

CITY OF OCALA

INVITATION TO NEGOTIATE - RFP#: GRM/230625
PROFESSIONAL URBAN PLANNING CONSULTING SERVICES

2050 VISION

MASTER PLAN UPDATE



Kimley-Horn and Associates, Inc.

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COVER LETTER/LETTER OF INTEREST

TAB 1



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August 22, 2023

City of Ocala
110 SE Watula Avenue
Ocala, FL 34471

**TAB 1 COVER LETTER/
LETTER OF INTEREST**

RE: RFP#: GRM/230625 Professional Planning Consulting Services

Dear Members of the Selection Committee:

We understand the City of Ocala established a community-centered Vision plan which has driven realistic, transformative action. Recognizing that Vision 2035 has served its purpose, the City is requesting an update to better align with Ocala's Vision for 2050. Ocala and surrounding areas have experienced continued growth and development—with great success from the City's hospitality and recreational ventures. As your consultant, we understand maintaining and improving this quality of life is essential for your residents and visitors. We must ensure Ocala maintains a thriving culture of the arts, local history is preserved in place, and the City continues to be a safe and sustainable community. As long-time members of the Ocala community and specialists in the field of community planning, we are committed to Ocala Vision 2050 and updating the Comprehensive Plan. Our team brings the following benefits to the City:



A Trusted Partner. Kimley-Horn has had the privilege of partnering with the City of Ocala for over 20 years. We understand Ocala's distinctive character and the challenges you face. We have witnessed positive changes, but we recognize the outstanding challenges—from a lack of mixed-use development to roadways forming physical barriers that divide the City.



Unparalleled Experience. Our team has a history of delivering similar projects in communities of all shapes and sizes. Our core team have guided communities through the visioning process in Edgewater and Palm Springs, Florida. We have reviewed, updated, and developed comprehensive plans in communities such as Putnam County, Sebastian, Oakland Park, and Crestview, as well as a number of municipalities with a growing need for improved infrastructure. We have also developed and updated land development codes in Orange and Seminole County as well as in smaller jurisdictions like Indian River Shores.



A Tailored Approach. We're not testing a process—we're tailoring it to a City we know very well. Our approach ensures your community's voice permeates the planning process and sets the stage for the goals and objectives of the plan. Our team is comprised of engagement specialists who will create a customized strategy that reaches people in meaningful ways, including traditional meetings, meet-and-greets at local events, focus group sessions, and online surveys. We have intentionally assembled a team that specializes in community engagement across the board, and these partners are locally recognized for their engagement work throughout Florida.

Kimley-Horn shares your vision for a bright and economically sustainable future. We sincerely appreciate your consideration of our team, and we look forward to providing your community with planning services that make Ocala an even greater place to live, work, and play.

Very truly yours,

Kimley-Horn and Associates, Inc.

Alessandria 'Ali' Palmer
Project Manager

Richard Busche, P.E.
Authorized Representative

Note:

1. As a Senior Vice President of the firm, Richard Busche is fully authorized to contract on behalf of Kimley-Horn.
2. Please direct all questions regarding this proposal to Richard Busche. His physical/mailling address is **1700 SE 17th Street, Suite 200, Ocala, FL 34471**. His email address is **Richard.Busche@kimley-horn.com**

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PROJECT TEAM QUALIFICATIONS AND EXPERIENCE

TAB 2



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TAB 2 PROJECT TEAM QUALIFICATIONS AND EXPERIENCE

1. ORGANIZATIONAL CHART

<p>CITY OF OCALA</p>			
	<p><i>Project Manager</i> Alessandria 'Ali' Palmer</p>	<p><i>QA/QC</i> Amber Gartner, P.E.</p>	<p><i>Deputy Project Manager</i> Eliza Juliano, CNU-A</p>

VISIONING AND ENGAGEMENT

Alessandria 'Ali' Palmer
Eliza Juliano, CNU-A
Angela Coullias

Hadley Peterson, AICP
Lindsay Slautterback, AICP

COMPREHENSIVE PLAN

Future Land Use
Alessandria 'Ali' Palmer
Hadley Peterson, AICP
Eliza Juliano, CNU-A

Housing
Alessandria 'Ali' Palmer
Hadley Peterson, AICP

Recreation, Open Space, and Cultural Arts
Lindsay Slautterback, AICP
Hadley Peterson, AICP

Conservation
Lindsay Slautterback, AICP
Steven Brighton

Transportation
Amber Gartner, P.E.
Lindsay Slautterback, AICP
Eliza Juliano, CNU-A

Infrastructure and Capital Improvements
Alan Garri, P.E.
Richard Busche, P.E.
Stewart Hill, P.E.

SPECIALISTS

Historic Preservation
Blair Knighting, AICP

Economic Development
Jessica Rossi, AICP

Resilience and Sustainability
Macy Falcon, AICP, CFM
Angela Coullias

Demographics
William Roll, AICP, CNU-A

Main Street
Laura Cicone

Geographical Information Systems (GIS)
Amber Crane

The staff identified above are qualified to develop the Unified Land Development Code and the Subarea Plans.

2. RESUMES OF KEY PERSONNEL

Resumes begin on the following page. **Per the RFP, these pages do not count toward the 20-page limit.**



Alessandria 'Ali' Palmer

Project Manager

Ali has more than 19 years of planning experience and has worked on both long-range and current planning projects throughout Florida. She has experience working with government agencies facilitating vision studies, evaluation and appraisal reports, data and inventory analysis, public engagement plans, policy drafting and consensus, and transmittal and certification of these efforts. She routinely coordinates and conducts public meetings and presentations as well as engagement and visioning charrettes. In addition to comprehensive planning, Ali's work includes land development code updates, community redevelopment area master plans, small area planning, art and culture plans, master planning, design guidelines, and historic preservation districts. She is a public hearing veteran with experience in both judicial and quasi-judicial hearing procedures, and she regularly appears before elected bodies and planning boards in addition to serving as an expert witness with respect to land use planning and zoning issues.

RELEVANT EXPERIENCE

EAR and Comprehensive Plan Updates, Oakland Park, FL — Project Manager. The City hired Kimley-Horn to conduct their EAR in 2019. The EAR recommendations supported the City's request to update the Comprehensive Plan. Kimley-Horn was awarded again to update the plan which is currently under way. The initial phase required extensive research and analysis to evaluate current conditions and provide supporting data for the second phase which will plan for the desired future of Oakland Park. This phase includes the update and preparation of Goals, Objectives, and Policies to guide Oakland Park over the next 20 years which Kimley-Horn is currently working on for the City.

Visioning, Comprehensive Plan, and LDR Revisions, Palm Springs, FL — Project Planner. Kimley-Horn assisted the Village of Palm Springs in the complete revision of its Comprehensive Plan, including associated Future Land Use and Zoning Maps, as well as leading the Visioning process. Services also included an effort to identify a "vision" for the Village and its future redevelopment and economic growth in the area outside the "Historic Village." Kimley-Horn completed the visioning process including the preparation of redevelopment scenario graphics that illustrate the preferred vision.

EAR and Comprehensive Plan Update, Crestview, FL — Project Manager. Kimley-Horn is assisting the City of Crestview with updating their Comprehensive Plan. The initial phase of the project required extensive analysis of their current Comprehensive Plan and its amendments, as well as referencing Florida State Statutes to recommend policy updates. The next portion of the project expands on this research and data collection to cultivate detailed reports for each plan element that will provide supporting data for the development of Goals, Objectives, and Policies.

Land Development Code Update, Indian River Shores, FL — Project Manager. Kimley-Horn is completing LDC updates to be consistent with the current Comprehensive Plan as well as State and Agency requirements. Tasks include project kick-off and input meetings, data analysis and consistency review, an amendment matrix, draft updated text of the LDC, public workshops, and Town council adoption hearings.

City Center Small Area Plan, Port St. Lucie, FL — Project Manager. Working with the City's Community Redevelopment Agency (CRA) to explore initiatives that would result in a Small Area Plan document for the City Center encompassing the overall vision of City governing literature as well as a detailed narrative and illustrative concept plan. The goal of the Small Area Plan is to provide a guide that will support the lasting redevelopment of the property known as City Center. Tasks include the composing a condition and needs report, creation of a web-based survey created on the MetroQuest platform and live public input meetings through virtual platforms.

Professional Credentials

- Master, Urban and Regional Planning, Florida Atlantic University
- Bachelor of Science, Social and Political Science, Florida State University
- Florida Chapter of the APA, Vice President of Section Affairs
- American Planning Association (APA) Florida Chapter, Capital Area Section Vice Chair
- Congress for the New Urbanism (CNU), Florida Summit Committee Member
- Knight Creative Communities Institute, Community Catalyst
- Urban Land Institute (ULI), UrbanPlan Facilitator

Special Qualifications

- Over 19 years of community planning experience in Florida practicing current and long-range planning including policy, comprehensive planning, current planning/zoning and development
- Wide-ranging experience working with local government, community redevelopment agencies, economic development councils, and private-public partnerships
- Community storyteller practiced in engagement, visioning, data collection, plan evaluation and analysis, policy drafting, and statutory compliance



Eliza Juliano, CNU-A

Deputy Project Manager

Eliza has more than 17 years of experience engaging in a wide variety of planning and design projects ranging from new communities to form-based coding to multimodal transportation. A key focus of her work is improving the relationship between urban design and multimodal transportation to improve sustainability and quality of life. Eliza is engaged in advocacy and leadership on smart growth issues on a local and national level. She has led numerous vision studies and comprehensive plans in the Central Florida region, serving clients such as Orange and Seminole Counties.

Professional Credentials

- Master, Urban Planning, Harvard University
- Bachelor of Arts, Biochemistry, Harvard University
- Congress for the New Urbanism Accredited (CNU-A)
- Congress for the New Urbanism, National Board Chair 2018, Orlando Coordinator

Special Qualifications

- Community planner with over 17 years of experience
- Engaged in a wide variety of planning and design projects ranging from new communities to form-based codes and multimodal transportation
- Focuses on improving the relationship between urban design and multimodal transportation to improve sustainability and quality of life
- Engaged in advocacy and leadership on smart growth issues locally and nationally

RELEVANT EXPERIENCE

Orange Code and Vision 2050, Orange County, FL — Project Planner. Leading a consultant team in a comprehensive update of Orange County's Zoning and Land Development Code which includes a major streamlining effort and the introduction of sustainable and form-based elements which have the potential to significantly change the future of Orange County. Our team has also been assisting County staff with planning and public engagement on a concurrent overhaul of the County's comprehensive plan including a Place Types approach to future land use and enabling the form-based code.

Envision Seminole 2045 and LDC Update, Seminole County, FL — Project Planner. Worked with Seminole County on a targeted update to the Land Development Code to streamline and modernize standards and better implement the current comprehensive plan. Updates include reorganizing the zoning chapter for clarity and consistency, mixed-use development standards, solar facility standards, electric vehicle parking, attainable housing strategies, compliance with federal laws related to religious assembly uses, and Florida-Friendly landscaping. In parallel to this effort, the team is engaged the community in a 20-year vision plan that will guide the next update to the comprehensive plan to reflect the community's desires and anticipate needs through 2045.

Downtown Vision Plan and CRA Plan Update, Edgewater, FL — Project Manager. Kimley-Horn is working with City staff through a variety of visioning outreach engagement workshops and interviews will refine and document the Citywide Vision plan including strategies for implementation and priority items, as well as provide refinement to strategies based on changes since adoption, and strategies to the CRA Plan.

Comprehensive Plan and Land Development Code Update, Titusville, FL — Project Manager. Kimley-Horn is collaboratively working with City staff and community stakeholders to assess and provide recommendations on implementing new development standards in correlation to the Titusville Tomorrow Vision Plan that the same team developed in 2015. The planning process includes several stakeholder workshops, mapping exercises, and design renderings.

Titusville Tomorrow, Titusville, FL — Project Manager. Completed with her previous firm, this project included the development of a Community Vision and Comprehensive Plan update for a city of 45,000 people including downtown revitalization strategies, waterfront planning, corridor branding, and multimodal policy. Worked collaboratively with Titusville's City staff and community stakeholders to develop a vision for the future and an approach to restructuring the City's Comprehensive Plan, both of which were unanimously accepted by City Council. The process included a series of stakeholder workshops that allowed community members to express their concerns and explore opportunities. Upon the conclusion of the public workshops, a clear vision emerged that focused on three key elements: growing downtown, activating and protecting the waterfront, and enhancing the City's gateway corridors. Partnered with City staff to align the City's Comprehensive Plan with the goals laid out in the vision. The update used an integrated, cross-disciplinary approach to plan for vibrant, efficient mixed-use places. The result was a significantly restructured Comprehensive Plan with a dedicated element for "Places," a unified matrix of implementation strategies, and a proposed future land use map simplified to enable mixed use places and targeted redevelopment.



Angela Coullias

Visioning and Engagement; Unified Land Development Code, Subarea Plans

Angela has over a decade of professional design and planning experience with a focus and passion for urban design, walkability, and sustainability. She loves to explore and utilize innovative planning and stakeholder engagement tools to help shape the future of communities. Her professional design and planning experience in public and private sectors includes various project work, including comprehensive planning, community vision plans, higher education campus master plans, public engagement, multimodal planning, GIS analysis, and other technical/graphical support for various agencies. Angela understands that there is a multitude of elements and layers that encompass a prosperous community and its surrounding region. She also understands the importance of each of those elements and how they work cohesively, ultimately improving the quality of life and the longevity of a region, city, neighborhood, or campus.

Professional Credentials

- Master of Urban and Regional Planning, University of Florida
- Bachelor of Design, Architecture, University of Florida
- American Planning Association (APA), Member
- Congress for the New Urbanism (CNU), Member

Special Qualifications

- Over 11 years of experience between planning and urban design, both in public and private sectors
- Has been engaged as a project management and senior planner on a variety of master plans throughout the southeast U.S.
- Experience in project management, urban design, site planning, policy research and implementation, and public engage

RELEVANT EXPERIENCE

Orange Code and Vision 2050, Orange County, FL — Project Planner. This project entails a comprehensive update of Orange County's Zoning and Land Development Code which includes a major streamlining effort and the introduction of sustainable and form-based elements which have the potential to significantly change the future of Orange County. Our team has also assisted County staff with planning and public engagement on a concurrent overhaul of the County comprehensive plan including a Place Types approach to future land use and enabling the form-based code.

Envision Seminole 2045 and Land Development Code Update, Seminole County, FL — Project Manager and Senior Planner. Working with Seminole County on a targeted update to the Land Development Code to streamline and modernize standards and better implement the current comprehensive plan. Updates include reorganizing the zoning chapter for clarity and consistency, mixed-use development standards, solar facility standards, electric vehicle parking, attainable housing strategies, compliance with federal laws related to religious assembly uses, and Florida-Friendly landscaping. In parallel to this effort, the team is engaging the community in a 20-year vision plan that will guide the next update to the comprehensive plan to reflect the community's desires and anticipate needs through 2045.

Downtown Vision Plan and CRA Plan Update, Edgewater, FL — Project Manager. Kimley-Horn is working with City staff through a variety of visioning outreach engagement workshops and interviews will refine and document the Citywide Vision plan including strategies for implementation and priority items, as well as provide refinement to strategies based on changes since adoption, and strategies to the CRA Plan.

Comprehensive Plan and Land Development Code Update, Titusville, FL — Project Manager. Collaboratively working with City staff and community stakeholders to assess and provide recommendations on implementing new development standards in correlation to the Titusville Tomorrow Vision Plan the same team developed in 2015. The planning process includes several stakeholder workshops, mapping exercises and design renderings.

Sustanee Community, Orange County, FL — Senior Planner. Providing consulting and design services for an environmentally focused large-scale master planned community in East Orange County within close proximity to the University of Central Florida. The project site is approximately 1,400 acres that includes around 2,000 dwelling units, focused on multimodal connectivity, eco-education, and sustainable design practices.



Hadley Peterson, AICP

Visioning and Engagement; Comprehensive Plan: Unified Land Development Code

Hadley is a bilingual planning professional with five years of urban planning and design experience in public, private, and non-profit sectors. Her work aims to co-create engagement processes, planning policies, and tactical interventions with communities to build a shared future. She has a passion for sustainable and equitable urban planning and design, and her experience ranges from developing form-based code to county-wide comprehensive planning and streetscape design to housing solutions.

Professional Credentials

- Masters of Urban and Regional Planning, Florida State University
- Bachelor of International Studies and Spanish Linguistics, Florida State University
- American Institute of Certified Planners, #35325

Special Qualifications

- Bilingual professional with five years of urban planning and design experience
- Creates engagement processes, planning policies, and tactical interventions within communities
- Experience ranges from developing form-based code to county-wide comprehensive planning and streetscape design to housing solutions

RELEVANT EXPERIENCE

EAR and Comprehensive Plan Updates, Oakland Park, FL — Project Planner. The City hired Kimley-Horn to conduct their EAR in 2019. The EAR recommendations supported the City's request to update the Comprehensive Plan. Kimley-Horn was awarded again to update the plan which is currently under way. The initial phase required extensive research and analysis to evaluate current conditions within the City and provide supporting data for the second phase which will plan for the desired future of Oakland Park. The second phase includes the update and preparation of Goals, Objectives, and Policies to guide Oakland Park over the next 20 years which Kimley-Horn is currently working on for the City.

Land Development Code Update, Indian River Shores, FL — Project Planner. Under a continuing engineering services contract with the Town of Indian River Shores, Kimley-Horn is completing land development code updates to be consistent with the current Comprehensive Plan, as well as State and Agency requirements. The Town last amended its Comprehensive Plan in 2021 after transmittal to the Department of Economic Opportunity. The Land Development Code (LDC) was originally codified in 2016 by way of Ordinance Number 522 on June 16, 2016. Tasks include project kick-off and input meetings, data analysis and consistency review, an amendment matrix, draft updated text of the LDC, public workshops, and Town council adoption hearings.

Comprehensive Plan and Land Development Code Update, Jacksonville Beach, FL — Project Planner. Kimley-Horn is working to identify data and information needs for the update of both the City's Comprehensive Plan and LDC. This includes preparation of a desktop audit and assessment of the City's Land Development Code, 2030 Comprehensive Plan, City Charter, and other related documents specifically identifying those areas to be addressed as part of the update. Outreach efforts include City-facilitated workshops, updates to the project website, and a project outreach and walkabout tour. The team is working to identify and address inconsistencies, duplications, strengths, weaknesses, emerging/missing land use categories, as well as ways to make the Comprehensive Plan more effective and user-friendly. Kimley-Horn will update both documents with input gathered from the workshops.

EAR and Comprehensive Plan Update, Crestview, FL — Project Planner. Kimley-Horn is assisting the City of Crestview with updating their Comprehensive Plan. The initial phase of the project required extensive analysis of their current Comprehensive Plan and its amendments, as well as referencing Florida State Statutes to recommend policy updates. The next portion of the project expands on this research and data collection to cultivate detailed reports for each plan element that will provide supporting data for the development of Goals, Objectives, and Policies. These tasks are coupled with stakeholder engagement with City Council to ensure that community values are upheld, and consensus is reached.



Professional Credentials

- Master of Science, Planning, Florida State University
- Bachelor of Science, International Affairs & Environmental Studies, Florida State University
- American Institute of Certified Planners, #31951

Special Qualifications

- Over six years of experience with environmental and transportation services
- Experience with public events coordination and ArcGIS software
- Experience providing technical support for projects that involve multimodal improvements to existing and planned transportation networks

Lindsay Slautterback, AICP

Visioning and Engagement; Comprehensive Plan: Recreation, Open Space, and Cultural Arts, Conservation, Transportation

Lindsay is a planner with experience in a variety of areas, most notably environmental and transportation services. She has significant experience in materials development and coordination of public engagement events. She is experienced in ArcGIS software. She provides technical support for projects that involve multimodal improvements to existing and planned transportation networks. Notable projects that Lindsay has assisted with include the Tallahassee-Leon County Bicycle and Pedestrian Master Plan, the Southwest Area Transportation Plan, Connections 2045 Regional Mobility Plan, and the Midtown Area Transportation Plan.

RELEVANT EXPERIENCE

EAR and Comprehensive Plan Updates, Oakland Park, FL — Project Planner. The City hired Kimley-Horn to conduct their EAR in 2019. The EAR recommendations supported the City's request to update the Comprehensive Plan. Kimley-Horn was awarded again to update the plan which is currently under way. The initial phase required extensive research and analysis to evaluate current conditions within the City and provide supporting data for the second phase which will plan for the desired future of Oakland Park. The second phase includes the update and preparation of Goals, Objectives, and Policies to guide Oakland Park over the next 20 years which Kimley-Horn is currently working on for the City.

Visioning, Comprehensive Plan, and LDR Revisions, Palm Springs, FL — Project Planner. Kimley-Horn assisted the Village of Palm Springs in the complete revision of its Comprehensive Plan, including associated Future Land Use and Zoning Maps, as well as leading the Visioning process. Services also included an effort to identify a "vision" for the Village and its future redevelopment and economic growth in the area outside the "Historic Village." Utilizing the Village's visioning effort from 2022, Kimley-Horn completed the visioning process, including the preparation of redevelopment scenario graphics that illustrate the preferred vision. We also provided market overview/analysis to verify the land use optimization and market viability for the appropriateness of uses in the Vision.

Ocala-Marion County TPO Regional Trail Corridor and Supportive Facility Plan, Ocala, FL — Project Planner. The Ocala-Marion County TPO is developing a world class multi-use trail system for its citizens that will provide transportation options, recreational opportunities, and economic development for generations to come. Kimley-Horn was retained to identify and plan regional connections to advance the overall bicycle and pedestrian network by connecting to municipalities, community developments, and the County. This project also determined regional applications for trailheads and connections to major activity centers, employment centers, and other points of interest like parks and open spaces. The Plan resulted in guidance that establishes how all subsequent multi-use trails will be built and implemented in the future.

Bicycle and Pedestrian Master Plan, Tallahassee, FL — Project Planner. Kimley-Horn completed the update to the Tallahassee-Leon County Bicycle and Pedestrian Master Plan, which included a strong focus on existing conditions and what those conditions mean for encouraging cycling and walking, public input focused in key areas of the community, and prioritizing projects that will help make better east/west and north/south connections within Leon County. A robust GIS analysis was completed to determine the Bicycle Comfort Level on every road within the County. This innovative methodology utilized FDOT and Tallahassee-Leon County data to arrive at cyclist levels of comfort on the roadway system. This allowed the project team to strategically identify routes with viable facilities and to specifically identify where roadway improvements will have a positive impact on the study area's bike network. Project analyst assisted with data collection, GIS analysis, public engagement coordination and implementation, and plan and recommendation development.



Professional Credentials

- Bachelor of Science, Environmental Management, University of West Florida
- Florida Association of Environmental Professionals, Treasure Coast Chapter, Member

Special Qualifications

- Extensive experience with GIS mapping/spatial analysis and aerial interpretation
- Experience with LAP coordination and Categorical Exclusion Permitting
- Experience with Gopher Tortoise Surveys and Relocation
- Extensive experience with endangered species surveying including: scrub-jays, gopher tortoises, eagles, sandhill cranes, sand skinks, seagrass, sea turtle nests, and wood storks

Steven Brighton

Comprehensive Plan: Conservation

Steven is an Environmental Scientist with seven years of experience in natural resource assessment and listed species surveys working on both public and private sector projects, including environmental restoration, trails, roadways, bridge replacements, utilities, solar, residential developments, and shoreline cleanup and assessment. Steven's experience includes wetland delineation, wetland functional assessment, wetland restoration planning and monitoring, listed species surveys and permitting, Environmental Resource Permits (ERP), State 404 ERPs, city and county level wetland permitting, stream assessment, habitat assessment, listed species surveys, U.S. Fish and Wildlife Service Incidental Take Permits (ITP), Florida Fish and Wildlife Conservation Commission ITPs, technical writing, and ArcGIS.

RELEVANT EXPERIENCE

SE 132 Street, Marion County, FL — Environmental Scientist. Steven conducted habitat and wetland mapping along the corridor as well as surveys for gopher tortoises, scrub-jays, and sand skinks for a utility line to be placed along this roadway in Marion County.

Miami River Development, Miami, FL — Environmental Scientist. Steven conducted site assessments, including vegetative and endangered species surveys for this proposed mixed-use development along the Miami River. The Miami River project is planned to cover a three-block area that will be bordered by the Miami River, SW 7th Street, SW 3rd Avenue and SW 2nd Avenue in Downtown Miami, right off of I-95. The master plan is broken in to five phases, which will include two 58-story towers, two 60-story towers, and two three-story structures connected by walkways at the 2nd, 3rd, and 9th level. The proposed master plan outlines a mixed-used development consisting of commercial, office, lodging, entertainment, and residential spaces.

Sun Trail, Port St. Lucie, FL — Environmental Scientist. Steven conducted habitat and wetland mapping, as well as endangered species surveys (gopher tortoise, bald eagle, red-cockaded woodpeckers) for a proposed pedestrian/bike trail through Savannas Preserve State Park.

