting sustainable urbanism certification standards for the Leadership in Energy and Environmental Design for Neighborhood Development rating system (LEED-ND).

Work by Dover-Kohl is profiled in a number of planning textbooks, including *The New Urbanism* by Peter Katz, *Community by Design* by Kenneth Hall, *Sustainable Urbanism* by Doug Farr, and *Retrofitting Suburbia* by Ellen Dunham-Jones and June Williamson. Victor Dover's and John Massengale's new book, *Street Design: The Secret to Great Cities and Towns* is on bookshelves now.

**Joseph A. Kohl, CNU-a, Principal** - Joseph Kohl is recognized nationally as an innovator in urban design and graphic communication. He pioneered the use of computer imaging simulations for urban design projects, winning several national awards for his work. He is known for his expertise in applying graphic techniques to development ordinances, and he has authored many of the firm's illustrated land development regulations.

Over the years, Joe has become one of the leading practitioners of form-based coding. Joe is a founder and board member of the Form-Based Codes Institute, a not-for-profit think tank that focuses on quality control, education, and advancement of form-based codes as an alternative to Euclidean zoning. He frequently instructs courses on the application and implementation of Form-Based Codes.

Concerned with ever increasing urban sprawl, Joe and Victor Dover began designing sustainable streets, towns, and regions for municipalities and private clients across the country and internationally. Together, they have developed a successful public design process, combining cutting-edge visualization techniques with community participation strategies.

# Statement of Proposed Services

**Jason King, AICP, CNU-a, Project Director/Town Planner** - Jason joined Dover-Kohl in February 2006, bringing his valuable experience in municipal planning and Geographic Information Systems (GIS) to the firm. Jason is trained in the principles of sustainable urbanism, and he has extensive experience with smart growth, comprehensive plans, form-based codes, and plan implementation strategies. He has led many of Dover-Kohl's larger and more complex projects including Seven50, Plan El Paso, Lee County Density Reduction/Groundwater Resource (DR/GR), and the Hammond Comprehensive Plan.

Jason leads projects across the country through to implementation, using innovative strategies such as the Transfer of Development Rights (TDR) programs for rural and sensitive natural areas, and tailored Form-Based Codes, which include local calibration of the SmartCode. His hands-on experience with plan and code implementation greatly assists the creation of effective plans and codes. Jason has participated in over 25 design charrettes, has presented at several APA conferences and his writings and graphics have been published in numerous planning texts.

Jason serves on the Transect Codes Council, and his writings and graphics have been published in numerous planning texts. He is the author of *New Town St Jerome*, the first novel of New Urbanism.

**James Dougherty, AICP, CNU-a, Director of Design** - James Dougherty 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 Dover Kohl's three-dimensional illustrations.

James holds a Master of Architecture degree from the Town & Suburb Design Program at the University of Miami, where he serves as an Adjunct Professor. James is an instructor with the Form-Based Codes Institute (FBCI), and has led numerous sessions at FBCI workshops. 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".

**Jennifer Garcia, Project Manager/Town Planner** - Jennifer received both her Master of Architecture and her Bachelor of Architecture from Andrews University, a leading center for the study of the New Urbanism. In 2006, she was a part of a core group of students to create a form-based code for Saucier, Mississippi, to preserve the majority of rural land in the area. The final regulatory proposal was adopted as an overlay district and won a 2007 Congress for the New Urbanism (CNU) Charter Award.

Jennifer is a certified Charrette Planner through the National Charrette Institute (NCI). At Dover-Kohl, she helps to produce innovative master plans, regulating documents, and graphics that contribute to the creation of walkable, sustainable urban places.

Prior to joining Dover-Kohl, Jennifer worked with several top New Urbanist thinkers and contributed to a variety of teams, including Jaime Correa, Charles Bohl, and Castillo Arquitectos. As part of the post-Katrina recovery effort, she drafted the Architectural Guidelines for the City of D'Iberville, Mississippi, and worked closely with the creation of the downtown form-based code, both adopted in late 2010.

**Aditi Sharma, Town Planner/GIS** - Aditi Sharma attended the University of Miami, studying Environmental Science and International Studies, while receiving a certificate in Geospatial Technologies. She began working with Dover, Kohl in 2013, focusing first on the large-scale Southeast Florida Seven50 plan, and then moving onto in-depth projects, including the Cocoa Beach SR 520 Sector Plan. At Dover-Kohl, she assists with preparation and maintenance of spatial data, Geographic Information Systems (GIS) analysis, producing plans and regulating documents, and working extensively with the public.

Prior to joining Dover-Kohl, Aditi participated in the NASA DEVELOP National Program, using data from NASA and USGS satellites to address environmental community needs. Her focus during this time was deforestation in Rwanda, collaborating with Rwandan students attending university in the US. Her combined background in qualitative analysis and policy allows for a unique approach to planning.

## Erin L. Deady, P.A.

**Erin L. Deady, P.A.**, is a full service legal and consulting firm. The Firm is Small Business Administration federally-certified as a Woman-Owned firm. Firm President, Erin Deady, is a licensed attorney in Florida, a certified land planner by the American Institute of Certified Planners ("AICP") and a LEED AP. Ms. Deady's practice is primarily focused on public sector government representation but also includes



# Statement of Proposed Services

numerous private sector and agricultural clients. Ms. Deady's practice includes environmental restoration initiatives, water, energy, climate, local government, administrative law and land use issues. Ms. Deady's experience includes litigation, public finance, special purpose governmental representation and creation and land use planning. Erin is a frequent lecturer and author on climate change, sea level rise, energy, environmental restoration and public finance issues statewide and nationally.

A representative sampling of her work includes the following:

- **City of Marathon Sustainability and Climate Plan**
- **City of Boynton Beach Climate Action Plan**
- **Town of Century, FL Energy Efficiency**
- **Conservation Strategy**
- **Municipal Energy Conservation**
- **Coalition-5 Municipalities**
- **City of West Palm Beach**
- **Sustainability Action Plan**
- **City of West Palm Beach Update to**
- **Greenhouse use Gas Inventory**
- **City of Lake Worth: Energize Lake Worth**
- **Sustainability Plan**
- **Canaveral Port Authority, Sustainability**
- **White Paper**
- **Complete Lee: Sustainability Plan**
- **Monroe County Comprehensive Plan:**
- **Energy and Climate Element**
- **Monroe County Green Keys!**
- **City of Orlando, Green Works Orlando**

## Becker and Poliakoff

**Mrs. Hope Calhoun** is as a former City of Fort Lauderdale Assistant City Attorney and has represented many of the large land development projects before the City Commission. She understands the City's process, both regulatory and political.

**Mrs. Marcie Oppenheimer Nolan** is both a certified land planner and an Attorney with a focus on land use and planning related issues. Mrs. Nolan has worked extensively in the area of large scale visioning projects, including public outreach and the creation of final documents with a focus on implementation (i.e. process and funding).

Combined, they bring over 25 years of land use experience to the team. Their focus will be on the statutory requirements of the Evaluation and Appraisal Report process per Section 163.3191. Due to the more flexible EAR requirements this cycle, additional roles will include working with the other members of the team on issue identification and assisting in

the formulation of legal strategies aimed at implementation of the issues. They will also assist us with our required public meetings, our coordination meetings with City staff, and meetings with the Planning and Zoning Board, other Boards as may be appropriate and the City Commission. As the issues are identified, vetted and approved, they will be assisting in coordinating the City's Vision Plan and Strategic Plan deliverables into the EAR.

Mrs. Nolan's has experience with two (2) EAR processes and the corresponding Data, Inventory and Analysis and related comprehensive plan updates. The first EAR she worked on dealt with sustainability issues, water and wastewater capacity issues, economic growth, identification of future areas of increased density, and integration of a multi-modal transportation system. The changes to the comprehensive plan as a result of this EAR are still in place today. She will also be assisting us with identification of the areas of overlap within each issue.

## Fishkind and Associates, Inc. (F&A)

F&A is a thirty-three member economic consulting firm located in Orlando, Naples and Port St. Lucie, Florida. As one of Florida's premier economic consultants, F&A has extensive experience in economic and fiscal impact analysis, economic and population forecasting and finance throughout Florida and the United States.

**Stan Geberer** brings over 30 years of experience in market and fiscal analysis for communities. As a recognized expert in market conditions, demographic trends, and commercial and residential real-estate development across local Florida markets he helped develop innovative and successful financing approaches. Mr. Geberer works extensively with public and private interests in local communities on special projects such as comprehensive land use plan analysis, community redevelopment, defense contracting for base facilities analysis, and strategic planning for businesses and economic development agencies. He is a featured speaker at Urban Land Institute professional development seminars, the International Council of Shopping Center Developers, the Florida Retail Federation, and the Association for University Business and Economic Research.

**Steven K. Schriever** is the co-developer of FIAM, the universal fiscal impact model developed in conjunction with the Florida Department of Community Affairs. Mr. Schriever has developed fiscal impact models for more than 50 local governments and has traveled throughout the state as the primary trainer for FIAM, and has extensive expertise in both residential and commercial real estate market analysis. This market analysis expertise, combined with Mr. Schriever's financial planning and accounting background, provides a depth of experience shared by only the best eminent

# Statement of Proposed Services

domain professionals. Mr. Schriever has been involved in the feasibility, fiscal impact, and affordable housing aspects of many successful Developments of Regional Impact. In addition, Mr. Schriever has taken several of these projects through the development of Community Development Districts and their associated public financings.

The following is a representative sampling of F&A projects with similar components needed by the City:

- Tradition Community Development District – Developed methodology and performed the assessment for the public infrastructure including roads, water, sewer, drainage, public buildings, etc.
- Envision Alachua Sector Plan – Completed the Fiscal Impact Analysis and developed the Financial Plan.
- Monroe County Population Projections and EAR– Ongoing – Due to the unique demographic within the County, Fishkind developed a unique population projection methodology, which was not based upon BEBR. The development of this methodology included extensive coordination with and approval by the State.
- Midtown Miami Fiscal Impact Analysis associated with the redevelopment of a 56-acre abandoned Florida East Coast Railway yard. Estimated the net fiscal impact to the City of Miami based on the new revenue streams and costs presented by the new project.
- City of Leesburg Population Projections and Land Use Needs Analysis– Completed a population forecast study and identified complementary commercial and industrial land use needs associated with population and employment forecasts.

## ESTIMATED TIMETABLE

Our proposed schedule is developed to meet both the May 1, 2015 submittal for Phase I and the subsequent one-year deadline to adopt the associated Comprehensive Plan amendments. We are proposing to run Phase One and Phase Two concurrently in order to meet these deadlines; and we believe the updated data and analysis will also inform the development of the EAR.



TAB 5:  
**Statement of Proposed Services**

PROPOSED SCOPE OF SERVICES	MONTHS													
	SEPT 2014	OCT 2014	NOV 2014	DEC 2014	JAN 2015	FEB 2015	MAR 2015	APR 2015	MAY 2015	JUN 2015	JUL 2015	AUG 2015	SEPT 2015	OCT 2015
<b>PHASE ONE</b>														
TASK 1 - Project Initiation Meeting and Project Management	█													
TASK 2 - Assessment of Major Issues and Public Involvement	█	█												
TASK 3 - Interagency Scoping Meeting (Optional)	█													
TASK 4 - Compilation Report		█												
TASK 5 - Planning Zoning Board			█											
TASK 6 - City Commission Public Meeting				█										
TASK 7 - Development and Preparation of Preliminary and Draft EAR			█	█	█									
TASK 8 - Development Review Committee Meeting						█								
TASK 9 - Development of Final EAR						█	█							
TASK 10 - Public Hearing on Final EAR								█						
<b>PHASE TWO</b>														
TASK 1 - Preliminary Data, Inventory and Analysis Report	█	█	█											
TASK 2 - Development Review Committee Meeting			█											
TASK 3 - Draft Data, Inventory and Analysis Report				█	█									
TASK 4 - Planning and Zoning Board Meeting						█								
TASK 5 - City Commission Public Meeting							█							
TASK 6 - Other Public Meetings							█	█	█					
TASK 7 - Final Data, Inventory and Analysis Report											█			
TASK 8 - Objections, Recommendations and Comments Response (ORC)											█	█	█	█



**AMENDMENTS  
 SUBJECT TO FINAL  
 CITY PROCESSING  
 (1 YEAR MAX)**



# *State of Florida*

## *Department of State*

I certify from the records of this office that KEITH AND SCHNARS, P.A. is a corporation organized under the laws of the State of Florida, filed on October 6, 1972.

The document number of this corporation is 603751.

I further certify that said corporation has paid all fees due this office through December 31, 2014, that its most recent annual report/uniform business report was filed on April 16, 2014, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Sixteenth day of April, 2014*



*Ken Detjmer*  
**Secretary of State**

Authentication ID: CC4862162772

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.

<https://efile.sunbiz.org/certauthver.html>

# TAB 6: Business Licenses

**State of Florida**  
Board of Professional Engineers

Attests that  
**Keith & Schnars, P A**



**FBPE**  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

is authorized under the provisions of Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes.

Expiration: 2/28/2015  
Audit No: 228201502127

CA Lic. No:  
1337

**Certificate of Authorization**



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF PROFESSIONAL GEOLOGISTS

**LICENSE NUMBER**

GB99

The GEOLOGY BUSINESS  
Named below IS CERTIFIED  
Under the provisions of Chapter 492 FS.  
Expiration date: JUL 31, 2016

KEITH & SCHNARS P.A.  
6500 N ANDREWS AVE  
FT LAUDERDALE FL 33309

ISSUED: 07/08/2014      DISPLAY AS REQUIRED BY LAW      SEQ # L1407080002421



Florida Department of Agriculture and Consumer Services  
Division of Consumer Services  
Board of Professional Surveyors and Mappers  
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LB1337**  
Expiration Date: February 28, 2015

**Professional Surveyor and Mapper Business License**  
Under the provisions of Chapter 472, Florida Statutes

KEITH & SCHNARS P A  
6500 N ANDREWS AVE  
FT LAUDERDALE, FL 33309-2132



ADAM H. PUTNAM  
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF LANDSCAPE ARCHITECTURE

**LICENSE NUMBER**

LCC000137

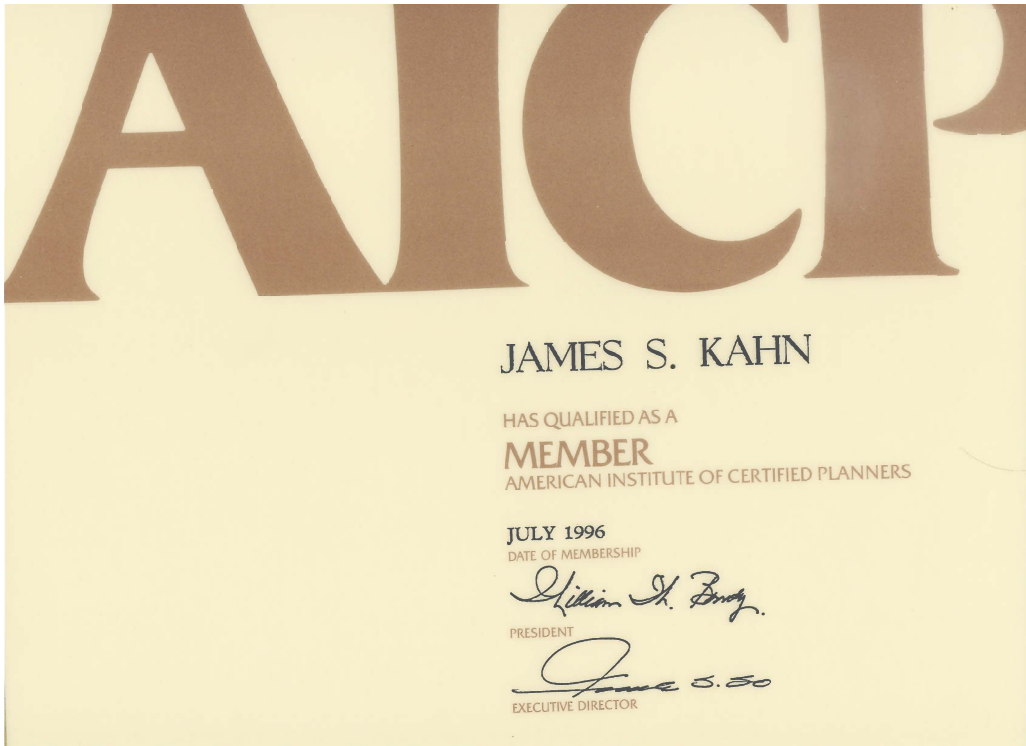
The LANDSCAPE ARCHITECT BUSINESS  
Named below HAS REGISTERED  
Under the provisions of Chapter 481 FS.  
Expiration date: NOV 30, 2015

KEITH AND SCHNARS, PA  
6500 N ANDREWS AVE  
FT LAUDERDALE FL 33309-2132





TAB 6:  
**Business Licenses**



This certificate hereby qualifies

**Debbie Love, AICP**

as a member with all the benefits of a Certified Planner  
and a commitment to the AICP Code of Ethics and Professional Conduct.

