

DOVER, KOHL & PARTNERS
t o w n p l a n n i n g

January 24, 2017

Thomas Mooney, Planner Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

RE: Assistance in the Creation of the Miami Beach Zoning Overlay for the North Shore and Normandy Isle National Historic Register Districts

Mr. Mooney,

We are happy to present you with this continuing services proposal to assist the City of Miami Beach in the creation of the Zoning Overlay for the North Shore and Normandy Isle National Historic Register Districts. At your request this proposal includes four Tiers for four levels of involvement.

It has been a pleasure working alongside the City of Miami Beach and North Beach community to create the plan for North Beach and set the stage for the creation of these new overlays within the North Beach community. We appreciate the opportunity to assist the City further.

We understand that a moratorium has been placed on some of the properties in question and that time is of the essence. We have experience putting in place the regulatory tools needed to execute great plans and knowing what methods work best. With our experience working for both private developers and for the public interest, we understand both points of view and have earned a strong track record for approval and adoption.

At your request, we have included a scope of work, budget, and timeline. Our previous experience with you as well as our qualifications and other past projects show how we adapt our techniques for each specific situation, and we look forward to refining this scope with you. You may contact me if you have any questions. Thank you for your time.

Sincerely yours,

DOVER, KOHL & PARTNERS

A handwritten signature in black ink, appearing to read "Jason King". The signature is stylized with a large loop for the "J" and a sharp, angular "K".

Jason King, AICP, CNU-A
Vice President, Principal
jking@doverkohl.com
305.666.0446

AGREEMENT FOR MASTER PLANNER OF THE NORTH BEACH DISTRICT

ADDENDUM 1: ADDITIONAL SERVICES TO ASSIST THE CITY OF MIAMI BEACH WITH ZONING OVERLAY FOR THE CONSERVATION DISTRICTS FOR THE NORTH SHORE AND NORMANDY ISLE NATIONAL REGISTER DISTRICTS

This Addendum 1 (this "Addendum") made and entered into this date _____, 2017 supplements the Contract (the "Contract") made and entered into on October 5, 2015, by and between the City of Miami Beach (hereinafter called the "CITY"), and The Image Network, Inc., d/b/a Dover, Kohl & Partners (hereinafter called "DKP" or "Consultant"), located at 1571 Sunset Drive, Coral Gables, Florida 33143.

ARTICLE I

Scope of Services

The planning team shall consist of Dover, Kohl & Partners (DKP) and shall involve working with Planning Staff on the Zoning Overlay for the Conservation Districts for the North Shore and Normandy Isles National Historic Register Districts.

Four possible Tiers of involvement are proposed. Each Tier consists of **meetings**, the drafting of **report material**, and the drafting of **overlay language**. DKP will provide design consultation, drawings, exhibits, and participation in meetings with a Steering Committee, stakeholders, other consultants, and public entities as necessary to assist Planning Staff to develop the Zoning Overlay.

Tier 1, Assistance: \$5,000 (in fees and expenses)

- Attend up to three **meetings** of the North Beach Steering Committee and one adoption meeting involving appointed or elected board such as the Design Review Board, Historic Preservation Board, Planning Board, Land Use Committee, or the City Commission.
- Peer Review of **report material** and **overlay language** that is drafted by City of Miami Beach staff.

Tier 2, Assistance: \$18,000 (in fees and expenses)

- Attend up to five **meetings** of the North Beach Steering Committee and three adoption meetings involving an appointed or elected board such as the Design Review Board, Historic Preservation Board, Planning Board, Land Use Committee, or the City Commission.
- Assist the Planning Department in the creation of **report material** illustrating the Zoning Overlay. Working with the Steering Committee and Staff, questions to explore within the reports may include:

- Are the incentives offered to redevelop historically contributing structures incentives to redevelop or to demolish? Every incentive has both an *intended* effect and a *foreseeable but unintended* effect. These will be explored.
 - What is the optimal number of lots to allow for aggregation within the district? Lot aggregation allows for economic development and climate adaptation but must maintain community character.
 - What kind of regulatory incentives can be used to encourage the elevating of historic buildings?
 - How can residential waterways be activated with recreational or dining uses while not creating a nuisance for surrounding neighbors?
 - How can contributing buildings be adapted to handle climate change and sea level rise?
 - How can the residential areas of North Beach solve (or ameliorate) parking deficiencies?
 - What setback requirements are contextually appropriate?
 - What is the optimal maximum height for new construction? It is not uncommon for additional floors to be allowed to compensate for first or second floors lost to adaptation.
 - What about the privatization of right-of-ways? Often this approach is used to create larger residential complexes. Sometimes this approach is a needed incentive and at other times it is at odds with community character.
 - How do the guidelines proposed for North Beach (in the form of the Zoning Overlay) compare with guidelines elsewhere on the island?
 - How well does the Zoning Overlay accomplish the goals of *Plan NoBe*, the adopted North Beach Plan?
 - To illustrate the concepts above, between 3 and 5 illustrations are envisioned.
- Assist Planning Department Staff in the drafting of the **Zoning Overlay**. The implementing language of a Zoning Overlay should be succinct; however, every word is important, and multiple iterations can be assumed.