Turnpike Spur and Heft, Miami-Dade County, FL — Environmental Scientist. Steven conducted bonneted bat survey along the project corridor and prepared a memo for US Fish and Wildlife detailing our findings.

North Palm Springs, Miami-Dade County, FL — Environmental Scientist. Steven conducted habitat mapping and endangered species surveying, including wood storks, eagles and eagle nests. Prepared wood stork foraging analysis to determine necessary mitigation required for federal agencies.

Hollywood LAP Coordination, Broward County, FL — Environmental Scientist. Steven surveyed the project corridor for endangered species, wetlands, cultural resources, and potential contamination sites. Completed Categorical Exclusion permitting through the FDOT.

CR 2006, Flagler County, FL — Environmental Scientist. Steven conducted a site visit to delineate wetlands and survey for endangered species. Also performed habitat and wetland mapping for this road widening and repaving project in Flagler County.

Surf Park, Palm Beach County, FL — Environmental Scientist. Steven performed wetland and habitat mapping and US Army Corps of Engineers permitting for a recreational surf park in unincorporated Palm Beach County.



Professional Credentials

- Master of Science, Civil Engineering, University of Florida
- Bachelor of Science, Materials Science and Engineering, University of Florida
- Professional Engineer in Florida, #72294
- Florida Engineering Society, Forest Chapter State Director
- MathCOUNTS Committee Co-Chair

Special Qualifications

- 17 years of experience in transportation engineering
- Team leader and project manager for traffic operational analysis, design traffic and corridor planning studies, public infrastructure projects such as roadway resurfacing and improvements, signal design, traffic impact studies, and public meeting oversight
- Proficient with Microsoft Project, Synchro, Highway Capacity Software (HCS), ARTPLAN, FSUTMS, and ArcGIS

Amber Gartner, P.E.

QA/QC; Comprehensive Plan: Transportation, Unified Land Development Code

Amber has 17 years of transportation engineering experience that includes design traffic forecasting, traffic impact analysis, transportation planning, transportation modeling, signal design, pavement management, signing and pavement marking, roadway design and permitting, and bidding and construction phase administration assistance. Amber is skilled with organizing and hosting public meetings and developing consensus with the public and local officials.

RELEVANT EXPERIENCE

Osceola Trail (aka Osceola Trak) Improvements, Ocala, FL — Project Engineer. The City of Ocala wanted to expand the level of improvements along certain sections of the Osceola Trak located in downtown Ocala. Improving the pedestrian experience created a more inviting trail corridor for bicyclists and pedestrians to enjoy, as well as provided access to and connection between cultural attractions within the City. Kimley-Horn prepared design concepts for the addition of hardscape, site furnishings, lighting, landscape, public art, public gathering areas, interface with catalytic sites along the trail, and wayfinding signage. This project is ultimately part of the extensive planned trail network within Ocala and Marion County and serves to connect downtown Ocala to the Heart of Florida Loop.

NE 58th Avenue and SR 35 Trail Crossing Study, Ocala, FL — Project Manager. Kimley-Horn prepared a trail crossing study for two future trail crossings in Marion County. The project included field reviews, evaluation of speed data, existing conditions, traffic volumes, and design considerations to develop recommendations for the appropriate trail crossing type and location. Preliminary concepts and opinion of probable cost were developed for each recommendation.

SW 42nd Street Flyover (SR 200 to SW 27th Avenue), Ocala, FL — Project Engineer. Kimley-Horn served as the lead design consultant for this east-west roadway corridor improvement project through the south side of Ocala. Under this project, SW 42nd Street was reconstructed as a four-lane urban collector roadway between SR 200 and SW 27th Avenue (1.60 miles) with a new flyover bridge over I-75, approximately 0.5 miles south of the SR 200 interchange. Kimley-Horn provided a full range of roadway design services, including highway and bridge design, traffic analysis, signing and pavement marking, signalization, permitting, utility coordination, and public involvement. The team also worked with the City to coordinate with the major land owner (Red Oak Farms) along the proposed alignment in order to minimize right-of-way acquisition.

Ocala-Marion County TPO 2035 Bicycle/Pedestrian Master Plan, Ocala, FL — Project Engineer. The plan included all of Marion County and the five municipalities within the TPO oversight. The project scope included data collection, public involvement meetings and design charrettes, workshops and meetings with numerous regulatory agencies, councils and elected boards. Kimley-Horn prepared complete recommendations for all aspects of the master plan, including design plans, cost estimates, recommended programming. At completion, a formal master plan was created and approved by the TPO board in 2015 and several of the key projects have been constructed or funded for future phases.

CR 484 Widening, Ocala, FL — Project Engineer. Kimley-Horn is providing design, permitting and bidding assistance services for the widening of CR 484 in Marion County. The primary objective of this project is to widen CR 484 from an existing two-lane undivided roadway to a four-lane divided roadway to support future traffic and a future Industrial Park as part of a Future Job Growth Infrastructure Grant Agreement with the State of Florida DEO.



Alan Garri, P.E.

Comprehensive Plan: Infrastructure and Capital Improvements, Unified Land Development Code

Alan is a senior project manager with more than 21 years of experience involving water, wastewater, stormwater, and roadway design. Alan's expertise includes water quality for TN removal, septic to sewer programming and design, vacuum sewer design, and hydrology and hydraulic modeling. Alan has designed and managed the construction of several traditional gravity sewer and lift station systems, vacuum sewer systems, and low-pressure systems in the Ocala/Marion County area and throughout the state. Alan sits on the City of Ocala Utility Advisory Board and currently manages our Citywide Engineering Services contract with the City.

Professional Credentials

- Bachelor of Science, Mechanical Engineering, University of Florida
- Professional Engineer in Florida, #70674
- Florida Engineering Society, Member
- Florida Institute of Consulting Engineers (FICE), Member
- American Water Resources Association (AWRA), Member
- Florida Stormwater Association (FSA), Member
- City of Ocala Utility Advisory Board, Member

Special Qualifications

- 21 years of experience involving water, wastewater, drainage, and roadway design
- Extensive experience with Water Management Districts and FDEP loan and grant funding programs
- Member of the SWIM Technical Advisory Board evaluating the health of the springs and rivers in Citrus and Marion County

RELEVANT EXPERIENCE

Risk and Resilience Assessment, Ocala, FL — Project Manager. Kimley-Horn prepared a Risk and Resilience Assessment (RRA) of the City's water system in compliance with the American's Water Infrastructure Act of 2018 (AWIA). The RRA consisted of the risk to the system from malevolent acts and natural hazards, the resilience of the infrastructure, including SCADA/cyber resilience, the monitoring practices of the system, the financial infrastructure of the system, the use, storage, or handling of various chemicals, and the operation and maintenance of the system. The assessment was prepared in accordance with the AWWA J100-10(R13) standard for Risk and Resilience Management of Water and Wastewater Systems. Additionally, the RRA developed by Kimley-Horn utilized the EPA's Vulnerability Self-Assessment Tool (VSAT) to facilitate adherence to the applicable standards and compliance with the AWIA.

Forcemain Extension from Lift Station 5 to Lift Station 17, Ocala, FL — Project Manager. Kimley-Horn was retained by the City of Ocala to design a new forcemain to route the existing wastewater flows from Lift Station (No.5) to LS 17 and the required pump upgrades for LS 38, LS 88, and LS 57 as part of the City's Wastewater Master Plan. This project consists of design and permitting of approximately 9,000 linear feet of new 18-inch forcemain from LS 5 to LS 17 and lift station modification plans and pump upgrades for LS No.38, LS No. 57, and LS No. 88. Our team coordinated with utility owners along the proposed force main route. Additionally, our team performed permitting activities with the Florida Department of Environmental Protection, St. Johns River Water Management District, FDOT, and CSZ for Utility Crossing Application.

Ocala WTF Feasibility Analysis, Ocala, FL — Project Engineer. Kimley-Horn prepared a water treatment facility analysis for the recently constructed lower Floridan aquifer well and potential future well supplies. The purpose of the analysis was to plan the treatment necessary to treat the water supply to potable water quality, integration of the existing and new water treatment facilities, blending of the two water supplies, and identification of the optimal water treatment ratios of the existing and future treated water supplies. The feasibility analysis focused on available treatment alternatives, anticipated water qualities and capital cost for each, integration techniques within the City, existing infrastructure and new blending facilities, and establishing the recommended road map for the City of Ocala's future treatment needs.

WRF #3 Biosolids Dewatering/Drying Systems Evaluation, Ocala, FL — Project Manager. Kimley-Horn provided professional engineering services regarding biosolids dewatering system evaluations and conceptual design. Due to the age and performance of the existing Dragon Drying System, Kimley-Horn conducted an evaluation of various biosolids dewatering and drying system replacement options. The scope of work included preparing conceptual design and life cycle cost evaluations to compare each selected alternative. The City's goal was to develop a plan to replace the existing biosolids treatment system with a more efficient option and provide Class AA biosolids within a three-year time frame.



Professional Credentials

- Bachelor of Science Civil Engineering, University of Florida
- Professional Engineer in Florida, #58568
- Florida Engineering Society, Past President (Forest Chapter)
- National Society of Professional Engineers (NSPE)

Special Qualifications

- Over 26 years of civil engineering experience, with 18 years in Lake, Sumter, and Marion Counties
- Recognized expert witness in civil engineering field
- Experienced water resources planner and hydrologic modeler for large-scale watershed improvement projects

Richard Busche, P.E.

Comprehensive Plan: Infrastructure and Capital Improvements, Unified Land Development Code

Richard has 26 years of experience—all with Kimley-Horn—successfully managing and delivering large, complex projects for both the public and private sectors. He is experienced in commercial, mixed-use, and industrial projects as well as roadway design, hydrologic modeling, and watershed planning, stormwater design, utility design, and residential projects. Richard's significant experience includes construction phase administration and oversight of complicated construction projects with multi-million-dollar budgets. He is skilled in public presentations and involvement programs, consensus building, and public hearing presentations and is a recognized expert witness in the engineering field. Richard earned his degree in Civil Engineering at the University of Florida and is a member of the Florida Engineering Society (FES), National Society of Professional Engineers (NSPE), and Rotary International.

RELEVANT EXPERIENCE

Marion County SW 52nd Street Flood Mitigation Program, Ocala, FL — Project Engineer
Kimley-Horn is providing engineering services to Marion County for the design and permitting of stormwater and roadway improvements along SW 52 Street. The program consists of field surveying, geotechnical services, environmental assessments, design plans, and regulatory agency permitting for improvements along SW 52nd Street to mitigate flooding during significant storm events. Using the existing basin Watershed Management Plan as a basis, Kimley-Horn collected and utilized survey data, geotechnical and environmental investigations, field visits, landowner interviews, and updated GIS/ICPR modeling parameters to optimize the existing conditions model. For calibration of the existing conditions model, Kimley-Horn created a new storm event based upon the September 2017 Hurricane Irma event. Project improvements made included new stormwater retention areas, associated stormwater conveyance infrastructure, and the partial redesign of SW 52nd street to raise the roadway profile. The project also involved coordinating with the County to comply with Hazard Mitigation Grant Program funding requirements. Project currently in the permitting stage.

Ocala Gateway, Ocala, FL — Project Manager. Kimley-Horn provided updated creative concepts and budget cost estimating for gateway signage concepts at the I-75/42nd Street Flyover location. The County desired the design to include signage types typically used for tourism development to attract visiting and future travelers, special events, and sport events. The project required coordination with FDOT regarding the recent installation of palm trees at the location to determine the feasibility of moving trees to accommodate the desired Community Aesthetic Feature (CAF) designs. Kimley-Horn also created concepts for the 42nd Street Flyover CAF using images representative of the rural horse farm community as well as illuminated OCALA letters on the bridge and lighted icons on either side of the bridge abutments to enhance the gateway.

Rainbow Springs Stormwater Treatment Facility, Marion County, FL — Project Manager. Kimley-Horn provided full design and permitting for a new water quality facility for Marion County. The project was jointly funded with the Southwest Florida Water Management District. Existing conditions consisted of an unpermitted drainage retention area and direct discharges to a natural prairie from a residential development. Kimley-Horn worked with the University of Central Florida's (UCF's) Stormwater Academy professors on the implementation of a new treatment media for removal of nitrogen pollutants—UCF's proprietary "Bold and Gold" filter media. Kimley-Horn also designed a planted wet stormwater treatment facility and addressed conveyance changes needed to capture the runoff for treatment prior to discharge to the natural prairie. Kimley-Horn was responsible for survey, design, permitting, bid document specifications, and construction phase inspections.



Professional Credentials

- Bachelor of Science, Civil Engineering, University of Florida
- Professional Engineer in Florida, #79410
- Florida Engineering Society (FES), Member
- Public Education Foundation of Marion County (PEFMC), Board Member

Special Qualifications

- Over 13 years of civil engineering experience in Central Florida
- Leads public and private projects from entitlements/concept through design, permitting, and construction phases
- Computer software knowledge includes AutoCAD Civil 3D, ArcGIS, ICPR, StormCAD, POND5, and WaterCAD

Stewart Hill, P.E.

Comprehensive Plan: Infrastructure and Capital Improvements, Unified Land Development Code

Stewart has 13 years of experience providing a variety of civil engineering services in North and Central Florida. He is an experienced project manager specializing in residential, commercial, and industrial developments. He provides a variety of civil engineering services including drainage analysis/design, preparation of pond siting reports and drainage maps, on-site permitting, watershed management plans, mitigation, agency documentation, and planning studies. His computer software experience includes AutoCAD, ArcGIS, StormCAD, and POND5. Stewart has led projects in both private and public sectors from entitlements/concepts through design, permitting, and construction.

RELEVANT EXPERIENCE

CP 78 Stormwater Retrofit, Ocala, FL — Project Manager. Kimley-Horn provided engineering services to Marion County for design, permitting, and assistance during construction for the Silver Springs Shores Unit 7 Stormwater Retrofit Project CP 78. The project included the retrofit of three existing drainage retention areas located within Silver Springs Shores Unit 7. The purpose of the project is to improve water quality and treatment efficiency by studying the stormwater basins draining to each DRA and incorporating a Bold and Gold soil amendment design. Services under this Amendment included engineering design and permitting, surveying services, coordination with the County's geotechnical consultant, and assistance during the construction phase.

CR 501 and Warm Springs Avenue Improvements, Ocala, FL — Project Engineer. Kimley-Horn designed roadway, tunnel, traffic signalization, and roundabout improvements along both CR 501 and Warm Springs Avenue. The project included design of a two-lane roundabout, two tunnels underneath four-lane roadways, and the widening of approximately one mile of roadway from two to four lanes. Our scope included the design and permitting of the improvements, coordination with impacted utility owners, and providing assistance during the construction phase.

Florida Crossroads Commerce Park Road, Ocala, FL — Project Engineer. Kimley-Horn is providing design, permitting and bidding assistance services for Florida Crossroads Commerce Park Road in Marion County. This project will construct a new roadway from CR 484 due south through an agricultural area. Services include roadway design, drainage design, environmental analysis, utility design, signing and pavement marking, utility coordination, permitting with Marion County, SWFWMD, USFWS, and FWC, and bidding assistance.

SW 52nd Street Flood Mitigation Program, Ocala, FL — Project Manager. Kimley-Horn is providing engineering services to Marion County for the design and permitting of stormwater and roadway improvements along SW 52 Street. Using the existing basin Watershed Management Plan as a basis, Kimley-Horn collected and utilized survey data, geotechnical and environmental investigations, field visits, landowner interviews, and updated GIS/ICPR modeling parameters to optimize the existing conditions model. Project improvements included new stormwater retention areas, associated stormwater conveyance infrastructure, and the partial redesign of SW 52nd Street to raise the roadway profile. The project also involved coordinating with the County to comply with Hazard Mitigation Grant Program funding requirements.

Lemonwood Storm Repairs, Ocala, FL — Project Engineer. Kimley-Horn provided Marion County with engineering design, permitting, and bid assistance for repairs needed at an existing storm pipe outfall on SW 48th Street Road in the Lemonwood neighborhood. At this location, a drainage pipe that runs to the water retention area failed and became unusable. In addition, there was erosion occurring on a residential lot adjacent to the water retention area. Kimley-Horn investigated these failures, recommended repair methods, and prepared plans and permits for the repairs. Services provided included engineering design and permitting, surveying services, and bidding assistance.



Blair Knighting, AICP

Specialist: Historic Preservation

Blair has 10 years of experience in historic preservation planning, analyzing zoning overlay regulations, land development entitlement procurements, and grant writing and management. She is a Qualified Secretary of the Interior Architectural Historian and experienced in Section 106 reports. Prior to transitioning to Kimley-Horn, she served as an Historic Preservation Planner for the City of Jacksonville. In this role, Blair regulated the City's three historic districts by ensuring all exterior alterations adhered to each district's historic preservation regulations and the Secretary of the Interior's Standards for Rehabilitation. Throughout her career, she has become an expert in stakeholder engagement by overseeing community meetings, appointing historic preservation commission meetings, and engaging neighborhood advocacy groups.

Professional Credentials

- Master, Historic Preservation, Minor in Urban and Regional Planning, University of Florida
- Bachelor of Science, Psychology, University of Florida
- American Institute of Certified Planners, #31913

Special Qualifications

- 10 years of experience in historic preservation planning, analyzing zoning overlay regulations, land development entitlement procurements, and grant writing and management
- Qualified Secretary of the Interior Architectural Historian with a focus on historic preservation planning
- Experience with applying and managing Florida Division of Historical Resource Small Matching Grants

RELEVANT EXPERIENCE

Historic Preservation Services, Dunedin, FL — Historic Preservation Planner. Kimley-Horn was retained to provide historic preservation services for the City of Dunedin. Our services include Florida Master Site File (FMSF) training for the the Advisory Council on Historic Preservation (ACHP), Historic Resource Survey and Planning, and grant writing.

- **Phase II Historic Resources Survey.** The City of Dunedin earned a Small Matching Grant from the Florida Division of Historic Resources for Phase II of their Historic Resources Survey. This project builds upon the previous survey (Phase I) conducted by Kimley-Horn in January 2021. Our team is utilizing the Phase I survey data and the Phase II map submitted with the grant application to document up to 260 structures according to Chapter 1A-46 (Florida Administrative Code) requirements. Subsequent tasks include completing the required Florida Master Site File (FMSF) forms and attachments, drafting the survey report, and submitting the final report to the Florida Division of Historical Resources. Once reviewed by the State, Kimley-Horn will submit the final report, digital and hard copies of the FMSF packets, and the GIS data to both the State and the City.
- **Historic Preservation Ordinance Update.** The City retained Kimley-Horn to review and analyze Chapter 111 of the City's Land Development Code ("Historic Preservation Ordinance") to ensure compliance with State Statutes and best practices. Additional tasks include coordinating with the Historic Preservation Advisory Committee (HPAC) on potential revisions and attending public hearings and workshops.