Certified Planner Number 022684

*Paul Farmer*

Paul Farmer, FAICP  
Executive Director and CEO

*Graham Billingsley*

Graham Billingsley, AICP  
President





# State of Florida

Board of Professional Engineers

Attests that

**John Peter Krane, P.E.**

Is licensed as a Professional Engineer under Chapter 471, Florida Statutes

Expiration: 2/28/2015

Audit No: 228201509763

P.E. Lic. No:

48952

# State of Florida

Board of Professional Engineers

Attests that

**Veronica A. Altuve, P.E.**

Is licensed as a Professional Engineer under Chapter 471, Florida Statutes

Expiration: 2/28/2015

Audit No: 228201519973

P.E. Lic. No:

68194

# State of Florida

Board of Professional Engineers

Attests that

**Jose Luis Rodriguez, P.E.**

Is licensed as a Professional Engineer under Chapter 471, Florida Statutes

Expiration: 2/28/2015

Audit No: 228201515575

P.E. Lic. No:

45596





TAB 6:  
**Business Licenses**

**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**  
**BOARD OF LANDSCAPE ARCHITECTURE**


<b>LICENSE NUMBER</b>	
	LA6666970

The LANDSCAPE ARCHITECT  
Named below HAS REGISTERED  
Under the provisions of Chapter 481 FS.  
Expiration date: NOV 30, 2015

MILLER, CHRISTOPHER BENJAMIN JR  
1525 SW 17TH STREET  
FORT LAUDERDALE FL 33312

RICK SCOTT  
GOVERNOR
ISSUED: 10/07/2013 SEQ # L1310070001550  
DISPLAY AS REQUIRED BY LAW
KEN LAWSON  
SECRETARY

## U.S. Green Building Council

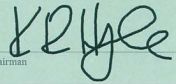
HEREBY CERTIFIES THAT

# Christopher Miller Jr

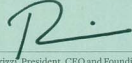
HAS ACHIEVED THE DESIGNATION OF

LEED® ACCREDITED PROFESSIONAL

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE  
REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY  
AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.

  
Chairman

Date Issued  
October 30, 2006

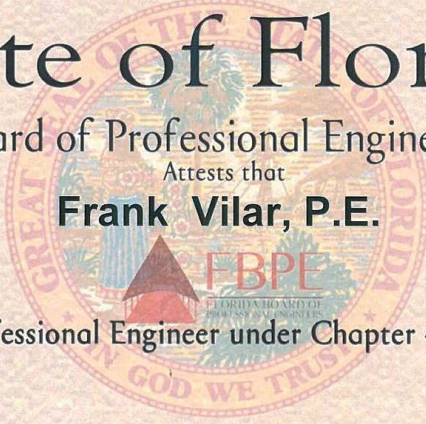
  
S. Richard Fedrizzi, President, CEO and Founding Chairman

# State of Florida

## Board of Professional Engineers

Attests that

## Frank Vilar, P.E.



Is licensed as a Professional Engineer under Chapter 471, Florida Statutes

Expiration: 2/28/2015  
Audit No: 228201505553

P.E. Lic. No:  
55459



# Evidence of Insurance



## CERTIFICATE OF LIABILITY INSURANCE

KEITAND-01

CDIXON

DATE (MM/DD/YYYY)  
2/27/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER <b>Ames &amp; Gough</b> 8300 Greensboro Drive Suite 980 McLean, VA 22102	CONTACT NAME: PHONE (A/C, No, Ext): <b>(703) 827-2277</b>		FAX (A/C, No): <b>(703) 827-2279</b>
	E-MAIL ADDRESS:		
INSURED  <b>Keith and Schnars, P.A.</b> 6500 North Andrews Avenue Ft. Lauderdale, FL 33309-2132	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : <b>Travelers Indemnity Company of Connecticut</b>		<b>25682</b>
	INSURER B : <b>Travelers Indemnity Company</b>		<b>25658</b>
	INSURER C : <b>Hanover Insurance Company</b>		<b>22292</b>
	INSURER D : <b>Travelers Casualty &amp; Surety Company of America</b>		<b>31194</b>
	INSURER E : <b>Continental Casualty Company (CNA) A(XV)</b>		<b>20443</b>
INSURER F :			

**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			660-1C229558	08/14/2013	08/14/2014	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
GEN'L AGGREGATE LIMIT APPLIES PER:							
	<input checked="" type="checkbox"/> POLICY	<input checked="" type="checkbox"/> PRO-JECT	<input checked="" type="checkbox"/> LOC				\$
B	AUTOMOBILE LIABILITY			810-1175R478	08/14/2013	08/14/2014	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$ 1,000,000
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS				BODILY INJURY (Per accident) \$ 1,000,000
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (PER ACCIDENT) \$ 1,000,000
							\$
C	UMBRELLA LIAB		<input checked="" type="checkbox"/> OCCUR	UHR-9644021-01	08/14/2013	08/14/2014	EACH OCCURRENCE \$ 5,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB		<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$ 5,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$ 10,000						\$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			UB-3943T893	08/14/2013	08/14/2014	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N				E. L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E. L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E. L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Professional Liability			AEH 00 609 12 27	03/01/2014	03/01/2015	Per Claim 2,000,000
	Liability			AEH 00 609 12 27	03/01/2014	03/01/2015	Aggregate 4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

<b>CERTIFICATE HOLDER</b>  Evidence of Coverage	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  

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# Proposer's Assessment



In addition to the regulatory requirements, the City of Fort Lauderdale has identified several major issues through the visioning process and preparation of the strategic plan. Further issues may be discovered during the public workshops, to which the K&S Team will promptly respond. Below we have outlined the initial list of issues and noted the experience of our Team as it relates to each topic:

- Sustainability:** The term includes four correlated realms: ecology, economics, politics and culture. Communities, like the City, are applying sustainability to solving energy problems, addressing waste disposal issues, developing greenspaces, planning urban areas, and reinvigorating the local economy. The concept of sustainability helps to expand the measure of success for these initiatives, from the financial bottom-line, to a triple bottom line, adding social and environmental performance to economic performance. For example, sustainable development can take the form of structural design (green building), lifestyle and economic decisions to conserve energy and champion a healthy living, and more focused economic strategies that promote ecologically-friendly industries. This issue intersects with all the Elements of the Comprehensive Plan and, therefore, requires a holistic, global approach including urban design concepts, energy and resiliency considerations and green building codes. The K&S Team includes a number of LEED-certified professionals whose efforts will be complemented with the urban designers from DK. DK brings extensive experience in the design of the structural aspect of the built environment and the development of the regulatory framework to implement

and create the appropriate form. Erin L. Deady, P.A. will bring her specialized and focused knowledge related to sustainability planning, climate resiliency and energy planning, while F&A will provide the economic advice. Our well-rounded approach is designed to provide guidance to deftly weave sustainability principles throughout the fabric of the City of Fort Lauderdale's Comprehensive Plan.

- Sea Level Rise and Climate Change:** The K&S Team includes one of the foremost planning experts on climate change, sea level rise and energy conservation: Erin L. Deady, P.A. Ms. Deady has produced climate action and sustainability plans for coastal and non-coastal communities throughout Florida, from the Panhandle to the Keys. The issue of sea-level rise is of special interest to the City of Fort Lauderdale, something that must be incorporated into the Comprehensive Plan and Code. She has also worked on numerous projects from which the strategies and recommendations of climate and sustainability plans can be seamlessly integrated into the Comprehensive Plan and Code for long-term implementation success. Finally, Ms. Deady is working on projects that include specific vulnerability assessment and resiliency strategy development that could support more specific data and analysis, should the City decide to include that into this scope of services. This is a particularly vital component of the plan due to the fact that tourism and the beach are the foundation of the City's economy. Economic impacts must also be considered when addressing the issue of vulnerability and our Team is poised to provide expert

# Proposer's Assessment

economic guidance; F&A has extensive experience in evaluating the cost associated with resiliency plans. Over the next several years, the City will budget revenue to prepare for changes, and economic forecasting is a critical component of an overall action plan.

- Urban Design:** The City has many distinct neighborhoods with master plans; our goal is to expertly combine the many patterns to establish a clear identity for this beautiful city. The K&S Team has extensive knowledge of the City's urban design goals for the future; we were honored to produce the Fort Lauderdale Downtown Master Plan and fully understand the local downtown core development pattern. We will be joined in this effort by the internationally celebrated DK, who are well-known known for their town planning and urban design abilities. DK will provide guidance to enable the City to create a sense of place by providing design objectives in a clear, concise format, describing concepts which allow developers and citizens to understand expectations.
- Green Building and infrastructure Standards:** We are also comprised of numerous Team members who are LEED certified and have extensive experience with the most recent green building technology, infrastructure and model code provisions that other local governments are utilizing. Sustainability is essential in building codes, and our approach includes a plan for the City to continue to lead the way on providing sustainable services in the area of infrastructure, from drainage to recycling. The Team also has experience in developing provisions to address more passive "green" solutions to infrastructure development.
- Housing:** The K&S Team includes members who are recognized experts related to housing data, and demand analyses to support affordable and workforce housing programs and needs. The success of a community is grounded upon its ability to provide such housing resources. F&A will lend the Team its expertise to identify needs and program alternatives to achieve future housing needs.
- Complete Streets:** K&S is well known for its transportation planning, streetscape, and roadway design expertise. Our transportation planners, landscape architects and engineers keep abreast of changes in street designs, including those which promote pedestrian friendly, livable activities. Complementing the efforts being undertaken by the City and Broward County regarding Complete Streets implementation, the K&S Team can provide the expertise to ensure that policies are integrated throughout the plan elements, and are designed for compliance with other agency regulations.
- Multi-Modal:** No other city has developed the level of quality programs to provide multi-modal opportunities as has the City of Fort Lauderdale. The future is limitless; the establishment of the Wave is just the beginning. The *All-Aboard Florida* project will help transform the City; thus, establishing polices to support the multi-modal connections will be critical. K&S, together with DK, will provide the necessary polices and guidelines to ensure future success.
- Place-Making:** This is a transformative approach to creating and improving public spaces. Place-making strengthens the connection between people and the spaces they share, so they ultimately become the heart of the community. The concept goes beyond just the urban design; it strives to create activities that support the use of the space and which incorporates all of the principles of sustainability (cultural, economic, social and ecological). The K&S Team are experienced with the design of Town Centers and other types of development where people live, work and play.
- Economic Vitality:** Our Team understands the importance of economic health and strives to incorporate that concept in all its planning efforts. Our fiscal impact team members from F&A have been providing economic support to communities throughout Florida for almost 40 years. Not only will they analyze the data and trends for the various segments of the economy, but will also provide alternatives to achieve short, medium, and long-term economic sustainability goals, including impact analysis on future growth requirements and revenue.
- Infrastructure:** K&S has been providing engineering services to the City for decades; we know the status of Fort Lauderdale's existing infrastructure, and can provide analysis of levels of service and projections based on future growth patterns and climate data. The K&S Team will provide direction on policies and goals to achieve additional green infrastructure opportunities. Supplementing the engineers and designers are planners from both K&S and Becker & Poliakoff.
- Public Participation:** Both K&S and DK are masters in the utilization of a wide variety of tools to capture the imagination and enthusiasm of community members, while engaging them in the planning process. The K&S Team has facilitated hundreds of successful public meetings, workshops, and visioning exercises. We will develop a multi-faceted plan for the City to include all segments of the community. Public involvement is crucial to the success of any plan, and will be a key component of this project.

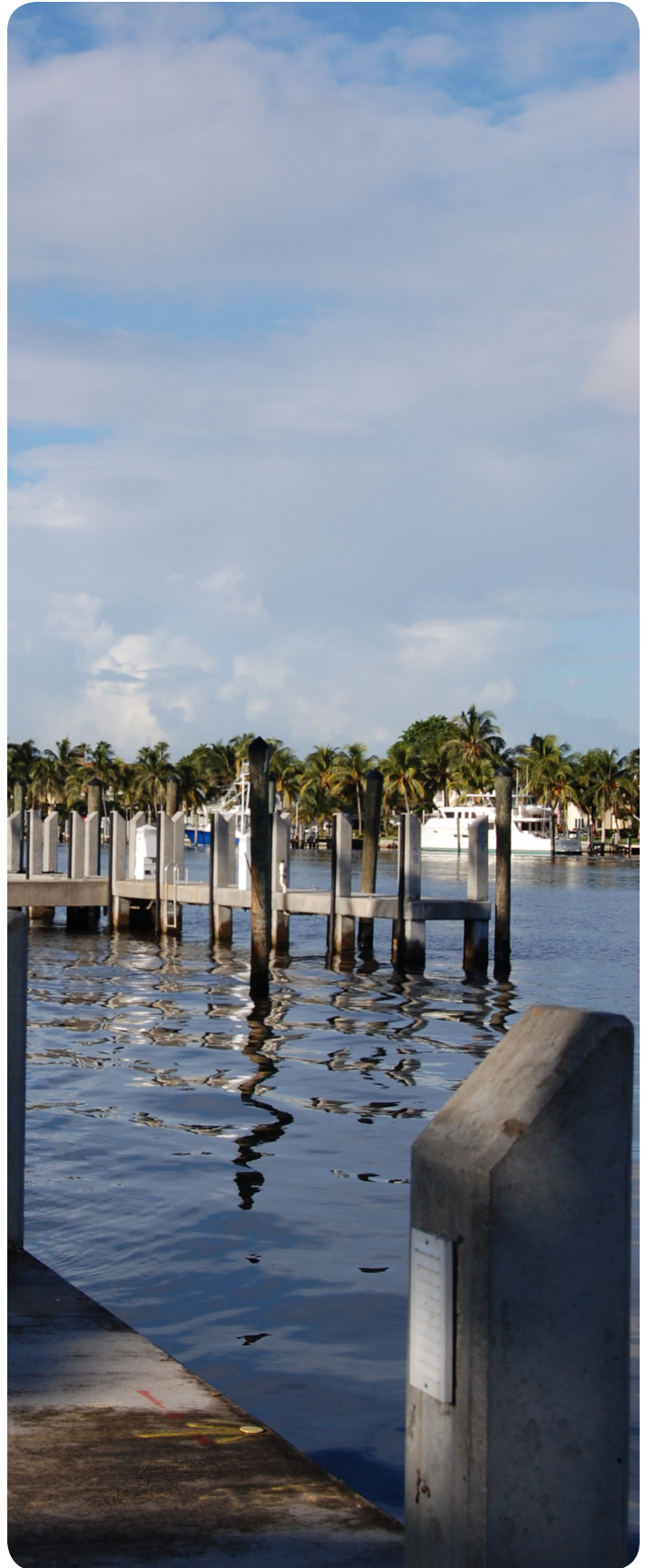


# Ability to Meet Project Schedule

The K&S Team has established streamlined processes for the preparation of an Evaluation and Appraisal Report; therefore, we are confident that the project will proceed on time and the Team will meet all established deadlines.

All Team members have dedicated the time and resources necessary to provide services required within the scheduled deadlines. K&S is committed to ensuring resources are available and through continual project task monitoring and reporting project status to the city schedules can be achieved.

Recently, the overall utilization rates for our firm have been comparable to industry-wide rates for the region. Currently, all of our planning projects are on schedule. Furthermore, we believe additional resources will soon be available since we anticipate utilization to drop over the next six months to one year because of the completion of current projects.





# Additional In-house Services



As one of Florida’s largest engineering consulting firms, Keith and Schnars, PA (K&S) provides a wide range of services to a significant list of Public and Private clients. We take pride in our reputation, long established relationships, knowledge of regulatory requirements, and diversity of project experience. These are the tools which enable us to successfully meet the needs of our clients. Our local and diverse experience and knowledge will be of great benefit to the City of Fort Lauderdale.

## CIVIL ENGINEERING SERVICES

Our full range of services includes site and master plans, water distribution and treatment systems, sanitary sewer collection and treatment systems, storm water management, cost estimating, construction documents and bidding process, construction inspection and observation, site engineering and improvement design, roadways and parking, surveying, lighting design, landscape and irrigation design, environmental studies, permit and approval processing and public presentations. In fact, K&S has provided site engineering, infrastructure design and construction



observation for numerous mixed-use and single-purpose land developments, including public buildings, office parks, shopping centers, parks and recreational facilities, commercial, industrial and single and multifamily residential.

Our Water Resources group offers hydrologic/hydraulic analyses for site-specific flood (drainage) studies to more complex large watershed stormwater management programs. We use a variety of software including HEC-HMS (HEC-I), HEC-RAS (HEC-s), AdicPR, SWMM, HSPE, UNET and others in our analyses; which ultimately lead to design, permitting, and production of construction documents.

Our Private Sector resume includes a list of well-known private land development projects and clients; both commercial and residential. We provide a variety of services to these clients including preparation of DRI’s, master planning, site plans, water, sewer, and drainage design, due diligence studies, permitting, and construction observation for projects ranging from 2-acres to 5000-acres. Please note, having completed close to 100 DRI’s, we arguably have more experience in this area than any other firm in Florida. From large modeling and master plans to specific construction documents and inspection services, our full array of Civil Engineering services provides the versatility required to adapt to the diversity of project needs and objectives for both our municipal and private clients.

## SURVEYING AND MAPPING SERVICES

Our firm began as one of Florida’s earliest Surveyors and has grown into Florida’s largest! We offer a full range of surveying and mapping services, including Boundary Surveys, Topographic Surveys, Hydrographic Surveys, Construction Surveys and Specific Purpose Surveys. Indeed, they have even performed numerous surveying and mapping services for the FDOT, including horizontal and vertical control, cross-sectioning, right-of-way mapping, monumentation



# Additional In-house Services



of right-of-way corridors, Bridge Data Surveys, Digital Terrain Models (DTM's), and Route Surveys. Our extensive experience of course includes performing ALTA (American Land Title Association) Surveys, Wetland/Mitigation Surveys, Environmental Surveys, Platting Services, and expert witness testimony. Utilizing the most current data collection systems and CADD software from electronic field book collection to the latest global positioning system (GPS) equipment, our 6 full-time field crews are equipped with state of the art equipment, and have received M.O.T. (Maintenance of Traffic) Training to ensure they work properly and safely in and around South Florida's busy roadways.

## ROADWAY ENGINEERING SERVICES

Our Highway Engineering Division provides transportation engineering and related services on all types of highway and road projects, including access roads in residential areas, multi-lane divided expressways with bridges, tolls and interchanges for the FDOT, county and municipal road departments. A typical project includes the design of signalized intersections, signing and marking plans, closed storm drainage and retention pond systems, sound barrier walls, landscape plans, new street lighting system, design survey and utility location and coordination. The Division's current service offering includes geometric design, signing and pavement marking, signal design, lighting design, drainage and scour analysis, interchange design, control plans, utility and railroad coordination, and pavement design and safety reviews. Additionally, our staff has expertise in Project Development and Environment (PD&E) studies and social/alternative systems studies. The Division's Vice President, Director, and Senior Project Managers are all drawn from the FDOT, and their experience and expertise is unparalleled in the State of Florida. And if you've driven on I-95 just about anywhere in South Florida, whether you know it or not, you're already familiar with their work.



## CEI SERVICES/RESIDENT PROJECT REPRESENTATION

Construction management requires the ability to work with others while maintaining a clear view of the process and the systems to manage. Therefore, we offer the following construction engineering and inspection services:

- Project management
- Schedule monitoring
- Cost monitoring
- Contract administration
- Expert witness testimony

Our project managers are experienced and trained in planning, organizing, and monitoring a wide variety of construction projects. We help our clients define project goals, coordinate team communications, and establish reporting systems that assure the successful completion of their projects, provide contract administration and construction engineering and inspection services. For instance, our construction personnel will monitor the contractor's on-site construction operations and materials. We will also test materials, review specifications and other

# Additional In-house Services



contract documents to ensure conformance to plans. All our inspectors are experienced, trained, and certified by the FDOT.

## GRANT FUNDING

All institutions, regardless of their size, are held accountable for their costs incurred. Therefore, we are always seeking out ways to help our clients maximize their expenditures. This is precisely why we make every effort to match up grant agency goals with the particular features of all our projects. Over the years, we have secured substantial amounts of funding on behalf of our clients, which has helped them to significantly enhance the overall effectiveness of their projects. This is one of the many important ways in which we help our clients to bring additional benefits to the communities (ultimately) utilizing their projects. At K&S, we will make every effort to secure such funds for the District should they be available.

Our Senior Planner, Debbie Love has expertise in grant writing. She has been successful in securing grant funding for: CDBG Small Cities Grant for sewer connections for low to moderate income families; EDC grant for a stormwater pilot program in a low income neighborhood; FMA grant for a new fire station which received \$1.2 million in funding; FRDAP grant for land/improvements for a community park that received \$3 million in funding; HMGP grant to fund stormwater improvements that received \$1.8 million in funding; DEP planning grant receiving \$45,000 in funding; an FHA grant receiving \$1.2 million in funding; and an Enterprise Foundation grant that received \$300,000 in funding.

## PERMITTING AND LEED (THE US GREEN BUILDING COUNCIL'S RATING SYSTEM) PROJECT CERTIFICATION

Aside from the need for responsible budgeting and adequate funding, nearly every project undertaken also requires some form of permitting, whether it is local, county, state or federal. So, in addition to providing clients with practical advice regarding grant monies that can be utilized to add value to their projects, we also provide them with engineering consulting services in the area of permitting. We have considerable experience in these matters, having worked in numerous political jurisdictions throughout the state of Florida, on projects involving all levels of government. K&S applies LEED principles in land planning, sustainable site development, civil engineering and landscape architecture. K&S has LEED certified planners, and over 25 K&S professionals, including planners, landscape architects and civil engineers who completed a LEED workshop on the Green Building Rating System.

## TRAFFIC PLANNING AND ENGINEERING SERVICES

Our transportation planning team includes licensed professional engineers, with working relationships that extend over 20 years who keep current in their experience by providing ongoing services to municipal, state and private sector clients. The length, diversity and currency of our experience provide us a thorough understanding of the latest industry practices and technologies in order to better serve your needs.

K&S has considerable experience in providing traffic engineering review services for development petitions submitted to local and State agencies. These services include participating and presenting technical traffic engineering commentary during Development Review Committee (DRC) meetings; evaluating the transportation impacts associated with master plans, and site plans; preparing signal warrant studies, capacity and corridor analyses; and preparing and presenting safety studies, neighborhood traffic management studies, and traffic calming analyses. We have expertise in developing and reviewing transportation impact studies in support of future land use plan amendments, traffic concurrency evaluations, trafficway evaluations, and large-scale developments of regional impact. Using the most current industry software and computer applications, including CORSIM and VISSIM for network simulations, and Synchro, CORSIM, and HCS for intersection and corridor system analysis, as well as the FDOT-developed LOS Plan software suite, we have applied our services to the most basic intersection analysis as well



# Additional In-house Services



as more complex problems such as three dimensional microscopic simulations of complex interchanges. Finally, rest assured that we have the depth to react quickly and work on multiple assignments simultaneously. By choosing K&S, you will have at your disposal resources and staff committed to successfully complete all assigned tasks within schedule and budget.

## LANDSCAPE ARCHITECTURE SERVICES

K&S' landscape architects have the technical background and experience to provide high quality services from initial planning, to construction observation and final inspection. We are accustomed to managing multiple concurrent projects for a single government client. The projects we have successfully completed recently have included parks, streetscapes, community enhancements, traffic calming, beautification, roadway improvements, and municipal facilities. Our landscape architecture team has provided services to over eight municipalities/agencies in the past five years, with projects including City Halls, Public Works Facilities, municipal complexes, and fire stations. Services for these projects have included preliminary studies, site



planning, irrigation design, site amenities design, planting plans, tree preservation plans, development review approvals and permitting.

We have also provided landscape architectural services for over 30 parks and recreation projects in the past five years. Successful completion of these projects has required a strong start, strict attention to detail, efficient finalization, and facility designs that can be properly maintained upon completion. Additionally, we have provided landscape architectural services for over 50 streetscape, traffic calming, and roadway landscape projects in the past five years, for both state and local municipalities. Services have included master planning, design development, construction documents, permitting, bidding, public outreach, and inspections. Our designs have included hardscape, irrigation, site amenities, planting, and street and pedestrian lighting.

## ENVIRONMENTAL SCIENCE AND WATER RESOURCE PLANNING

K&S is staffed with professionals who offer over 30 years of relevant environmental services, such as seagrass and species surveys, environmental permitting, mitigation, contamination screening, and construction compliance. We routinely conduct over \$1 million of environmental services annually. Our projects range from small biological site monitoring projects to multi-million dollar environmental planning and restoration projects. Many of our projects begin at the planning stage including preparation of Local Agency Program (LAP) documents, proceed through permitting and construction phases, and continue with post-construction monitoring. Our environmental services include:



# Additional In-house Services



- Environmental impact assessments;
- Wetland delineation;
- Permitting;
- Wetland mitigation design;
- Protected species permitting and relocation;
- Contamination assessment;
- Invasive species control;
- NEPA compliance, including Environmental Impact Statements;
- Local Agency Program (LAP) documentation;
- Watershed planning;
- Ecological restoration;
- Construction monitoring and environmental compliance; and
- Due diligence.

## PUBLIC INVOLVEMENT AND OUTREACH SERVICES

Our Public Involvement and Community Outreach Division at K&S is a proactive, full-service practice that not only supports all our projects, but provides stand-alone public relations and outreach projects for our public and private sector clients alike. Their innovative outreach programs have helped communities across the state to comprehend and influence projects impacting their lives. With the aid

of superior print and graphic technology and solid public participation programs, they can incorporate the varied needs of individual stakeholders, community associations, local municipalities, and state and federal agencies into any consensus building process, a responsibility we take very seriously at our firm. Our Public Involvement Team has conducted over 1500 public meetings and workshops, and over 200 public hearings. They have distributed over 1,000,000 newsletters and flyers, including a number of bilingual publications. Most importantly, though, they have a well-earned reputation for providing highly professional and effective public outreach services. Their innovation, creativity, and powerful visual communications are redefining the way in which the industry balances the competing interests of its various stakeholders.

## VISUAL COMMUNICATIONS SERVICES

Visual communications are as crucial to the consensus building process as language-based communications, often times, even more so, because visual communications clarify and compress information and give it concrete and easily-observable form. Consider, for instance, the visioning process, which typically must fuse together conflicting ideas and perspectives. With the aid of advanced 3D rendering software, our Visual Communications Team can produce visuals in real time that portray ideas and perspectives as they are being expressed by elected officials, City staff, and involved citizens. Additionally, we can incorporate visuals into base maps, aerial images, and photography. In other words, we can provide all key stakeholders with concrete images that convey the impact that proposed policies and plans will have on the human and natural environment, thereby, providing them with a firm basis on which to make decisions about future courses of action.

## KEITH AND SCHNARS HOURLY RATES

Administrative Assistant	\$65
Associate 1	\$85
Associate 2	\$100
Senior Associate	\$125
Project Manager	\$135
Senior Project Manager	\$175
Director	\$200
Principal	To be Quoted
2 Person Survey Crew	\$125
3 Person Survey Crew	\$160
Specialty Survey Crew	\$200



# Clients/References

**Christine Hurley, Growth Management Director, Monroe County (Ongoing)**

2798 Overseas Highway, Suite 400  
Marathon, FL 33050  
(305) 289-2517

(Keith and Schnars: Update of Data and Analysis; Evaluation and Appraisal Report; EAR-based Comprehensive Plan Amendments and Land Development Code Update)

**Scott Stoudenmire, Deputy Director (2012)**

Department of Sustainability  
City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

(954) 973-6756

(Keith and Schnars: Broward County Land Use Plan Amendments)

**Greg Beliveau, President (2009)**

LPG Urban and Regional Planners, Inc.  
1162 Camp Avenue  
Mt. Dora, FL 32757

(352) 385-1940

(Fishkind and Associates: Population Projections for Lee County)





## STATE RECOGNITION

From: Walker.Banning@dca.state.fl.us [mailto:Walker.Banning@dca.state.fl.us]  
Sent: Tuesday, December 07, 2010 10:52 AM  
To: Hurley-Christine  
Subject: Scope of EAR

Good morning, Christine,

Just wanted to let you know that I received the revised description of the scope of the EAR that you sent on December 3rd. I have passed it on to Rebecca Jetton. In addition, I have passed it on to our plan review staff because I think it is the best outline for an EAR that I have ever seen. The scope makes it really clear just what the EAR will include and how the statutory requirements will be addressed (also where they will be addressed). I especially like your approach to the major issues (what is the issue?; can it be quantified?; past and current situation; social-economic impacts; policy framework, strategies to address each issue). The outline for Chapter 5 (Special Topics) clearly identifies what questions will be asked and what information will be collected to complete each assessment. These questions indicate to me that the County "gets" the purpose on an EAR (believe me, most local governments don't).

Walker

Walker Banning  
Community Program Manager  
Department of Community Affairs  
Division of Community Planning  
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850-488-3309 (FAX)  
walker.banning@dca.state.fl.us<mailto:walker.banning@dca.state.fl.us>

# Additional Attachments

## DETAILED SCOPE OF SERVICES

### Phase One

#### TASK 1 - PROJECT INITIATION MEETING AND PROJECT MANAGEMENT

**Project Initiation:** The K&S Team will meet with the project managers from the City to refine work tasks and the project schedule, establish reporting relationships and review expectations of the project. K&S will also collect relevant data; identify stakeholders and potential candidates for key person interviews; and finalize the public participation components of the project.

**Project Management:** For the duration of this project, the K&S Project Manager (PM) will participate in up to two (2) meetings per month, with City staff to discuss the status of the project and to solicit comments and feedback.

##### Tasks / Deliverables:

- Agendas;
- Written meeting summaries; and
- Monthly progress reports.

#### TASK 2 - ASSESSMENT OF MAJOR ISSUES AND PUBLIC INVOLVEMENT

K&S will immediately meet with key City staff and officials to gather input on major issues affecting the City. In addition, K&S will coordinate and conduct three (3) public workshops, and prepare presentation and handout materials for the workshops, which may include comment sheets, descriptions of the EAR process, and mounted aerials. If the City so chooses, the K&S Public Involvement Team will coordinate with the City Webmaster on the development of a EAR Webpage. Other coordination efforts will include meetings with elected officials, appointed officials, Broward County staff, and other government agencies.

The purpose of the public information workshops will be to discuss and receive public input on the key local planning issues that will be addressed in the EAR. As an optional service, after the public workshops have been held, K&S could coordinate and conduct an interagency scoping meeting (see Optional Task 3) with adjacent local jurisdictions and State, regional and county agencies to receive their input on the key issues that have been identified, and to identify additional issues that should be addressed. In addition, this meeting will serve as an opportunity to identify and collect the data that needs to be received from these agencies in order to conduct the EAR.

#### TASK 3 - INTERAGENCY SCOPING MEETING (OPTIONAL)

K&S considers interagency coordination as a critical component to the success of the EAR process. Agencies that are part of the coordination effort during this Task (and throughout the process) will include, but not be limited to: adjacent municipalities; FDOT, SFRPC, SFVMD, Broward County, Broward County Public Schools, and others as identified by the City.

#### TASK 4 - COMPILATION REPORT

The results of Tasks 2, and, if elected, Task 3, will be a compilation report summarizing the results of the workshops and identification of the major issues. A draft report will be submitted to City Staff for review, consideration and updated as necessary based upon the City Commission direction received during Task 6. Any and/or all of the issues identified in this task will be addressed in the EAR document (see Task 7).

##### Tasks 2 & 4 Deliverables:

- Public involvement materials such as comment sheets and handouts outlining the EAR process;
- Presentation materials for workshops (i.e. PowerPoint presentation, mounted aerials); and
- An Issue Compilation Report composed of: summaries of workshops and meetings and a list of major issues.

#### TASK 5 - PLANNING COMMISSION PUBLIC MEETING

The K&S Team will conduct a public meeting with the Planning and Zoning Board (P&Z) to obtain feedback on the major issues Compilation Report generated during Task 4.

##### Task 5 Deliverable:

- Presentation materials for workshops (i.e. PowerPoint presentation, mounted aerials); and
- An Issue Compilation Report composed of: summaries of workshops and meetings and a list of major issues.

#### TASK 6 - CITY COMMISSION PUBLIC MEETING

The purpose of this Task is to attend and coordinate one meeting the City Commission in order to receive comments

# Additional Attachments

and approval on the major issues Compilation Report.

*Task 6 Deliverable:*

- An Issue Compilation Report composed of: summaries of workshops and meetings and a list of major issues.
- Written documentation of P&Z comments.

## TASK 7 - DEVELOPMENT AND PREPARATION OF PRELIMINARY AND DRAFT EAR

The purpose of this Task is to develop and prepare, in coordination with City staff, the draft EAR in accordance with Chapter 163, F.S. The issues identified in Task 4 will be: described, analyzed, and, evaluated for potential social, economic, and environmental impacts. A series of Comprehensive Plan amendments to address these issues will be recommended. In addition, the draft EAR will include:

- Executive Summary, including a description of the process used to ensure public participation; purpose and a general summary of the recommended amendments.
- An analysis of the major issues;
- An assessment of the Comprehensive Plan, including recommended revisions;
- List of recommended changes need in the comprehensive plan due to changes in State law and regional plans;
- Recommended changes to the Broward County Land Use Plan, Comprehensive Plan and other initiatives; and
- Other issues as may be required by City staff.

The first draft of the EAR, matching the graphic template of the Fast Forward and Press Play documents will be prepared and submitted to the City for staff review. Any comments or suggestions received from City staff will be addressed prior to proceeding to Task 8.

*Task 7 Deliverable:*

- Draft EAR for preliminary staff review

## TASK 8 - DEVELOPMENT REVIEW COMMITTEE MEETING

The K&S Team will attend one Development Review Committee (DRC) meeting to summarize the EAR and discuss staff comments.

*Task 8 Deliverable:*

- Revised EAR based upon Staff Comments

## TASK 9 - DEVELOPMENT OF FINAL EAR

The final EAR will be developed based upon the comments received at the DRC meeting. Additionally, the K&S Team will prepare a preliminary draft evaluation and notification letter to the Florida Department of Economic Opportunity (DEO) for staff review. A final draft evaluation notification letter will developed based upon comments from City staff. The final EAR will and evaluation notification letter will be developed for review by the Planning and Zoning Board and City Commission review. A final EAR and letter will be prepared based upon direction from the City Commission.

*Task 9 Deliverable:*

- Revised EAR based upon DRC Comments.
- Preliminary, Draft evaluation and notification letter to DEO.
- Summary of City Commission meeting comments.
- Final EAR based upon direction from the City Commission.

## TASK 10 - PUBLIC HEARINGS ON FINAL EAR

The purpose of this Task is to attend and coordinate one hearing each before the Planning and Zoning Board and one before the City Commission in order to receive public comments on the EAR and authorize submission of the evaluation and notification letter to DEO and the other reviewing agencies for preliminary review. Any and/or all direction received at these hearings will be addressed prior to transmittal (Task 7).

*Task 10 Deliverable:*

- Written documentation of P&Z comments for review by the City Commission.

*Task 11 Deliverable:*

- 20 bound copies and 1 electronic file of the adopted EAR for transmittal and internal distribution.

## Phase Two

## TASK 1 - PRELIMINARY DATA, INVENTORY AND ANALYSIS REPORT

K&S will update the data, inventory and analyses (D&A),



including maps, of the Comprehensive Plan for the elements as required in the City's RFP.

K&S will prepare D&A, in a user-friendly format that matches the graphic template of the Fast Forward and Press Play documents. The preliminary draft D&A will be provided to the City staff for review and subsequently revised based upon comments received from staff for review for review by the DRC.

*Task 1 Deliverables:*

- Preliminary D&A for City staff review.

## TASK 2 - DEVELOPMENT REVIEW COMMITTEE MEETING

The K&S Team will attend one Development Review Committee (DRC) meeting to discuss staff comments on the D&A.

*Task 2 Deliverable:*

- Revised D&A based upon Staff Comments

## TASK 3 - DRAFT DATA, INVENTORY AND ANALYSIS REPORT

Utilizing the input received at the DRC meeting, K&S will prepare a draft Data, Inventory and Analysis report for review by the P&Z and City Commission.

*Task 3 Deliverables:*

- Revised D&A based upon DRC comments.

## TASK 4 - PLANNING AND ZONING BOARD MEETING

K&S shall present the D&A report at a meeting with the P&Z for the purpose of review.

## TASK 5 - CITY COMMISSION PUBLIC MEETING

K&S shall present the D&A report at a meeting before the City Commission for the purpose of review.

*Task 5 Deliverables:*

- Memorandum of P&Z comments.

## TASK 6 - OTHER PUBLIC MEETINGS

K&S shall present the D&A report at a meeting before the Broward County Planning Council and the County Commission.

## TASK 7 - FINAL DATA, INVENTORY AND ANALYSIS REPORT

- Utilizing the results from Task 5, K&S will prepare a Final D&A Report that will support the Comprehensive Plan recommendations. The Final D&A will be updated based upon the transmittal hearings prior to submission along with the EAR-based Comprehensive Plan amendments to DEO.

*Task 7 Deliverable:*

- Final D&A incorporating comments received during Tasks 5 & 6 and during the transmittal hearings.

## TASK 8 - OBJECTIONS, RECOMMENDATIONS AND COMMENTS RESPONSE (ORC)

Based upon the ORC from DEO and the comments received from the City, Planning Council and County Commission during the adoption hearings for the EAR-based amendments, the K&S Team will revise the D&A.

*Task 5 Deliverable:*

- Final D&A incorporating comments received from DEO and during the adoption hearings.

# Additional Attachments

## LOCAL BUSINESS PREFERENCE CERTIFICATION STATEMENT

The Business identified below certifies that it qualifies for the local BUSINESS preference classification as indicated herein, and further certifies and agrees that it will re-affirm it's local preference classification annually no later than thirty (30) calendar days prior to the anniversary of the date of a contract awarded pursuant to this ITB. Violation of the foregoing provision may result in contract termination.

(1) \_\_\_\_\_ is a **Class A** Business as defined in City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the City of Fort Lauderdale current year Business Tax Receipt **and** a complete list of full-time employees and evidence of their addresses shall be provided within 10 calendar days of a formal request by the City.  
 Business Name

(2) \_\_\_\_\_ is a **Class B** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the Business Tax Receipt **or** a complete list of full-time employees and evidence of their addresses shall be provided within 10 calendar days of a formal request by the City.  
 Business Name

(3) **Keith and Schnars** is a **Class C** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the Broward County Business Tax Receipt shall be provided within 10 calendar days of a formal request by the City.  
 Business Name

(4) \_\_\_\_\_ requests a **Conditional Class A** classification as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. Written certification of intent shall be provided within 10 calendar days of a formal request by the City.  
 Business Name

(5) \_\_\_\_\_ requests a **Conditional Class B** classification as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. Written certification of intent shall be provided within 10 calendar days of a formal request by the City.  
 Business Name

(6) \_\_\_\_\_ is considered a **Class D** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. and does not qualify for Local Preference consideration.  
 Business Name

BIDDER'S COMPANY: Keith and Schnars

AUTHORIZED COMPANY PERSON: Michael L. Davis *Michael J. Davis* July 28, 2014  
 NAME SIGNATURE DATE





# Michael L. Davis

## Academic Background

*M.S., Biology, Austin Peay State University, 1981*

*B.S., Biology and Environmental Science, Austin Peay State University, 1977*

## Professional Civic Involvement

*Treasure Coast Regional Planning Council Board Member, Secretary/Treasurer (Gubernatorial Appointee)*

*President, Marshall Foundation for the Everglades*

*Co-Chair, FICE Water Resources Committee Chairman, USACE Subcommittee*

*Chair, Board of Directors, Pine Jog Environmental Education Center*

*Former Member, Board of Directors & Chairman, Real Estate Committee, Florida Atlantic University Foundation*

*Former Chair, LLS Light the Night Executive Committee*

*Amateur sports car racer.  
www.facebook.com/mldracing17*

Mr. Davis is a Vice President and Principal of Broward County based Keith and Schnars. In this role, he is directly responsible for the management of projects in six areas – Water Resources and Environmental Planning, Transportation Planning, Urban Planning, Landscape Architecture, Public Information & Outreach, and Environmental Sciences.

Mr. Davis has over 34-years of high level experience in water resources, environmental policy, legislation and governmental relations, including NEPA and the Army Corps of Engineers planning and regulatory process. He has served in a senior capacity in the Army Corps of Engineers, the White House Council on Environmental Quality, the Environmental Protection Agency and the United States Department of the Interior.

Mr. Davis served for five years as the Deputy Assistant Secretary of the Army. In this role, he was responsible for policy and legislation for the Army Corps of Engineers’ civil works program, including environmental restoration, dredging and wetlands regulation. This included the development and authorization of the Comprehensive Everglades Restoration Plan and three Water Resources Development Acts (1996, 1999, 2000). Mr. Davis also served as the national director of the Corps regulatory program. This included wetlands and dredging regulations. He started his environmental policy resume as a Clean Water Act enforcement officer for the Corps Nashville District. As Deputy Assistant Secretary Mr. Davis worked with all 38 Corps Districts and Divisions. This included extensive work with the Jacksonville District and South Atlantic Division.

## Relevant Experience

**Evaluation and Appraisal Report, Comprehensive Plan and LDC Update, Monroe County, FL:** Senior Project Manager - Update Monroe County’s Comprehensive Plan Policy and Technical Documents to the 2010-2030 planning timeframe; the last update occurred in 1995. Additionally, the Team is currently completing a re-write of the Land Development Code to implement the revised Comprehensive Plan. As part of the detailed and extensive update to the Comprehensive Plan, the County sought to lower greenhouse gas emissions by reducing automobile trips, desired to expand multi-modal transportation opportunities and become more pedestrian-friendly, and revise their transportation LOS methodology, while maintaining hurricane evacuation timelines. Client/Contact: Monroe County BOCC/Christine Hurley, Phone: (305) 289-2517. (12/09 to Present)

**EAR-based Comprehensive Plan and LDR Amendments, Indian Rocks Beach, FL:** Project Manager - Keith and Schnars crafted comprehensive plan amendments based upon the City’s recently adopted Evaluation and Appraisal Report. The Comprehensive Plan and LDR amendments included those to revitalize their commercial district and corridor; encourage mixed use; reduce greenhouse gas emissions; update the level of service requirements; and assure the City becomes more walkable and pedestrian friendly, through establishment of transportation concurrency exemption areas.

Senior Project Manager for the Crosstown Parkway Extension Environmental Impact Statement (EIS).

Senior Project Manager for the South Miami-Dade Watershed Study and Plan, the largest water resources planning effort ever undertaken in Florida.

Provided senior oversight and policy direction for the development of the Comprehensive Everglades Restoration Plan (CERP).

Led the Federal government’s efforts in the development and authorization by Congress of CERP legislation.

Led the development of three national Water Resources Development Acts. (1996, 1999, 2000)

Served as Senior Manager for two CERP projects, including the Acme Basin B project.

Led or co-led the development of National Wetlands Policy, including mitigation and mitigation banking policy and the Corps’ Nationwide permit program.



# James Kahn, AICP

## Academic Background

M.S., Management and Public Service, Nova University, 1978

Bachelor of Technology in Urban Systems, Florida International University, 1976

B.A., Geography, University of South Florida, 1973

A.A., Pre-Architecture, Miami-Dade College, 1971

## Professional Affiliations

American Planning Association (APA)  
Florida Chapter, American Planning Association (FAPA)  
Treasure Coast Section, FAPA

## Professional Certifications

Certified Member of the American Institute of Certified Planners, AICP #005537

National Incident Management Certificates: ICS 100, ICS 200, ICS 300, ICS 400, IS 700, IS 800

Mr. Kahn has a broad range of interdisciplinary experience gained from his work with developers, consultants and governmental agencies for more than 40 years in the fields of planning, transportation, permitting, land development regulations, project management and construction. Mr. Kahn’s full range of planning experience includes master planning, site plan design, rezoning and land use plan amendments. He also has extensive experience in feasibility studies, permitting, Developments of Regional Impact (DRIs), project coordination, administration of development review process. He has worked with capital improvement plans and the administration of zoning codes, including preparation of land development regulations as well as eminent domain cases.

## Relevant Experience

**Comprehensive Plan Update, Evaluation and Appraisal Report (EAR), and LDC Re-Write, Monroe County, FL:** Senior Planners and QA/QC Officer for this four-phased project includes an update of the County’s Comprehensive Plan Policy and Technical Documents to the 2010-2030 planning timeframe; the last update occurred in 1995; preparation of the EAR; and an update to the LDC to make it more user friendly, incorporate modern planning strategies, and implement the Goals, Objectives and Policies of the updated Comprehensive Plan. Client/Contact: Monroe County BOCC/Christine Hurley, Phone: (305) 289-2517. (12/09 to Present)

**MainStreet Design Manual, Coconut Creek, FL:** Project Planner and planning team member responsible for advising in the areas of Land Use, Zoning, Platting, and Infrastructure. This main street project created a pedestrian-oriented, sustainable, green community in one of the last large tracts (400 acres) of undeveloped infill parcels in northern Broward County. The design standards are a result of a master planning process that involved numerous community meetings and stakeholder input and is oriented towards green technology and LEED principles in a traditional design concept. The design manual was also subsequently approved by the City as a Regional Activity Center (RAC). The project received an Award of Excellence from the Florida APA in 2005. Client/Contact: City of Coconut Creek/Shelia Rose, Phone: (954) 973-6770. (3/04 to 11/04)

**Central Plantation Master Plan, Plantation, FL:** Mr. Kahn served as a team member responsible for design coordination and document preparation. Duties also included assistance in numerous Charrettes and analysis of design issues. This project is a conceptual master plan for an 860-acre suburban area located in Central Plantation’s, central business district. The objective of the study was to work with the public, key stakeholders and city officials to define a vision for the area to foster economic sustainability, improve mobility, encourage transit, mixed-use and infill development, create a pedestrian friendly environment and provide a “sense of place” for the entire community. The project included a Transit Greenway Study to determine the feasibility of implementing a transit greenway system in the district. The study applied transit greenway components throughout the master plan area for a multimodal corridor that included pedestrian improvements, bikeways, transit, landscaping and public involvement. Client/Contact: City of Plantation/Larry Leeds, Phone: (954) 797-2622 (4/02 to 5/03)

**Master Plan and Land Development Regulations, Marathon, FL:** Deputy Project Manager, who assisted in the development of the Master Plan and participated in numerous public hearings and charrettes. Mr. Kahn was also involved in the development of land development regulations necessary for the City to implement the Master Plan. Client/Contact: City of Marathon/George Garrett, Planning Director, Phone: (305) 743-0033. (6/02 to 2/07)



# James Kahn, AICP

**East Pompano Beach Community Redevelopment Plan, Atlantic Boulevard Overlay District and LAC Plan Amendment, Pompano Beach, FL:** Lead Project Planner for the preparation of a Community Redevelopment Plan for the 160-acre East Pompano Beach Redevelopment Area. This included a two-day design charrette, which was attended by over 200 interested persons. The redevelopment plan focused on urban revitalization strategies that allowed the City to fully utilize the existing man-made resources while preserving and enhancing the exiting natural resources. The redevelopment plan embraced new urbanism principles with a sustainable mix of uses, capital improvements, land acquisition strategies, funding strategies and urban design concepts that were supported by a detailed market analysis. Included in this project was the preparation and submittal of a comprehensive plan amendment for the designation as a Local Activity Center (LAC) for the area; and the Atlantic Boulevard Overlay District which created design standards, development regulations and included public involvement for the redevelopment of the corridor. Client/Contact: Mark Lauzier, Assistant City Manager (954) 786-4601. (6/01 to 3/02)

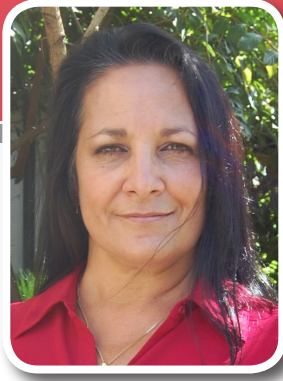
**Washington Heights Neighborhood and Urban Design Plan, Sebring, FL:** Washington Heights is one of the first communities established in the City and one of the first African-American communities in Highlands County. The project included a one-day charrette and visioning exercise that identified the future desired type and style of development and redevelopment in the neighborhood. Mr. Kahn was the lead Planner and his duties included: public outreach, design charrette assistance; guidance in preparation of the design plans; and QA/QC for the project. Client/Contact: City of Sebring CRA/Robin Hinote, Phone: (863) 471-5104. (5/08 to 4/09)

**Fire Stations Number 49, 29 and 3, Fort Lauderdale, FL:** The City of Fort Lauderdale, through its bond issue, replaced these stations which were complex due to the requirement that the existing fire station facilities had to remaining in operation while new facilities were constructed. Mr. Kahn coordinated with the city design team to permit and plat the stations in an expedited manor. (12/04 to 6/08)

**One Stop Permitting Center, Fort Lauderdale, FL:** Project Manager for the City of Fort Lauderdale's creation of a one-stop permitting center which includes Building, Planning, and Zoning Divisions. Project duties included design coordination and site plan approvals. Client/Contact: City of Fort Lauderdale/Hal Barnes, P.E., Phone: (954) 828-5065. (1/02 to 10/03)

**Galleria Mall, Broward County, FL:** Project Manager for redevelopment of a 1 million square foot modernization of this major retail shopping center. Services also included design assistance, permitting, and public hearing presentations. (2/02 to 8/02)

**City-wide Master Plan, Hollywood, FL:** Project Manager for the preparation of a city-wide Master Plan for the City of Hollywood. The Plan addressed physical and socio-economic issues as they pertain to individual neighborhoods, commercial and business districts and the City as a whole. Market conditions, demographic, employment, public facility and other evaluation criteria were analyzed. The Plan in large part has been implemented through the City's Capital Improvements Program and has been highly implemented to make Hollywood what it is today. Client/Contact: City of Hollywood/Jaye Epstein, Phone: (954) 921-3471. (10/99 to 10/01)



# Debbie Love, AICP

## Academic Background

B.S. Business Administration:  
Applied Management  
Specialty, Kaplan School of  
Business, 2002

## Professional Certifications

Certified Member of the  
American Institute of  
Certified Planners,  
AICP #022684

National Charrette Institute,

Certified Watershed  
Manager

Florida Green Home  
Standard Certifying Agent,  
Florida Green Building  
Coalition, Inc.

Planning Director  
Management American  
Planning Association

All Hazards Mitigation  
Planning Certification,  
Emergency Management  
Institute

## Professional Affiliations

American Planning  
Association (APA)

Florida Chapter, American  
Planning Association (FAPA)

Broward Section, (FAPA)

Treasure Coast Section,  
(FAPA)

Florida FEMA Task Force,  
2000 - Current

State of Florida Hazard  
Mitigation Advisory Team

Ms. Love has over 20 years experience in the development of Evaluation and Appraisal Reports, comprehensive plan development, including the associated data, inventory and analysis and land development regulations; urban design and land planning, including the preparation of neighborhood and redevelopment plans; community visioning and workshop facilitation; capital improvement programming; affordable housing; environmental impacts; floodplain management and mitigation; and grant writing. Ms. Love's strengths include expertise with the requirements of Florida's Growth Management Act, including development in an Area of Critical State Concern, public involvement and project management. She has served as Project Manager for a wide variety of planning activities, both large and small, throughout Florida, including, the Comprehensive Plan Update, EAR and LDR Re-Write for Monroe County, the City of Marathon Master Plan and Land Development Regulations Re-Write, EAR, EAR-based Amendments and LDRs for the City of Indian Rocks Beach, and the Washington Heights Neighborhood and Urban Design Plan.

## Relevant Experience

**Comprehensive Plan Update, Evaluation and Appraisal Report (EAR), and LDC Re-Write for Monroe County, FL:** Project Manager and Principal Planner - Monroe County has contracted with Keith and Schnars to update their Comprehensive Plan Policy and Technical Documents to the 2010-2030 planning timeframe; the last update occurred in 1995. The County is located in an Area of Critical State Concern (ACSC), encompasses the Florida Keys and portions of mainland Florida, specifically the Everglades, and is home to approximately 70,000 residents. Due to the environmental sensitivity of much of the land mass, its designation as a National Marine Sanctuary and the ACSC designation, this project includes extensive cooperative efforts with a wide-variety of jurisdictional bodies, external agencies such as FDOT, ACOE, DEP, US Navy, US Fish and Wildlife Service and the Department of Community Affairs. Client/Contact: Monroe County BOCC/Christine Hurley, Growth Management Division Director, Phone: (305) 289-2517, email: hurley-christine@monroecounty-fl.gov (12/09 to Present)

**EAR, EAR-based Comprehensive Plan and LDR Amendments, Indian Rocks Beach, FL:** Project Manager and Primary Author - Keith and Schnars shepherded the EAR through adoption and crafted EAR-based comprehensive plan amendments. The amendments included those to revitalize their commercial district and corridor; encourage mixed use and attainable housing development; preserve coastal and natural resources; reduce green house gas emissions; update the level of service requirements; and assure the City becomes more walkable and pedestrian friendly. The LDR amendments were drafted to implement the goals, objective and policies of the comprehensive plan, and include provisions to allow golf cart travel along both State, County and municipally owned streets; preserve and expand the tree canopy; and, address wetland buffering, dock and seawall requirements. Client/Contact: City of Indian Rocks Beach/ Danny Taylor, Interim City Manager, Phone: (727) 595-2517. (11/07 to 1/10)

**Land Development Regulations Re-Write, Marathon, FL:** Project Manager and Primary Author - The City of Marathon desired to create a new set of regulations that were specifically designed to implement the Comprehensive Plan and the concepts illustrated in the Master Plan. The new LDRs also included mixed use design guidelines, a revised permit allocation system, marine siting regulations and conservation management plan provisions. Client/Contact: City of Marathon/George Garrett, Planning Director, Phone: (305) 743-0033. (10/05 to 2/07)



## Debbie Love, AICP

**Capital Improvement Program, Key Biscayne, FL:** Project Manager and Primary Author - Keith and Schnars was contracted to develop a Capital Improvements Program (CIP), including establishing a process the Village could utilize each year to manage their capital improvement projects. The Keith and Schnars team guided establishment of the administrative structure to assist in the development of the program, and undertook the following tasks: set the mechanism for public input; developed the policy framework for the CIP to address the issues of the community's financial viability, community development, levels of service standards, and other strategic goals; formulated evaluation criteria to determine capital spending levels and to guide capital project selection; prepared a public facilities capacity analysis to identify the capital improvements that should be constructed to meet current and future needs through the long-range planning timeframe; analyzed the status of previously approved projects to evaluate whether or not the projects were on schedule and on budget; assessed the financial capacity of the Village of Key Biscayne to undertake new capital projects; evaluated funding options; compiled, evaluated and ranked project requests; and undertook financial programming over a five year and ten year timeframe. Client/Contact: Village of Key Biscayne/Jud Kurlancheek, Phone: (305) 365-8908. (5/08 to 4/09)

**City of Tamarac Major Arterial Corridor Study, Tamarac, FL:** A major arterial roadway study that includes University Drive, SR-7, Commercial Boulevard and McNab Road. The study focuses on developing a vision that defines the physical, functional, aesthetic and cultural character of each corridor. Ms. Love assisted with the public outreach on this project for a city-wide community workshop, creating meeting announcements and providing workshop facilitation to obtain important public input for each corridor. Client/Contact: City of Tamarac/Jennifer Bramley, Community Development Director, Phone: (954) 597-3530, email: jenniferb@tamarac.org, (2/12 to 12/12)

**SW 157th Avenue Widening, Miami-Dade County, FL:** Ms. Love is assisting with the public outreach for this Miami-Dade County road widening project. Services include preparation of a Community Awareness Plan (CAP), community meeting preparation, meeting announcements/flyers, coordination and meeting facilitation. Client/Contact: Miami-Dade County/Raul Quintela, P.E., Project Manager, Phone: (305) 375-3971. (1/13 to Present)

**Crosstown Parkway, Project Development and Environment (PD&E): Studies, Port St. Lucie, FL:** Keith and Schnars was retained by the City of Port St. Lucie to undertake not one, but two, simultaneous interchange proposals for new interchanges along I-95 at Crosstown Parkway and Becker Road. Since the area also included proximate upstream and downstream interchanges, as well as an existing interchange (Gatlin Boulevard), the FDOT and FHWA required that a System-wide analysis be performed of all five interchanges. The justification of a new interchange on the interstate highway system is among the most difficult and time consuming technical applications that traffic engineers can undertake. The process requires complex technical traffic analyses and forecasting, environmental studies consistent with the National Environmental Policy Act (NEPA), including completing the Socio-Cultural Impact Report, as well as meeting multiple policy goals set by the Federal Highway Administration (FHWA) and the Florida Department of Transportation (FDOT). Ms. Love provided Peer Review and Quality Control oversight for the required analysis of the socio-cultural impact effects of the project on individual groups or neighborhoods near the project and the effect of the project on the community as a whole. Client/Contact: City of Port St. Lucie/Patricia Roebing, P.E., Phone: (772) 871-5174. (2004 to 2006)



# John Krane, P.E.

Mr. Krane has 26 years of experience in planning, transportation engineering, preliminary engineering/PD&E, access management, traffic operations, and safety, with 16-plus years of management experience. His primary areas of expertise include site impact analyses, intersection and roadway operational and level of service analyses, development and application of transportation demand forecasting models, project traffic development, and project management. He currently serves as the Director of Transportation Planning activities statewide. In addition to acting as senior advisor on division work and project manager for important projects, he is responsible for the oversight of workflow, staff development, and Quality Assurance of his Division.

### Academic Background

*B.S., Civil Engineering,  
Michigan State University,  
1988*

### Professional Registrations

*Registered Professional  
Engineer, FL #0048952*

### Post Graduate Training

*Traffic and Transportation  
Engineering - Northwestern  
University Traffic Institute*

*Planning and Design of  
Freeways and Interchanges -  
Joel P. Leisch*

*Design, Construction and  
Maintenance of Highway  
Safety Features and  
Appurtenances - National  
Highway Institute*

*Basic and Intermediate  
FSUTMS Modeling - FDOT*

*Land Use Modeling for  
FSUTMS - FDOT*

*Leadership Academy - FDOT*

*Various Management and  
Communication Classes -  
FDOT*

*Site Impact Training - FDOT*

*Q/LOS Training - FDOT*

*Highway Capacity Workshop  
- Northwestern University  
Center for Public Safety*

### Professional Affiliations

*Member, Institute of  
Transportation Engineers  
(ITE)*

### Relevant Experience

**City of Parkland Traffic Engineering and Transportation Planning, Parkland, FL:** As the Director of the Transportation Planning Division, Mr. Krane provided a senior oversight role for this Keith and Schnars project. Services included acting as the City Traffic Engineer and Development Review Committee (DRC) member for the City of Parkland. We provided as-needed traffic engineering and planning services including traffic impact and site plan review, traffic control recommendations, traffic conditions monitoring, traffic operations analysis, comprehensive planning, ordinance development, transportation concurrency, and intergovernmental coordination. Keith and Schnars also provided representation on traffic engineering issues at City Commission meetings. Client/Contact: City of Parkland/Caryn Gardner-Young, City Manager, Phone: (954) 757-4112. (2008 to 2010 & 2013 to Present)

**Boca Raton City Traffic Engineer, Boca Raton, FL:** Project Manager for the Project Development and Environment (PD&E) study for the extension of Crosstown Parkway across the North Fork of the St. Lucie River to US-1. This study has been designated as an Environmental Impact Statement (EIS). Responsible for project coordination between the FDOT, FHWA, the City of Port St. Lucie, and the host of State and federal resource and regulatory agencies.

**General Planning Consultant (GPC), FDOT District 4 Office of Planning and Environmental Management:** Senior Project Manager - As the Director of the Transportation Planning Division, Mr. Krane provided a senior oversight role for this Keith and Schnars GPC contract with the District's Strategic Intermodal System section. This was a Task Work Order based contract to assist the unit in conducting special projects, and other work as requested. Client/Contact: FDOT District 4/Tammy Campbell, Phone: (954) 777-4668. (5/08 to 4/13)

**General Engineering Consultant (GEC), FDOT District 4 Traffic Operations Office:** Senior Project Manager - As the Director of the Transportation Planning Division, Mr. Krane provided a senior oversight role for this Keith and Schnars GEC contract with the District's Access Management section. This was a Task Work Order based contract to assist the unit in conducting special projects, and other work as requested. Client/Contact: Beth Coe, Phone: (954) 777-4373. (11/07 to 12/10)

**Matanzas Woods and I-95 IJR, Flagler County, FL:** Mr. Krane was Project Manager for a new interchange proposal along I-95 between the existing interchanges of Palm Coast Parkway in Flagler County and US-1 in St. Johns County. The Interchange Justification Report (IJR) was approved in March 2011. The interchange will enable the reconstruction of the existing bridge crossing of Matanzas Woods Parkway into a full interchange with I-95. The interchange will serve the City of Palm Coast, Bunnell, and future DRI scale developments that have been approved in the area. Client/Contact: Faith Alkhatib, P.E., Flagler County Engineer, Phone: (386) 313-4045 (8/08 to 3/11)





# Veronica Altuve, P.E.

Mrs. Altuve is a civil engineer with 18 years of experience. She has substantial expertise in the preparation of traffic impact studies for large scale developments, corridor studies, interchange approvals, Developments of Regional Impact (DRIs), parking studies, and municipal comprehensive plans. She has detailed expertise in transportation and traffic operations analysis using software packages such as Highway Capacity Software, SYNCHRO, CORSIM, VISSIM, SERPM, and FSUTMS. She has performed detailed transportation and traffic analyses including trip generation, trip distribution, traffic growth, roadway capacity analysis, intersection, ramp analysis, arterial analysis, and system-wide operational analysis. She has additional experience in environmental engineering and quality control.

### Academic Background

B.S., Civil Engineering,  
Florida International  
University, 1995

### Professional Registration

Registered Professional  
Engineer, FL #68194

### Professional Training

Site Impact Handbook  
Training Course, FDOT

FSUTMS Workshop Training  
Course, FDOT

FSUTMS Modeling  
Calibration Workshop  
Training Course, FDOT

Timing Traffic Signals using  
TEAPAC, PASSER, TRANSYT  
and CORSIM, University of  
Central Florida

### Professional Affiliations

Member, Institute of  
Transportation Engineers  
(ITE)

2009 Gold Coast Chapter  
ITE President

### Relevant Experience

**Monroe County EAR, Comprehensive Plan Update and Land Development Code Re-Write, Monroe County, FL:** Responsible for the Transportation, Mass Transit, and Ports and Aviation Elements update of the Comprehensive Plan. Client/Contact: Monroe County BOCC/Christine Hurley, Growth Management Division Director. (12/09 to Present)

**General Planning Consultant, Broward, Indian River, Martin, Palm Beach, and St. Lucie Counties, FL:** Senior Project Manager - Ms. Altuve provided on-demand transportation engineering and planning services for FDOT District 4. Through the issuance of task work orders, rendered services include special projects related to the District's Strategic Intermodal System Facilities. Client/Contract: FDOT District 4/Tammy Campbell, Planning and Environmental Management, Phone: (954) 777-4668. (5/08 to 4/13)

**Boca Raton City Traffic Engineer, Boca Raton, FL:** Senior Project Manager - Review traffic studies, parking studies, and site plans submitted by various land development applicants to ensure conformance to City Code transportation related regulations. Services also include attendance to Planning and Zoning Board and City Council on behalf of the City. Client/Contact: City of Boca Raton/T. Douglas Hess, City Traffic Engineer, Phone: (561) 416-3369. (2008 to 2011)

**General Traffic Operations Studies, Broward, Indian River, Martin, Palm Beach, and St. Lucie Counties, FL:** Senior Traffic Engineer - Ms. Altuve provided on-demand traffic operations studies for FDOT District 4. These studies have included signal warrant analyses consisting of detailed volume warrant study, correctable intersection crash analysis, intersection condition diagrams, and gap studies. These have been conducted consistent with the Manual on Uniform Traffic Control Devices (MUTCD) standards and the Manual on Uniform Traffic Studies (MUTS). Client/Contact: FDOT District 4/Beth Coe, District Traffic Access Manager, Phone: (954) 777-4373. (11/07 to 12/10)

**City of Parkland Traffic Engineering and Transportation Planning, Parkland, FL:** Senior Traffic Engineer – provided support on this project for traffic engineering, and as-needed transportation services that included traffic control, operations analysis, traffic impact analysis, site plan review, comprehensive planning reviews, concurrency evaluations, and traffic safety studies. Client/Contact: City of Parkland/Caryn Gardner-Young, City Manager, Phone (954) 753-5040. (8/08 to 4/10)

**Central Plantation Conceptual Master Plan Sub-area Mobility Report, Broward County, FL:** This report presents transportation findings, detailed operational analyses and projections to document the mobility characteristics and function of the existing 860-acre area and how the mobility infrastructure might function in the future given the projected vision to foster economic sustainability by encouraging mixed-used and infill development. (2001 to 2002)



# Jose Rodriguez, P.E.

Mr. Rodríguez has over 40 years of experience in transportation and traffic engineering including work as a graduate research engineer at the University of Maryland. Mr. Rodríguez has directed and actively participated in numerous and wide-ranging transportation studies and projects for both the public and private sectors.

Mr. Rodriguez' full range of traffic engineering and transportation planning experience includes traffic impact studies, master planning, site and access impacts for both private and public developments; neighborhood traffic calming; rezoning and land use plan amendments; pedestrian and bicycle facilities planning, malls and auto-restricted zones; HOV feasibility; roadway and intersection design; operation analyses; public transit planning and operations, and parking studies. He also has extensive experience in feasibility studies, Developments of Regional Impact (DRIs), project coordination, development review consultant for local municipalities.

## Relevant Experience

**City of Parkland Traffic Engineering and Transportation Planning Parkland, FL:** Team member -Provided support for traffic engineering, and as-needed transportation services that included traffic control, operations analysis, traffic impact analysis, site plan review, comprehensive planning reviews, concurrency evaluations, and traffic safety studies. Client/Contact: City of Parkland/Caryn Gardner-Young, City Manager, Phone (954) 753-5040. (8/08 to 4/10)

**Boca Raton City Traffic Engineer, Boca Raton, FL:** Team member for the Project Development and Environment (PD&E) study for the extension of Crosstown Parkway across the North Fork of the St. Lucie River to US-1. This study has been designated as an Environmental Impact Statement (EIS). Responsible for project coordination between the FDOT, FHWA, the City of Port St. Lucie, and the host of State and federal resource and regulatory agencies. Client/Contact: City of Boca Raton/T. Douglas Hess, City Traffic Engineer, Phone: (561) 416-3369. (2008 to 2011)

**Special Urban Sector Traffic and Parking Studies, Various Locations:** City of Pompano Beach CRA, City of North Miami Beach, City of Fort Lauderdale, City of West Palm Beach, City of Plantation, Town of Jupiter; Development of Regional Impact Reports (DRI) in Broward and Miami-Dade Counties; the Caracas/Prados del Este HOV corridor feasibility study for the World Bank; access road/terminal integration at the new Athens Airport; historic zone traffic and transit studies for Old San Juan and Ponce, Puerto Rico; and the Miami-Dade Countywide Policy Study. Traffic engineering project review services for the cities of Plantation, Fort Lauderdale, North Lauderdale, and North Miami Beach.

**Traffic Impact Studies and Detailed Traffic and Parking Analyses, Various Locations:** Various public and private projects including shopping centers, waterfront/ marina developments, educational facilities, hospitals, government buildings, sports complexes, and local communities in Florida, the Caribbean and Mexico; and expressway corridor environmental, alignment and traffic evaluations - PR2 and PR53 (Puerto Rico).

**Public Transportation Studies, Various Locations:** The studies included multi-modal transit terminal feasibility, design and operations; Agua-Guagua (Ferry) Operations Cost Study; review of municipal bus services - FTA; San Juan's Tren Urbano Alternatives Analyses; bus service privatization and contra-flow bus/transit lanes; Jitney-Metrobus service integration; urban and rural area transit needs, downtown shuttle service feasibility and operations, urban bus route system evaluation, public and private sector transit provider coordination, ferry operations, transportation development plan updates, among others, for numerous areas including Central and South Florida, Los Angeles, CA, and Puerto Rico.

## Academic Background

M.S., *Transportation Engineering, University of Maryland, 1974*

B.S., *Civil Engineering, University of Maryland, 1972*

*Transportation Systems Management course, School of Engineering and Applied Sciences, Princeton University, 1976*

## Professional Resgistrations

Registered Professional Engineer, FL #45596

## Professional Affiliations

Member, *Institute of Transportation Engineers*

## Publications

Author co-author of three articles dealing with traffic operations and public/private transit operations published by the *Transportation Research Board and the Institute of Transportation Engineers*

## Broward County MPO, Citizens' Involvement Roundtable

Representative for the *City of Coral Springs, 2008 - present*





## Shea Hansen, ISA

Since arriving at Keith and Schnars in 2006, Ms. Hansen has gained a variety of experience in the Landscape Architecture field. Starting as an intern and working up to a Project Manager's position, Shea has worked on many projects large and small from parks to streetscapes and master planning. Shea has strong design instincts and polished graphic skills. As a Certified Arborist, Shea is also keenly interested in the preservation and improvement of the urban forest in coordination with a Smart Growth design approach to our landscapes.