Tier 3, Co-Creation and Scenario Planning: \$25,000 (in fees and expenses)

- Attend up to eleven **meetings** of the Steering Committee and Boards.
- Assist the Planning Department in the creation of **report material** as described in Tier 1. Additionally, involve the use of Scenario Planning looking at multiple possible scenarios for build-out of a street or block under the proposed Zoning Overlay. This involves closely working with Staff to illustrate how development might occur under the full realization of the Zoning Overlay.
 - To illustrate the concepts above, between 5 and 7 illustrations are envisioned.
- Assist Planning Department Staff in the drafting of the **Zoning Overlay** as described in Tier 2.

Tier 4, Co-Authorship, Scenario Planning, and Additional Topics: \$50,000 (in fees and expenses)

- Attend up to fourteen **meetings** of the Steering Committee and Boards.
- Assist the Planning Department (to the maximum extent requested by Staff) in the creation of **report material** as described in Tier 2.
 - To illustrate the concepts above, between 7 and 9 illustrations are envisioned.
- Assist Planning Department Staff (the maximum extent requested) in the drafting of the **Zoning Overlay** as described in Tier 2.
- Explore additional topics using drawings, exhibits, and participation in meetings to include:
 - Tools to Encourage Development in the Town Center: The neighborhoods of the Zoning Overlay and the Town Center (focused on 71st Street) are inexorably linked. How can Floor Area Ratios be modified in an expedient way to encourage the Town Center vision described in Plan NoBe?
 - As a follow-up to discussions with Commission members DKP proposes exploring “Living with Water” solutions in Miami Beach. Miami Beach already leads the nation in conventional “pumping and lifting” storm water infrastructure investments and policies. However, a complimentary approach used elsewhere in the world and discussed frequently by stakeholders on Miami Beach (including Isaac Stein’s “Living with Water”).

DKP proposes working with AECOM and Staff to study the possibility of an exposed drainage canal along Jefferson and a larger canal along 5th Street. As the City of Miami Beach continues to adapt to a changing reality, testing out new ways to manage storm water and incrementally incorporate fluvial infrastructure into the urban fabric of the city will become increasingly important. Exploring open-air drainage canals is a key first step in this process. Jefferson, a lower-traffic residential street, is a good candidate to test a one-way street with drainage canal configuration more commonly found in other cities. 5th Street, on the other hand, which serves as a main outflow axis for storm water is another great site to test a larger canal. While the canal itself could become a central feature on this street, traffic considerations must be studied further to support the reduction of the roadway.

SCHEDULE:

Client shall Dover, Kohl & Partners understands that time is of the essence and is prepared to begin work immediately upon receipt of an executed agreement.

ARTICLE II

Professional Fee

Dover, Kohl & Partners will provide services on an as needed hourly basis plus reimbursement for direct expenses at the rates specified below. As estimated Not-To-Exceed Fee is provided for each Tier of work based on the anticipated hours needed to complete the proposed services.

We suggest an initial budget of for each Tier as follows:

Tier 1: \$5,000

Tier 2: \$18,000

Tier 3: \$25,000

Tier 4: \$50,000

Dover, Kohl & Partners shall notify the client once the approval Not-To-Exceed Fee is approached to determine how to either complete tasks under the existing budget, or if additional funds are required. Consultant shall receive written approval before exceeding approved fees.

Services will be invoiced monthly reflecting the number of actual hours worked and reimbursable expenses incurred as fees accrue.

Hourly Rate Schedule

Where this Agreement provides for Client's payment to Consultant of compensation on an hourly basis, professional fees shall accrue and compensation shall be paid in accordance with the following hourly rate schedule:

Dover, Kohl & Partners

Lead Principal	\$ 375
Principal	\$ 300
Sr. Project Director	\$ 185
Project Director	\$ 150
Illustrators	\$ 185
Sr. Town Planner/Urban Designer	\$ 140
Town Planner/Urban Designer	\$ 90
Clerical Staff	\$ 45

IN WITNESS WHEREOF, the parties have executed this Addendum:

By:

By:

Thomas Mooney, Planning Director

City of Miami Beach

Joseph Kohl, Principal

Dover, Kohl & Partners

Date:

Date: