

# STEVEN FETT ARCHITECTURE

AN ARCHITECTURAL DESIGN AND PLANNING FIRM

## PROPOSAL

2/5/20

To: Jeff Oris  
Executive Director  
Margate Community Redevelopment Agency  
5790 Margate Boulevard  
Margate, FL 33063

The following is a detailed approach to assess, document and propose building design regulations for the Community Redevelopment Agency (CRA) districts in Margate. We will first assess the entire CRA, finding commonalities in the existing architecture and make determinations based on this assessment, ultimately concluding whether grouping of buildings could constitute the formation of architectural "districts," in which specific regulations may be applied. This organizational structure will not only allow the regulations to be more focused, it will also provide a tool for City Staff to encourage and enforce specific architectural goals, while simultaneously providing the development community with a valuable resource to aid in design decisions that represent the vision of the CRA. The following proposal outlines a three-step process to achieve these desired outcomes.

### Part One: Site Analysis, Mapping and Establishing a District Plan

1. Using existing documentation from the State Road Seven Corridor plan, we will update the file to reflect the current conditions. This will give City Staff a valuable resource that accurately portrays the existing build environment.
2. On-site analysis of CRA building inventory. We will review (on site and in person) every building within the CRA, noting positive characteristics and opportunities for improvement.
3. Coupled with (date of) construction data provided by the City, we will conclude our study by making judgements regarding the architectural significance of the buildings and whether, collectively, they could fall into a recognizable "district" category that will receive specific attention in the regulations.

#### Deliverables for Part One:

Atlas of Existing Conditions (printed, PDF, and CAD), Annotated District Map.

### Part Two: Regulation Booklet

1. It is in this phase that we will synthesize the data collected in Part One. We will determine positive common threads found in the architecture that are deemed necessary to regulate. These architectural characteristics will include foundational principles of order and rhythm, scale and proportion, as well as specific and measurable requirements for building fenestration, roofing, massing, and disposition. We will rely on past reports, approved by City Staff to help with our decisions.
2. Diagraming of regulations. Using specific examples found in the City, we will apply the stated principles, illustrating how existing building can be retrofit to a level of architectural conformity.
3. Photographic references. The text and diagrams will be augmented by relevant photographs that exhibit desired architectural design.

### Part Three: Executive Summary

1. A written narrative will accompany the diagrams, charts and photographs throughout the document, however, an abridged summarizing essay will allow for users of the document to quickly understand the intent of the regulations.
2. Summarizing Diagram. The graphics, like the text, can benefit from summarization. We will produce a small number of diagrams that explain the purpose of the regulations.

### COSTS

Payment will be due upon the completion of the Site Analysis (Part One) and the Regulation booklet (Parts Two and Three). We propose the cost be broken down into the following schedule of payments.

Completion of Part One: \$8,750  
Completion of Parts Two and Three: \$11,000  
Total: \$19,750

OK Jeffrey & Ori  
2/6/2020

### ADDITIONAL SERVICES

If CRA or City staff desire an expanded scope, we are happy to provide our continued services at an hourly rate of \$150/hour for principal/design fees and \$75/hour for drafting. Below are listed a few potential requested services.

Expanded study area analysis

Case Studies of specific properties (outside of those included in the document)

Lectures or presentations to commissioners or the general public (other than required for approval)

Finally, we will publish the report, likely using an online or local publisher. We will provide two copies of the document as part of our services. Additional copies can be purchased direct from the publisher, or through us at cost +15 percent. We do not anticipate charging for overhead expenses including mileage or the printing of draft documents. Additionally, we will provide all files, images and text files, as well as a formatted PDF for easier reproduction.

Thank You,



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