### Relevant Experience

**Academic Background**  
MLA, Florida A&M University, 2007

BFA, Studio Arts, Florida State University, 2001

**Professional Affiliations**  
International Society of Arboriculture (ISA)  
Certified Arborist

**Major Arterial Corridor Study: Creating Identity and Sense of Place, Tamarac, FL:** Project Manager - Four major corridors within the City of Tamarac were analyzed based on three design initiatives- gateway treatments, streetscape treatments and neighborhood buffer wall treatments. Design concepts were created for gateway treatments, signage and hardscape treatments; in addition, an evaluation was performed to determine which 10 out of 28 neighborhoods should receive neighborhood buffer walls. A public involvement meeting allowed for gathering valuable input from stakeholders. Client/Contract: City of Tamarac/Frank Zickar Phone: (954) 597-3535 (2012 to 2013)

**North Miami Downtown Development and Major Corridor Master Plan, North Miami, FL:** Designer - Six major corridors within the City of North Miami were analyzed based on a Complete Streets Initiatives, gateway treatments, streetscape initiatives, landscape and hardscape treatments. As well, design guidelines and code recommendations were created for the development of mixed-use buildings. Conceptual designs demonstrated recommendations for each roadway. (2013)

**City of Miami Beach, Miami-Dade County, FL:** Designer - Contributions to the landscape design of City properties, including site analysis for one of the city's municipal parking lots and the design of irrigation plans for it. She also provided the landscape design for a neighborhood pump station.

**SR-953/LeJeune Road Improvements Project, Miami-Dade County, FL:** Designer - As an Associate, Ms. Hansen participated in landscape and irrigation designs. She also facilitated communications between the Miami International Airport staff and Keith and Schnars personnel throughout the project. Client/Contact: FDOT District 6/Paul Moss. Phone: (305) 470-5384.

**Districtwide Landscape Design Services, Miami-Dade County, FL:** Ms. Hansen served as a contracted in-house project manager for the FDOT District 6 office for 3 years, providing landscape architectural services including preparation of landscape and irrigation plan sets, plan reviews, presentations, reports, permit coordination, review meetings, tree relocations, inspections and miscellaneous consultations. Most notably, on behalf of the DLA, Ms. Hansen oversaw the development of the landscape plans, including the inventory and tree relocation for SR-826/836 Interchange Reconstruction Design Build Project; as well, Ms. Hansen oversaw the inventory and tree relocation, landscape design and inspections for SR-826 Palmetto Expressway Reconstruction from Bird Road to Sunset Drive Design Build Project. Client/Contact: FDOT District 6/Kirk Hoosac, Phone: (305) 470-5384. (2007 to 2011)

**Biscayne Boulevard, Miami-Dade County, FL:** Designer and Inspector - Ms. Hansen was involved in the landscape and irrigation design for 1.4 miles of streetscape improvements along Biscayne Boulevard in the downtown area of the city of Miami. Alongside her design work, Ms. Hansen's contributions to the project included several onsite analysis visits. Client/Contact: FDOT District 6/Jose Barrera, P.E, Phone: (305)470-5260.

# Shea Hansen, ISA

**SR-A1A/Collins Avenue, Miami-Dade County, FL:** This 1 mile RRR roadway project in the heart of south beach includes a landscape beautification component to enhance the pedestrian space and landscape the newly created bulb outs. As Project Designer, Ms. Hansen oversaw the development of the hardscape, landscape and irrigation designs, and facilitated the coordination between the FDOT and the City of Miami Beach. Client/Contact: FDOT District 6/Heidi Solaun-Dominguez, Phone: (305) 470-5282. (2011 to Present)

**SR-A1A/North Roosevelt, Monroe County, FL:** A 4 miles roadway reconstruction project leading into historic Key West includes a landscape and hardscape design coordinated with the City of Key West. Ms. Hansen assisted with Post Design services, providing construction oversight of the relocation of existing palms. Client/Contact: FDOT District 6/Kirk Hoosac, Phone: (305) 470-5384. (2010 to Present)

**SR-907/Alton Road, Miami-Dade County, FL:** Designer and Inspector - This 1.5 mile section of Alton Road is an active commercial corridor on Miami Beach; heavily traveled by locals and tourists either by foot, bicycle or automobile. In addition to being a complete roadway reconstruction project, FDOT's scope also includes highway beautification with landscape, hardscape, and irrigation plans. Client/Contact: FDOT District 6/Danny Iglesias, Phone: (305) 470-5289. (2011 to Present)

**SR-959/Red Road, Miami-Dade County, FL:** Designer and Inspector - These projects include three consecutive milling and resurfacing projects along one of South Florida's State Historic Highways, Red Road. With the installation of new light poles, sidewalks and bike lanes where permitted, significant coordination was performed to address the preservation of the existing canopy trees and provide a context sensitive design. An alternative sidewalk treatment was created to reduce impacts to existing roots structures and to prevent future sidewalk repairs. As well, Ms. Hansen created rendered presentation boards and assisted with several Public Involvement meetings. Client/Contact: FDOT District 6/ Ana Arvelo. Phone: (305) 470-5210.

**SR-976/Bird Road, Miami-Dade County, FL:** Designer and Inspector - Ms. Hansen coordinated closely with the Engineer of Record and Lighting Engineer during the design phase of this project in order to assist in implementing a Context Sensitive Design along this State Historic Highway that provided adequate space for newly proposed sidewalks, pedestrian lighting and existing canopy trees. Client/Contact: FDOT District 6/Ana Arvelo. Phone: (305) 470-5210.

**SR-90/SW 8th Street, Miami-Dade County, FL:** Designer and Inspector - For this safety and milling and resurfacing project, Ms. Hansen performed a tree inventory for the 80 impacted trees along the corridor. As well as facilitating coordination with the local municipality regarding the impacts and the relocation site/plan. Client/Contact: FDOT District 6/ Ana Arvelo. Phone: (305) 470-5210.





## Chris Miller, RLA, ISA, LEED AP

### Academic Background

B.L.A. studies, Landscape Architecture, University of Florida, 1993 to 1997

Vicenza, Italy Institute of Architecture (European Study program), University of Florida, 1997

### Professional Registration

Registered Landscape Architect, FL #6666970

### Professional Certifications

ISA Certified Arborist  
LEED Accredited Professional  
GREEN Advantage Certified Practitioner  
FNGLA Certified Horticultural Professional  
FNGLA Certified Landscape Contractor  
FIS Certified Irrigation Site Manager  
IA Certified Irrigation Contractor  
IA Certified Irrigation Designer  
IA Certified Golf Irrigation Auditor  
IA Certified Landscape Irrigation Auditor  
LIAF Certified Landscape Inspector  
ICPI Certified Florida Master Naturalist

Mr. Miller is a highly qualified landscape architect with a keen interest in the Green Industry. His broad range of experience includes all phases of the design process from site analysis, concept generation and project planning to the computer-aided drafting of landscape, irrigation and amenity designs through final implementation. He is known for his innovative design solutions and immaculate attention to design details, construction specifications, plan reviews and construction inspection. Combined with the ability to recognize and solve the complex requirements of project integration, Mr. Miller's expertise includes a thorough understanding of Florida's ecosystems and critical water conservation principles. These strengths are complimented by his skill in photography and effective presentations. His many years of experience include planning and design for commercial developments, parks, municipal centers, streetscapes and FDOT roadway beautification projects. Mr. Miller currently holds 13 Green Industry Certifications.

### Relevant Experience

**FDOT Central Office I-75 Highway Beautification Concept Plan, FL:** Intensive visual landscape assessment of 145-miles of the I-75 corridor, more than 25,600-acres, to create a tool for FDOT and local governments as they plan transportation improvements for the region to give motorists a favorable impression of Florida. Mr. Miller documented the corridor with thousands of geo-referenced photographs, and co-designed an assessment system for corridor visual resources utilizing the landscape character areas of Florida.

**SR-5/US-1, Broward County, FL:** Landscape Designer – This project included permitting, hardscape layout, maintenance agreements, planting and irrigation design. The landscape design included application of xeriscape principles to the planting design, and irrigation design for the 0.75-mile project. Client/Contact: FDOT District 4/Elisabeth Hassett, RLA, Phone: (954) 777-4219. (2005 to 2006)

**Rolling Oaks and Bunche Parks Improvement Program, Miami Gardens, FL:** Master planning and grant assistance for City of Miami Gardens parks, including a nature trail, recreation center, maintenance buildings, pavilions, press boxes, a concession/restroom facility, soccer/football fields, tennis courts, a par course, volleyball courts, an aquatic play structure, lighting, signage, parking, and playgrounds. Client/Contact: City of Miami Gardens/Jay Marder, Phone: (305) 622-2225. (11/05)

**Mitchell Moore Park Improvements, Pompano Beach, FL:** Site design through construction for a 2-phase renovation including a par course, play structure, two ball fields with dugouts, scorer's platforms, site furniture, a football field, bleachers, court resurfacing, an irrigation system, and drainage improvements for this City of Pompano Beach park. Client/Contact: City of Pompano Beach/Alessandra Delfico, Phone: (954) 786-4619. (2005 to 4/07)

**Plantation Central Park, Plantation, FL:** Site planning, planting plan, irrigation design, specifications, bidding and construction observation for a 100-acre municipal regional park in the City of Plantation. City of Plantation/Paul DeBernardo, Phone: (954) 797-2221. (2000)

**Spanish River Park, Boca Raton, FL:** A Beach Dune Restoration Project for this popular destination required DEP permitting, invasive plant removal, native beach dune plant restoration, contract specifications, bidding assistance and CEI services. City of Boca Raton, Jennifer Bistyga, Phone: (561) 416-3397. (2010 to 2013)

**Streetscape and Public Works Projects, Tamarac, FL:** Design and execution of various projects such as streetscape redevelopment plans for 3 main streets and public works projects such as park renovations, municipal building renovations and ordinance review.

# Chris Miller, RLA, ISA, LEED AP

## Professional Affiliations

American Horticultural Society  
American Society of Landscape Architects  
Florida Irrigation Society  
Florida Native Plant Society  
Florida Nursery Growers and Landscape Association  
Florida Urban Forestry Council  
International Society of Arboriculture  
International Palm Society  
Landscape Inspectors Association of Florida  
The Irrigation Association  
US Green Building Council

**El Rio Multiuse Trail, Boca Raton, FL:** Design of a green area in the middle of the urban fabric that integrates the user with natural features. Landscaping, irrigation and amenity design for 3 separate projects, over 2 miles of a multi-use trail. Client/Contact: City of Boca Raton/Joy Puerta, Phone: (561) 416-3410. (2011)

**LeJeune Road, Miami-Dade County, FL:** This very high profile 22-acre roadway project serves as the gateway to Miami International Airport. The design elements included hardscape, landscape, irrigation and lighting design, specifications, construction inspection and project management. Client/Contact: FDOT District 6/Paul Moss, RLA, Phone: (305) 470-5560. (2004 to 2010)

**Miami Intermodal Center, Miami-Dade County, FL:** The MIC is the centerpiece of a \$2.25 billion series of projects connected to Miami International Airport with an overhead people mover. It is a consolidated transfer center for passengers using the airport, commuter trains, rapid transit, buses, and cruise ships in the Port of Miami. Plans included hardscape, planting, lighting, irrigation design and specialty construction observation services for this highly visible transportation node. FDOT District 6/Paul Moss, Phone: (305) 470-5384. (2005 to 2011)

**Miramar Town Center, Miramar, FL:** Keith and Schnars provided landscape architecture services for this urban mixed-use development. The Miramar Town Center was designed as an idyllic traditional downtown with pedestrian oriented streets, beautiful Mediterranean style architecture, "main street" store fronts and waterfront views characteristic of historic towns of Florida. Site amenities included a plaza, fountain, site furniture, decorative pavers, planters, tree grates, and landscape lighting. CKC Ltd./Centex Rooney for the City of Miramar/Cotter Christian, Phone: (954) 452-9100. (2002 to 2005)

**Sunset Lakes Municipal Complex, Miramar, FL:** Programming, Master Planning, Site Planning, Planting Plan, Irrigation Design, Permitting, Construction Drawings, Specifications for a 26-acre park/municipal complex design build project. Client/Contact: City of Miramar/Henry, Talton, P.E., Phone: (954) 364-2114. (11/01 to 10/03)

**Town of Lantana Municipal Beach Complex, Lantana, FL:** Park master planning; programming, survey, design, citizens and park user's survey, public meetings; opinion of implementation cost, concepts, preliminary and final master plan. Client/Contact: Town of Lantana/Mike Greenstein, Parks and Recreation Manager, Phone: (561) 540-5766. (2007)

**Marathon City Hall and Events Field, Marathon, FL:** Keith and Schnars is providing professional services associated with assisting in the development of a design-build package for Marathon City Hall and Events Field. These services include design criteria performance specifications, geotechnical testing and assistance with the design/build selection process.



## Frank Vilar, P.E.

### Academic Background

M.S., Environmental Engineering, Florida International University, Miami, FL, 1995

B.S., Civil Engineering, Florida International University, Miami, FL, 1992

A.A., Miami-Dade College, 1988

### Professional Registrations

Registered Professional Engineer, FL #55459

Mr. Vilar has over 18 years of extensive professional experience in the design of water/wastewater systems, design of drainage and storm water management systems, site design and development, preparation of contract documents and specifications for bid and permitting services experience through numerous South Florida agencies. His experience includes design of water and wastewater improvements for the City of Fort Lauderdale, rehabilitation of lift stations in City of Coconut Creek and North Lauderdale, and neighborhood improvements for the Westgate CRA. Professional experience also includes work on various land development projects for Seminole Tribe of Florida, Coscan Homes, Waste Management Inc. of Florida and also administering the NPDES Program for the City of Miami.

### Relevant Experience

**Coconut Creek Casino, Coconut Creek, FL:** Project Engineering for design of stormwater management, drainage, potable water and sanitary sewer for the Coconut Creek Casino expansion. The Casino is a complex project located on 49-acres of Tribal Land at the intersection of SR-7 and Sample Road in the City of Coconut Creek. The project was a design build between Moss-Anderson and the Tribe. Client/Contact: Seminole Tribe of Florida/Deborah Grant, Phone: (954) 585-5652. (2/11 to 2/12)

**Waste Management – Medley Facility, Medley, FL:** Development project for an existing vacant site totaling approximately 18 acres and located in Town of Medley, Florida. The project entailed development of the site for use as a truck parking and maintenance facility with office space also provided. Responsibilities included design of the site plan, water mains for potable water and fire protection, sanitary sewer, paving, grading, and drainage, pavement marking and signage, parking lot design, onsite lake design and permitting. The project scope also included the design and permitting for the improvement of a Public Road required to provide access to the new site. Client/Contact: Waste Management Inc. of Florida/Luke DeBock, Phone: (954) 984-2029. (2011 to Present)

**Water and Wastewater Improvement Project for Lauderdale West, Sunset North, River Run, Flamingo Park, Oak River, Shady Banks and Edgewood Communities, Broward County, FL:** Project Manager for the design of water and wastewater improvements for the City of Fort Lauderdale Water Works 2011 Program. The service areas for these projects are comprised of a mixture of single family, multi-family, commercial, office and industrial uses. The design phase includes over 188,000 linear feet of gravity sewer, 20,300 linear feet of force mains, 16 new wastewater pump stations, and 43,000 linear feet of water mains. The total construction value was estimated to be 30 million dollars. Client/Contact: City of Fort Lauderdale/Hal Barnes, P.E., Phone: (954) 522-2604. (1/03 to 6/09).

**Westgate CRA North Infrastructure Improvements Phases IV, V, and VI, West Palm Beach, FL:** The proposed improvements included design and permitting services for the construction of the last three phases of a six phase 140-acre site for the Westgate Community Redevelopment Agency and located in West Palm Beach. The improvements involved paving, grading and drainage, water main and sanitary sewer improvements within this existing subdivision comprised of mainly residential and commercial properties. Responsibilities included the design of water, sewer, drainage, roadway, and pavement marking and signage. Permitting, bidding and negotiating and cost estimating services were also provided. Client/Contact: Westgate CRA/Elizee Michel, Phone: (561) 233-3626. (9/08 to 4/10)

**City of Deerfield Beach Public Works Facility, Broward County, FL:** Master design of potable water, sanitary sewer, paving, grading, drainage, traffic and roadway design. Work also included permitting and bidding and negotiating services for the development of this 20-acre former landfill site in Deerfield Beach, FL. Responsibilities also included managing the sub-consultant designing the liner system and the methane gas collection system for the facility and coordinating with the architect. Client/Contact: City of Deerfield Beach/ Carl Peters, Phone: (954) 480-4390. (1998 to Present)





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#### Practice Areas

- Government Law & Lobbying

#### Areas of Focus

- Land Use & Zoning
- Government Representation

## Marcie Oppenheimer Nolan

mnolan@bplegal.com

### Professional Experience

Ms. Nolan is an attorney and certified land planner in the Firm's Government Law & Lobbying Group. She focuses her practice on working with both the public and private sector to create a more livable and sustainable south Florida. Ms. Nolan has the ability to understand the plans, process and most importantly needs of the City and work in concert with the needs of the private sector to create a project which seeks to address and respond to both issues.

She is also involved in local infrastructure projects including water reclamation and transit oriented projects for public and private sector clients.

Ms. Nolan has appeared before state, regional and local bodies on virtually all land use matters including:

- Comprehensive Plan Text Amendments and Map Amendments
- Public Participation meetings on various land use matters
- Drafting and adopting form based codes through the public hearing process
- Drafting ordinances and resolutions on a wide range of infrastructure related topics including impact fees, Florida friendly landscape ordinances, water restriction ordinances, and mandatory reuse zones.

Ms. Nolan's experience includes 12 years working as a certified planner for the Town of Davie, City of Sunrise, and City of Greenacres. In that capacity, she managed all aspects related to the land development process including Evaluation and Appraisal Reports (EARs), master plans, Comprehensive Plan Amendments based upon the EAR, large scale land use plan amendments, and various land development projects, both large and small.

Ms. Nolan was also an Associate Professor at Florida Atlantic University where she taught "Legal Aspects of Planning" to Masters in Urban and Regional Planning students.

### Long Range Projects

Completion of two (2) EAR processes and related comprehensive plan amendments.

Major issues included:

- the creation of a local road master plan including multi-mobility improvements based upon location of individual roadways
- adoption of comprehensive plan policies to address sustainability issues
- adoption of comprehensive plan policies to preserve and protect parks and open spaces
- adoption of comprehensive plan policies to identify and expand greenways throughout 33 square miles of land area
- updated of the capital improvement element and infrastructure element to address potable water infrastructure needs, local road needs, and the creation of both a funded and unfunded CIP for long range planning purposes
- facilitated over 20 public meetings and hearings, local planning agency

meetings and Town Council meetings required for the adoption of the EAR and ultimate approval and adoption of the EAR based amendments.

Adoption of two (2) master plans and implementation for over 1800 acres of land

- Amendment of a Regional Activity Center land use category to the Future Land Use Element of the Comprehensive Plan to increase density and related policies and the drafting and adoption of a form based code;
- Adoption of Transit Oriented Corridor land use plan map amendment and related the Future Land Use Element of the Comprehensive Plan; development and adoption of form based code(s).
- Both projects required the participation/approval of the property owners to receive political support and approval.

Currently reviewing a multi-mobility impact fee ordinance based upon adopted the adopted Comprehensive Plan, including Capital Improvements, Transportation, and infrastructure Elements.

Best Practices White Paper for Southeast Florida ULI on physical and social infrastructure required to support Transit Oriented Development.

### **Land Development Projects**

Processed through to approval multiple large and small large scale land use plan amendments, rezonings, and site plans, including the preparation of interlocal agreements, developer agreements, and other intergovernmental agreements

Represented clients before the Department of Economic Opportunity, Broward County Commission, Broward County Planning Council, South Florida Regional Planning Council, and various local governments

Consulted on the acquisition of a water and wastewater facility including preparing request for production of necessary due diligence documentation and drafting of initial contract for sale

- Facilitated the surplussing of State owned land through the Cabinet process for purchase by a local government
- Coordinated with University of Florida on leases and easements necessary to off-site wells and transmission lines
- Worked with a Utility Department on the planning, design, construction and funding of a reverse osmosis Floridan aquifer water, wastewater and reuse facility
- Drafted code of ordinances requiring water conservation mechanism as well as water conservation tiered pricing ordinances, including working with the engineers on the supporting studies
- Drafted and negotiated water reuse agreements and establishment of mandatory reuse zones

### **Activities & Memberships**

- ULI – Member South Florida and Caribbean Advisory Board member
- ULI - Infrastructure Committee - Chair
- Vice Chair of the South Florida Community Land Trust, a 501(c)3 dedicated to providing affordable housing and sustainable communities throughout south Florida.
- Board member Davie Area Land Trust, a 501(c) 3 dedicated to providing assistance to existing agricultural property owners
- Graduate of Leadership Broward class of 28
- Former Board member, the Junior League of Fort Lauderdale; current sustaining member
- American Institute of Certified Planners, AICP
- American Planning Association (APA), Florida APA, and Broward APA
- FAU MetroLab, Board member

**Bar Admissions**

- Florida

**Education**

- Nova Southeastern University, J.D.
- Eastern Washington University, M.U.R.P.
- University of Massachusetts, B.F.A.

**Public/Community Engagement**

- City of Fort Lauderdale Third Annual Transportation Summit, May 14, 2014, Guest Speaker
- ULI Transportation and Development: SE Florida Transportation Shifts, July 15, 2014, Chair of and facilitated the ULI Program Day
- Fast Forward Fort Lauderdale, Our City, Our Vision 2035, attendee at Big Ideas Fort Lauderdale 2012 Event
- Leadership Broward, Transportation Day Chair, 2012, 2013, 2014





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## Hope W. Calhoun

hcalhoun@bplegal.com

### Professional Experience

Hope Calhoun is an experienced land use, zoning and local government attorney who has been practicing in Broward County since 1998. Ms. Calhoun has represented various entities, from small and large corporations to various municipalities. She is experienced in all aspects of local government law and has represented clients before various governmental agencies at the state and local levels. Ms Calhoun has served as an Assistant City Attorney for the City of Ft. Lauderdale as well as various municipalities in Miami Dade County. She has drafted various municipal regulations including comprehensive land use plan amendments and zoning ordinances. On behalf of many of her clients, Ms. Calhoun has organized and moderated many public meetings and processed and presented the data received through same.

### Practice Areas

- Government Law & Lobbying

### Areas of Focus

- Land Use & Zoning
- Local Government

### Notable Client Accomplishments:

- Extensive involvement in a high profile redevelopment of a very large parcel of land in Broward County which included:
  - annexation of the property into a municipality
  - land use plan amendment
  - creation of the appropriate zoning regulations
  - rezoning
  - site plan approval
  - and all related entitlements associated with the development of the parcel.
- Represents various charter school developers and operators throughout Broward County through all phases of development in Cooper City, Coral Springs, Lauderdale and Miami Gardens.
- Represents a major developer in the land use and zoning entitlements associated with a Transit Oriented Development in Palm Beach County.
- Helped obtain favorable land development entitlement approvals for the redevelopment of a number of golf courses into residential, commercial, and mixed-use developments.
- Represented automobile dealerships in obtaining various land development approvals.
- Assisted in obtaining development entitlement approvals for property located in multiple jurisdictions. Approvals included a Development of Regional Impact Development Agreement and an Interlocal Agreement with three local governments.
- Successfully represented developers and obtained project approval despite vocal neighborhood opposition and staff recommendations of denial.
- Worked on behalf of a major retail developer to obtain entitlements needed for the creation of one of the most successful retail developments in Southwest Broward County.
- Assisted various affordable housing developers obtain necessary approvals for the development of projects throughout Broward County.

- Successfully obtained all land development approvals for the expansion of one of the largest church's in the City of Fort Lauderdale.
- Successfully obtained land development approvals for a major financial institution.

### **Activities & Memberships**

- Broward County Bar Association, Member
- Broward League of Cities
- The Florida Bar, Member
- Miramar Cultural Center

### **Awards & Recognition**

Rated AV Preeminent by Martindale-Hubbell, Ms. Calhoun has been recommended by The Legal 500 US 2009 for Florida Real Estate and Construction related work in the areas of Land Use & Zoning. Ms. Calhoun was recognized by Law360 as "one of 10 land use attorneys under 40 to watch,"; awarded the honor of one of the "100 Outstanding Women of Broward County 2010" by The Susan B. Anthony Recovery Center and the Boys & Girls Clubs of Broward County; and named by the South Florida Legal Guide as a "Top up and Comer" in 2013.

### **Bar Admissions**

- Florida

### **Education**

- University of Florida, Levin College of Law, J.D.
- University of Florida, B.A.

# Victor B. Dover, FAICP, LEED-AP, CNU-A

*Principal*



Victor Dover was among the founders who established Dover, Kohl & Partners in 1987 and serves as Principal-in-charge. Along with his partner Joseph Kohl, Mr. Dover's practice focuses on the creation and restoration of real neighborhoods as the basis for sound communities. Victor has personally led over 140 charrettes worldwide. He holds a Bachelor of Architecture degree from Virginia Tech and a Master of Architecture degree from the Suburb & Town Design Program at the University of Miami. Mr. Dover lectures widely around the United States and internationally on the topics of livable communities and sustainable development.

Mr. Dover was cited by *Architecture* magazine as being among "the country's best urban designers and architects." Work by Dover & Kohl has been published in *Southern Living*, *Urban Land*, *Metropolitan Home*, and featured on *HGTV*, *National Public Radio*, CNN's *Earthwatch*, and in *BusinessWeek* magazine. Their projects are profiled in a number of planning textbooks, including *The New Urbanism* by Peter Katz, *Community by Design* by Kenneth Hall, *Sustainable Urbanism* by Doug Farr, and *Retrofitting Suburbia* by Ellen Dunham-Jones and June Williamson. Victor's and John Massengale's new book, *Street Design: The Secret to Great Cities and Towns* is on bookshelves now.

Victor Dover is former Chair of the Congress for the New Urbanism (CNU) and was the Founding Chair of the CNU Florida Chapter, the first of its kind. He is a CNU-Accredited Professional. He was a key player in the creation of the Form-Based Codes Institute and the National Charrette Institute, both leading think tanks for sustainable urbanism and community-based planning. Victor is a Fellow of the American Institute of Certified Planners. He served on the core committee setting sustainable urbanism certification standards for the Leadership in Energy and Environmental Design for Neighborhood Development rating system (LEED-ND). Victor has successfully completed all portions of the Architectural Registration Exam.

## Education

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

Bachelor of Architecture  
VIRGINIA POLYTECHNIC INSTITUTE  
AND STATE UNIVERSITY  
Blacksburg, Virginia

## Publication

*Street Design: The Secret to Great Cities and Towns*, Victor Dover & John Massengale, 2014

## Professional Experience

Principal, 1987 to present  
DOVER, KOHL & PARTNERS  
Coral Gables, Florida

Exhibition Designer, 1985  
NATIONAL GALLERY OF ART  
Washington, DC

## Teaching

Faculty, 2004 - present  
FORM-BASED CODES INSTITUTE

Faculty, 1995, 1997, 2003  
MAYORS INSTITUTE ON CITY DESIGN

Visiting Professor, 1988-1997  
UNIVERSITY OF MIAMI  
School of Architecture

Faculty, 1986 & 1991  
FLORIDA GOVERNOR'S SUMMER  
PROGRAM FOR ARCHITECTURE & DESIGN

## Service

Member, LEED-ND Core Development Committee, 2011 to 2012

Chair, Congress for the New Urbanism (CNU), 2010 to 2012

Vice Chair, Congress for the New Urbanism, 2008 to 2010

Founding Chair, Florida Chapter, Congress for the New Urbanism (CNU Florida), 2004-2006

Charter Member, Congress for the New Urbanism (CNU), 1993 to present

Emeritus Board Member and Founding Board Member, National Charrette Institute, 2001 to present

Board Director and Co-Founder, Form-Based Codes Institute, 2004 to present

Paul Harris Fellow, Rotary International, 1996

Assistant District Governor, Rotary Club of South Miami, 1998-1999 and President, 1996-1997

Co-Chair, Administrative Council, First United Methodist Church of South Miami, 1997-1999

Director, Jubilee Community Development Corp. (Miami District, United Methodist Church), 1994-1996

## Selected Lectures

CNU National Conference, 2012 (West Palm Beach), 2011 (Chicago), 2010 (Atlanta)

APA National Conference, 2013 (Chicago), 2012 (Los Angeles), 2009 (Minneapolis)

CNU Florida Conference, Keynote Speaker, 2014

CNU Transportation Summit/Prowalk Probike, Long Beach, CA 2012

Opening Plenary, CNU 17, 2009, Denver, CO

New Partners for Smart Growth Conference, 2011 (Charlotte), 2005 (Miami Beach)

Florida Trust for Historic Preservation, 2009, Palm Beach, FL

AARP/NAHB Livable Communities Award Ceremony, 2008, Washington, DC

National Association of Home Builders, 2008, Orlando, FL, and 2004, Las Vegas, NV

Australian Council for New Urbanism (ACNU), 2008 and 2005, Brisbane, Australia

Urban Land Institute (ULI), "Reality Check," 2007, Charleston, South Carolina

USGBC Greenbuild international conference and expo, 2006, Denver, CO

American Institute of Architects, 2005, Las Vegas, NV

The Princes Foundation, 2004, London, England

Hawaii Congress of Planning Officials, 2003, Maui, HI

Council on European Urbanism (CEU), 2003, Brussels & Bruges, Belgium

The Seaside Institute, "The Florida Tapes," 1998, Seaside, Florida



# Jason King, AICP, CNU-A

*Project Director / Town Planner*



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

*The SmartCode Solution to Sprawl*, Emerson, 2007

## 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

# Pamela Stacy, CNU-A

## Project Director / Town Planner



### Education

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

Bachelor of Architecture  
UNIVERSITY OF MIAMI  
Coral Gables, Florida

### Professional Experience

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

Designer I/Job Captain, 2005-2006  
FORUM ARCHITECTURE & INTERIOR  
DESIGN, Altamonte Springs, Florida

Senior Designer/Project Manager  
2002-2005  
CANIN ASSOCIATES, INC. Orlando, Florida

GIS Intern, 1999-2000  
WALT DISNEY IMAGINEERING,  
MASTER PLANNING DIVISION  
Orlando, Florida

### Affiliations

Member, Congress for the New  
Urbanism, 2007 to present  
Accredited, 2010

Certified Charrette Planner,  
National Charrette Institute, 2007

### Graphics in Publications

*LEED-ND Handbook, 2009*  
*Form-Based Codes*, Daniel G. Parolek,  
AIA, 2008

*Sustainable Urbanism*, Douglas Farr, 2008  
*A Legal Guide to Urban and Sustainable  
Development for Planners, Developers  
and Architects*, Daniel K. Slone, Doris  
S. Goldstein, W. Andrew Gowder, 2008

Pam Stacy has directed projects at every scale drawing on a background in both Planning and Architecture. Pam focuses on form-based codes, comprehensive plans, master plans, and architectural standards and has experience throughout the United States and internationally. When not directing projects Pam works as lead designer on illustrative plans working closely with the public to help envision more walkable and sustainable futures. Prior to joining Dover-Kohl, Pam worked in architecture offices designing homes and community buildings, and producing construction documents. During this time she gained experience working with municipalities to get projects approved and working with construction managers on-site – both skills that give her a valuable perspective when creating new master plans and form-based codes.

Pam received her Bachelor of Architecture and her Master of Architecture in Suburb and Town Design from the University of Miami. She is a certified Charrette planner and is CNU accredited.

### Selected Projects

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

Pamela assisted in and managed the production of over 250 square acres in El Paso while working on the Comprehensive Plan for the City. Pamela was the primary writer for the Urban Design Element and head editor for the overall document. Connecting El Paso Plan was a first step in the comprehensive planning initiative and 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. The complete comprehensive plan has been submitted to the City for estimated approval by May 2012.

JAMESTOWN MALL AREA PLAN, St. Louis County, Missouri, 2010

Jamestown Mall, located in north St. Louis County is in decline. As project manager, Pamela led the team in an effort to find ways to redevelop the mall property in a way that is sustainable and a benefit to the surrounding community. The area plan shows the transformation of the mall parking fields into a diverse walkable, mixed-use village center.

WEST FAIRVIEW AVENUE, Montgomery, Alabama, 2010

The plan proposes transforming the avenue, an auto-dependent strip of commercial uses, into a “main street” with pedestrian provisions like sidewalks, street trees, benches, awnings and on-street parking and encouraging a greater variety of street-oriented civic and retail uses. The plan was designed in conformance with the City’s existing form-based code overlay for ease of implementation and included a Transect map for the study area. Pam served as project manager for this effort.

HAMMOND COMPREHENSIVE MASTER PLAN, Hammond, Louisiana, 2009

Hammond has a vibrant main street and downtown. The planning team 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. Pam served as project manager for this project.

RALEIGH 5401, Raleigh, North Carolina, 2008

Raleigh 5401 is a new town located in the Raleigh-Durham-Chapel Hill “Research Triangle” area of North Carolina. Raleigh 5401 will contain a diverse mix of uses, including civic, retail, office, institutional, and residential components. Pam served as a town planner for this project.

THE BLUEPRINT FOR SPRINGHILL AND OVERLAY ZONING ORDINANCE, Mobile, Alabama, 2007

The Blueprint for Spring Hill outlines the necessary steps to create much-needed walkable centers for this gracious district of Mobile. The plan identified three key commercial intersections and demonstrated their evolution over time from auto-oriented strip shopping centers into memorable meeting places. Pam served as project manager for this effort.

PLANNED MIXED-USE INFILL DISTRICT CODE, Sarasota County, Florida, 2007

Pam created the sample illustrative and regulating plans to show the application of the Planned Mixed-Use Infill District, adopted by Sarasota County in August 2007. This Form-Based Code was crafted to promote sustainable, mixed-use infill neighborhoods in the county’s aging commercial corridors.

HUDSON MASTER PLAN & DEVELOPMENT STANDARDS, Montgomery, Alabama, 2007

Pam was a town planner for the Master Plan for the new town of Hudson located in Montgomery, Alabama. The plan for Hudson embodies the best of sustainable planning and land stewardship practices, providing a compact urban form, light imprint infrastructure, local food production, and engagement with nature.



### Education

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

Bachelor of Architecture  
VIRGINIA POLYTECHNIC INSTITUTE  
AND STATE UNIVERSITY  
Blacksburg, Virginia

### Professional Experience

Principal, 1987 to present  
DOVER, KOHL & PARTNERS  
Coral Gables, Florida

Project Director, 1986-1987  
Image Transformation Laboratory  
UNIVERSITY OF MIAMI  
School of Architecture  
Coral Gables, Florida

Intern Architect, 1985  
WARD/HALL ASSOCIATES  
Fairfax, Virginia

### Teaching

Faculty, 2004 - present  
FORM-BASED CODES INSTITUTE

Visiting Professor, 1986-1991  
UNIVERSITY OF MIAMI  
School of Architecture

Faculty, 1986  
FLORIDA GOVERNOR'S SUMMER PRO-  
GRAM FOR ARCHITECTURE AND DESIGN

Joseph Kohl was among the founders who established Dover, Kohl & Partners in 1987. Concerned with ever increasing urban sprawl, Joe and Victor began designing sustainable streets, towns, and regions for municipalities and private clients across the country and internationally. Together, they have developed a successful public design process, combining cutting-edge visualization techniques with community participation strategies.

Joe is recognized nationally as an innovator in urban design and graphic communication. He pioneered the use of computer imaging simulations for urban design projects, winning several national awards for his work. He is known for his expertise in applying graphic techniques to development ordinances, and he has authored many of the firm's illustrated land development regulations. Joe is responsible for daily business operations and internal management of the firm. He oversees the firm's urban design, working hands-on with the Town Planners to refine and constantly improve designs for walkable, sustainable urban places.

Joe received his Bachelor of Architecture degree from Virginia Polytechnic Institute, where he also studied at their Washington-Alexandria Center for Architecture. He received his Master of Architecture in Suburb and Town Design from the University of Miami. Joe is a founding member of the Congress for the New Urbanism (CNU), the leading organization promoting walkable, neighborhood-based development as an alternative to suburban sprawl, and is a CNU-Accredited Professional. Joe is also a founder and board member of the Form-Based Codes Institute, a not-for-profit think tank that focuses on quality control, education, and advancement of form-based codes as an alternative to Euclidean zoning. He serves as the Institute's treasurer and he frequently instructs courses on the application and implementation of Form-Based Codes. Joe has also taught numerous design and media courses at the University of Miami.

### Service

Member of the Board, Form-based Codes Institute, 2004 to present

Treasurer, Form-Based Codes Institute, 2004 to 2012

Instructor, Form-Based Codes Institute courses:

FBCI 201 Course, Tampa FL, April 2013

FBCI 201 Course, Providence RI, June 2011

FBCI 201 & 301 Courses, Portland ME, May 2011

Panelist, Urban Land Institute's Technical Advisory Panel, Coral Springs, FL, May-June 2013

Panelist, FBCI Codes Forum, Chicago IL, April 2013

Trustee Member, Chamber South, 2008

Member, Technical Review Committee, South Miami-Dade Watershed Plan, 2004-2006

Design Expert/ Resource Team Member, Florida Public Officials Design Institute, 2002

Charter Member, Congress for the New Urbanism, 1993 to present

Board Member, Urban Environment League, 2003-2004

Professional Design Advisory Board, Fairchild Tropical Garden, 1994-1996

### Selected Lectures

"Introduction to New Urbanism," Univ. of Miami Law School, November 2013

"1<sup>st</sup> Generation Transit-Oriented Developments, What Did We Learn?" Rail-volution Annual Conference, Hollywood CA, October 2012

"Form-Based Coding: the Tool for Sustainable Community Design," National Trust for Historic Places National Conference, Austin TX, October 2010

"Form-based Codes," Governor's Annual Conference on Smart Growth, Atlantic City NJ, 2005

"Retail Architecture and the Street," Congress for the New Urbanism, Milwaukee, WI, June 1999

"Making complete neighborhoods," Jax Pride 1999, Jacksonville, Florida, March 1999

"Infill Development in the Urban Corridor, Miami to West Palm Beach," First South Florida Sustainable Building Conference and Exhibition. 1997



# James Dougherty, AICP, CNU

*Director of Design*



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".

## 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

## 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



### 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 uses traditional architecture and careful research to design each project in the context of local architectural language, distinct culture, and regional settlement patterns. Jennifer received both her Master of Architecture and her Bachelor of Architecture from Andrews University, a leading center for the study of New Urbanism. Jennifer is a certified Charrette Planner through the National Charrette Institute. While at Dover-Kohl, Jennifer has worked with both municipalities and developers alike to produce innovative master plans, form-based codes, and reports.

Traveling has taught Jennifer to immerse herself into each place's history, culture, traditions, and how they contribute to the range of urbanism and local vernacular. 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

#### SEVEN50 (7 COUNTIES, 50 YEARS), Southeast Florida, 2013

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.

#### AVENIR, Palm Beach Gardens, Florida, 2013

Formerly the Vavrus Cattle Ranch, the site is envisioned to be a canal-laced, tree-lined, walkable community. Having a minimal impact on the surrounding environment, one of Avenir's most unique features is the Flow Way, which is designed to preserve and improve the degraded wetlands. A 4,700-acre property embedded amongst single-family communities, Avenir provides the jobs, shopping, and convenience to reduce commute distances. Jennifer served as a town planner for this effort.

#### LA LAGUNA, Curridabat, Costa Rica, 2012

In collaboration with Castillo Arquitectos, La Laguna is a coffee plantation located in the municipality of Curridabat, a major suburb of the city of San Jose, Costa Rica. The master plan preserves major forested areas, steep topography, and long city views to create a unique backdrop for a series of mixed-use, walkable neighborhoods. Jennifer served as an illustrator and urban design consultant for this effort.

#### 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.



### Education

Master of Urban and Environmental Planning  
UNIVERSITY OF VIRGINIA  
Charlottesville, Virginia

Bachelor of Architecture  
UNIVERSITY OF MIAMI  
Coral Gables, Florida

### Professional Experience

Town Planner and Senior Project Director,  
2002 to present  
DOVER, KOHL & PARTNERS  
Coral Gables, Florida

Intern Architect, 2001-2002  
BRUCE R. WARDELL ARCHITECT, PC  
Charlottesville, Virginia

Project Architect, 1999-2000  
MC HARRY AND ASSOCIATES  
Coral Gables, Florida

Intern Architect, 1998-1999  
RODRIGUEZ ARCHITECTS, INC.  
Coral Gables, Florida

Amy joined Dover-Kohl in 2002. As a Senior Project Director, she guides the work of the studio team to create visionary images and implementable plans using the principles of smart growth, sustainable planning, and traditional neighborhood design. Amy has participated in over 50 Dover-Kohl charrettes, functioning as both Project Director and Town Planner for downtown master plans, redevelopment plans and form-based codes, as well as new neighborhood and town plans. Amy's education and professional practice in architecture and urban planning provides the perspective needed to understand complex planning challenges, and the ability to produce workable solutions at the scale of the building, neighborhood, city, and region.

Amy received a Bachelor of Architecture from the University of Miami, and a Master of Urban and Environmental Planning from the University of Virginia. She is a member of the Congress for the New Urbanism (CNU), is certified by the National Charrette Institute as a charrette planner, and has taught at courses offered by the Form-Based Codes Institute (FBCI).

### Selected Projects

**A VISION FOR MICHIGAN AVENUE/ GRAND RIVER AVENUE**, Lansing Region, Michigan, 2013 - 2014  
Amy serves as Project Director in this ongoing planning effort, which will engage the Lansing region in defining a unified vision for the Michigan Avenue / Grand Avenue corridor from the State Capitol to Webberville. A series of charrettes will provide 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 urban design, land use, transportation, and economic development.

**THE TOWN'S BLUEPRINT FOR HISTORIC CHARLOTTE AMALIE**, St. Thomas, USVI, 2010 - 2011  
Amy served as Project Director for The Town's Blueprint, a pilot project to demonstrate and test the application of a Form-Based Code (FBC) in the historic neighborhoods of Charlotte Amalie. The first step to creating the Code was conducting a multi-day public charrette to confirm the community's vision for the future; this vision was then translated into new form-based regulations. The vision and code together, when adopted, can be used to guide future development in Charlotte Amalie.

**THE COLUMBIA PIKE NEIGHBORHOODS PLAN**, Arlington County, Virginia, 2011 - 2012  
Amy served as Project Director for The Columbia Pike Neighborhoods Plan, which will complete the final phase of Arlington County's Columbia Pike Initiative. In June 2011, the Dover-Kohl team led a public charrette process, inviting the community to work in a hands-on, visual method with the consultant team to create a draft plan for the future of the Pike corridor. The purpose of this Plan is to guide future public and private investment decisions to implement community goals such as enhancing the quality of life along the corridor, creating a pedestrian and bicycle-friendly community, supporting the planned streetcar investment coming to the Pike, and sustaining a supply of housing to serve a community with a broad mix of incomes.

**MARK CENTER MASTER PLAN**, Alexandria, Virginia, 2009 - 2012  
Amy served as Project Director for the Mark Center Master Plan, an example of Dover-Kohl's work in designing sustainable infill/redevelopment strategies. In collaboration with Duany Plater-Zyberk & Company, Dover-Kohl created a Master Plan for the long-term redevelopment of The JBG Companies properties in the Mark Center area of Alexandria, Virginia. A public design workshop was conducted to investigate design options for the site; plans and illustrations demonstrate how the site can evolve over time to include a mixture of uses and a complete network of streets and open spaces.

**PLANNED MIXED-USE INFILL DISTRICT CODE**, Sarasota County, Florida, 2007  
Amy served as Project Director for the creation of the Planned Mixed-Use Infill District, adopted by Sarasota County in August 2007. This Form-Based Code was crafted to promote sustainable, mixed-use infill neighborhoods in the county's aging commercial corridors.

**PULELEHUA MASTER PLAN AND DEVELOPMENT STANDARDS**, Maui, Hawaii, 2004  
Amy served as Project Director for the Pulelehua Master Plan. Dover-Kohl led a public design charrette to envision the future of these new neighborhoods, originally conceived as a means to provide a mixture of affordable and market rate housing so that people who worked in West Maui could also afford to live there. The resulting Master Plan and Development Standards exhibit a mixture of uses and building typologies, compact settlement form, connected open spaces, authentic Hawaiian character, and numerous sustainability measures. This project was featured in *Sustainable Urbanism* by Douglas Farr.



Erin L. Deady, P.A., is a full service legal and consulting firm. The Firm is Small Business Administration federally-certified as a Woman-Owned firm. Firm President, Erin Deady, is a licensed attorney in Florida, a certified land planner by the American Institute of Certified Planners (“AICP”) and a LEED AP. Ms. Deady's practice is primarily focused on public sector government representation but also includes numerous private sector and agricultural clients. Ms. Deady's practice includes environmental restoration initiatives, water, energy, climate, local government, administrative law and land use issues.



ERIN L. DEADY, P.A. 

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Suite 207  
Lantana, FL 33462  
954.593.5102

Ms. Deady's experience includes litigation, public finance, special purpose governmental representation and creation and land use planning. Erin is a frequent lecturer and author on climate change, energy, environmental restoration and public finance issues statewide and nationally.

**AREAS OF PRACTICE: Environmental, Energy, Land Use, Water Use and Planning, Sustainability and Climate Change.**

- **Environmental.** Clients have included local governments, Special Districts, private sector companies, agricultural and Tribal entities involving environmental restoration, development and regulatory issues such as jurisdictional wetlands, endangered species, and water resources management and planning.
- **Energy.** Work has included projects public and private sector clients on the development of energy financing programs and incentives for project development related to energy efficiency, energy financing, energy conservation planning and project management, green building, federal and state legislative issues and renewable energy.
- **Land Use.** Projects have included work with multiple consulting teams as both Project Manager and Sub-contractor on projects related to comprehensive planning, code development and project approval.
- **Water Use and Planning.** Clients have been represented before local, state and federal agencies, on wetland and water resources permitting, federal and state rulemaking, litigation and legislative issues.
- **Sustainability and Climate Change.** Projects have included securing funding for and development of numerous sustainability and climate change plans and integration of these issues into the local government planning process.

**PROFESSIONAL EXPERIENCE**

- Erin L. Deady, P.A., President and Of Counsel to Corbett and White, P.A., 2011 to present.
- Lewis, Longman & Walker, P.A., 2003-2011, Shareholder, 2008. Ms. Deady also created the firm's Sustainability Practice Group in 2010 and served as its first Chair.
- Environmental Counsel, Audubon of Florida, 1997-2003, an alliance of the National Audubon and Florida Audubon Societies. Ms. Deady provided policy formulation and legal representation on a range of issues including water resources, land use, administrative law, land acquisition and Everglades Restoration policy.
- Various land use planning and environmental issues for the Village of Wellington, the Broward County Department of Planning and Environmental Protection, the South Florida Water Management District.
- Fellow at the Center for Urban and Environmental Solutions at Florida Atlantic University, 1995-1997.

## **EDUCATION**

- Nova Southeastern University, Shepard Broad Law Center, Juris Doctorate, 2000.
- Florida Atlantic University, Master of Public Administration, Environmental Growth Management Fellow, 1996.
- University of the Virgin Islands, Master of Public Administration Program, attended 1995.
- University of Miami, Bachelor of Arts, Marine Science Affairs, 1993.

## **PROFESSIONAL, CIVIC AND COMMUNITY INVOLVEMENT & MEMBERSHIPS**

- Admitted to Florida Bar (2000), member of Executive Council for the Environmental and Land Use Law Section, 2002-Present.
  - Chair 2012-Present
- Member of the American Institute of Certified Planners & the Florida Chapter of the American Planning Association.
- Leadership in Energy and Environmental Design (LEED AP<sup>®</sup>), U.S. Green Building Council.
- Gale Academy Board of the Friends of the Environmental Academy, Forest Hill High School, 2008-2010.
- Participated in Southern Most AIDS Ride, Miami to Key West, to raise funds for AIDS/HIV Charities, 2004, 2008 & 2012.
- Member, Alternative Water Supply Grant Selection Committee, SFWMD, May-June, 2003.
- State Co-Chair of the Everglades Coalition, 2002 & April 2003-October 2003.
- Pal-Mar Water Control District Board of Supervisors, July 2002-July 2005.

## **COURTS**

- Admitted to Practice all Florida Courts.
- Admitted to Practice in the United States District Court, Northern District of Florida.
- United States Court of Appeals for the Eleventh Circuit.



### PROFESSIONAL SYNOPSIS

With over 30 years of experience in economic analysis and forecasting, Dr. Henry Fishkind is widely regarded as one of Florida's premier economists and financial advisors. Dr. Fishkind's career began in the public sector where he worked as an economist and associate professor at the University of Florida. In 1980 Dr. Fishkind became the associate director for programs at the University of Florida's Bureau of Economic and Business Research. During his tenure at the university, Dr. Fishkind served from 1979-1981 on the governor's economic advisory board. He began his career as a private sector consultant when he became president of M.G. Lewis Econometrics in Winter Park, Florida. In 1988 Dr. Fishkind formed Fishkind & Associates, Inc. as a full service economic and financial consulting firm.

From 2001-2003 Dr. Fishkind was a member of Governor Bush's Council of Economic Advisors, and also served on the board of directors of Engle

Homes and Summit Properties until the companies were sold.

### AREAS OF EXPERTISE

Economic Analysis

Econometric Modeling

Project Finance & Feasibility

Financial Analysis & Advisory

Fiscal Analysis

Intellectual Property and Fiscal Impact Analysis

Real Estate Economics

### SELECT CLIENT LIST

AEGON

Baron Collier

BP

Cemex/XSR Rinker Materials

Centex

Colonial Properties Trust

Collier Enterprises

Fannie Mae

Florida Power Corporation

Forrest City Enterprises

FPL

King Ranch

Lennar

Major Central FL Attraction co.

Mosaic

Newland Communities

Perry Capital

State of Florida

State of Pennsylvania

St. Joe

U.S. Department of Justice

The Villages

Waste Management, Inc.

WCI Communities

### PROFESSIONAL EXPERIENCE

Chairman, FLSAFE, 2008 - 2011

Managing Partner, Woodbridge Vintage Chips, 1994 - 2007

President, Fishkind & Associates, Inc., 1988 - Present

President, M.G. Lewis Econometrics, Inc., 1984 - 1987

Associate Director for Programs, Bureau of Economics & Business Research, 1980 - 1983

University of Florida, Economist/Associate Professor, University of Florida, 1975 - 1983

### EDUCATION

Indiana University, Doctor of Philosophy, Economics, 1975

Syracuse University, BA, Economics, 1971





### PROFESSIONAL SYNOPSIS

With 30 years of business experience in Florida, Mr. Geberer possesses expert understanding of market conditions, demographic trends, and commercial and residential real-estate development across local Florida markets. As an associate with Fishkind & Associates, Inc., he helped develop innovative and successful financing approaches for Florida CDDs. Mr. Geberer works extensively with public and private interests in local communities on special projects such as comprehensive land use plan analysis, community redevelopment, defense contracting for base facilities analysis, and strategic planning for businesses and economic development agencies. He is a featured speaker at Urban Land Institute professional development seminars, the International Council of Shopping Center Developers, the Florida Retail Federation, and the Association for University Business and Economic Research.

### AREAS OF EXPERTISE

Residential/Commercial Real Estate  
Public Policy and Finance  
Market Demand Analysis

Strategic Planning  
Defense Base Closure Analysis  
Forecast Modeling

### SELECT CLIENT LIST

Alachua County Growth Mgmt Dept.  
Alico, Inc.  
Arvida Corporation  
Bonita Bay Group  
Broadway in Chicago  
Business Dev. Corp. of SW Florida  
Central Florida Community College  
Charter Schools USA  
City of Orlando  
City of Port St. Lucie  
Florida Department of Transportation  
Florida Retail Federation  
Florida's Turnpike Enterprise  
Grand Traverse Convention & Visitors Bureau

Greater Orlando Aviation Authority  
Gulfstream Gas Pipeline  
Landstone Communities  
Lend Lease Communities, LLC  
Monroe County Office of Planning  
Orlando-Orange County Expressway Authority  
Pulte Homes  
Reedy Creek Improvement District  
Schroeder Manatee Ranch  
South Amelia Island Shore Stabilization  
St. Lucie County School Board  
US Naval Air Station-Jacksonville

### PROFESSIONAL EXPERIENCE

Associate, Fishkind & Associates, Inc., 1988- Present  
Senior Market Analyst, Goodkin Research, 1987-1988  
Market Analyst, News Sun Sentinel Research, 1983-1987  
Research Manager, Broward Economic Development Board, 1981-1983

### EDUCATION

Union College, Bachelor of Arts, Economics/Sociology, 1980



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