Historic Preservation Services, DeFuniak Springs, FL — Historic Preservation Planner. Kimley-Horn was retained to provide historic preservation services for the City of DeFuniak Springs. Founded in the late 1880s as a railroad stop, DeFuniak Springs is one of Florida's 40 oldest towns. The town has around 200 historic buildings; 40 or so of which are listed in the National Register of Historic Places. Our services include reviewing Certificates of Appropriateness applications for adherence to the historic preservation regulations and the Secretary of the Interior (SOI)'s Standards for Rehabilitation.

Historic Resources Survey Report (HRSR), Jacksonville, FL — Quality Assurance and Quality Control Reviewer for the HRSR. Kimley-Horn reviewed the entire document and determined if the report adequately described the resources. We also provided an evaluation of eligibility on the report for it to be listed on the National Register of Historic Places.

Landmark Designation Report, Jacksonville, FL — Historic Preservation Planner. Kimley-Horn was retained to provide historic preservation services for the City of Jacksonville. Our tasks include researching and writing a local landmark designation report for a building in downtown Jacksonville. The report will describe the significance of the structure and how it qualifies as a local landmark. There are seven criteria, and the structure must meet two of the criteria in order to qualify.



Professional Credentials

- Master of Arts, Community and Regional Planning, University of Rhode Island
- Bachelor of Arts, Environmental Studies and Political Science, Alfred University
- American Institute of Certified Planners, #164330
- American Planning Association (APA), Member

Special Qualifications

- More than 18 years of real estate market research, planning, and public engagement experience
- Works on a wide variety of visioning and economic development assignments for local governments and regional agencies
- Assists developer and investor clients to determine demand for commercial and residential projects and maximize marketability and value
- Conducts market studies for proposed residential, retail, mixed-use, and office developments
- Provides clients with detailed GIS mapping that gives insight into demographic and development trends
- Works in markets across the United States as a national resource for the firm

Jessica Rossi, AICP

Specialist: Economic Development

With more than 18 years of real estate market research, economic impact, policy and finance experience, Jessica works on a wide variety of planning and economic development projects. She regularly provides socioeconomic, land use, and real estate data points in order to determine land use demand and development opportunities for planning projects and to choose specific concepts to maximize economic development, marketability, and value. She specializes in identifying and quantifying market opportunities for real estate developments and acquisitions, forecasting land demand for comprehensive planning initiatives, preparing financial analyses, and conducting cost/benefit analyses for local governments. Jessica's leadership is regularly leveraged to guide high-quality and forward-thinking economic development strategies that are grounded in a market reality.

RELEVANT EXPERIENCE

Envision Seminole 2045 and LDC Update, Seminole County, FL — Project Planner. Worked with Seminole County on a targeted update to the Land Development Code to streamline and modernize standards and better implement the current comprehensive plan. Updates include reorganizing the zoning chapter for clarity and consistency, mixed-use development standards, solar facility standards, electric vehicle parking, attainable housing strategies, compliance with federal laws related to religious assembly uses, and Florida-Friendly landscaping. In parallel to this effort, the team is engaged the community in a 20-year vision plan that will guide the next update to the comprehensive plan to reflect the community's desires and anticipate needs through 2045.

EAR and Comprehensive Plan Updates, Oakland Park, FL — Project Planner. The City hired Kimley-Horn to conduct their EAR in 2019. The EAR recommendations supported the City's request to update the Comprehensive Plan. Kimley-Horn was awarded again to update the plan which is currently under way. The initial phase required extensive research and analysis to evaluate current conditions within the City and provide supporting data for the second phase which will plan for the desired future of Oakland Park. The second phase includes the update and preparation of Goals, Objectives, and Policies to guide Oakland Park over the next 20 years which Kimley-Horn is currently working on for the City.

Largo Mall Special Area Plan (SAP) Redevelopment Analysis, Largo, FL — Project Planner. Kimley-Horn was retained by the City of Largo to develop a SAP to guide the development and redevelopment of the Largo Mall Activity Center. Our services included an analysis of existing and proposed land use, redevelopment strategies (land use, parking, multimodal elements), transportation/mobility, infrastructure, real estate, and economic development strategies. The real estate and economic development components included an in-depth analysis of demographic, job, and wage trends, as well as real estate market performance for residential and commercial uses. Our team ultimately used the results to inform the creation of land use elements in the special area plan, resulting in a future vision for the Largo Mall area that fully considers the real estate market realities of Pinellas County. Following completion of the special area plan, Kimley-Horn also assisted the City to amend both the City and Pinellas County master plans so they are consistent with the SAP.

Housing Study, Lakeland, FL — Project Planner. This study was undertaken to support the update of the City of Lakeland's Comprehensive Plan Housing element scheduled for August 2018. This task involved the collection, compilation, and brief summary of demographic, socioeconomic, and related housing data consistent with the requirements of Chapter 163 FS. This effort included GIS mapping and tabulation of data for the city limits and Lakeland Planning Area of data from the US Census, County Property Appraiser, and other city data. This effort built off of the countywide population and employment forecast previously developed by Kimley-Horn.



Professional Credentials

- Master of Science, Urban and Regional Planning, Florida State University
- Bachelor of Science, Geography and Environmental Studies, Florida State University
- Certified Floodplain Manager, US-15-08700
- American Institute of Certified Planners, #31549
- American Planning Association (APA), Member

Special Qualifications

- Nine years of experience in hazard mitigation and resiliency plan development, grant writing and management, floodplain management practice and outreach, resiliency assessment, loss avoidance reporting, and benefit-cost analysis
- Other skills include data management, technical analysis, grant application and management, floodplain management, task and project lead, policy analysis and program implementation, and report writing
- Software experience: ArcGIS, FEMA BCA Toolkit, Hazus, and IMPLAN

Macy Falcon, AICP, CFM

Specialist: Resilience and Sustainability

Macy has nine years of experience working with communities to build resilience. She is experienced in hazard mitigation and resiliency plan development, grant writing and management, floodplain management practice and outreach, resiliency assessment, loss avoidance reporting, and benefit-cost analysis. Macy has provided complete grant cycle services to Florida counties to obtain federal grants and implement projects that mitigate flood risk. She has also served as an analyst for vulnerability assessments and holistic benefit-cost analyses for federal grants for metropolitan clients.

RELEVANT EXPERIENCE

Presidential Streets Vision Plan, Cape Canaveral, FL — Project Planner. Conducting a resiliency assessment to identify focus areas with strategies and recommendations to improve the resiliency of the infrastructure and community. The City wishes to create a Vision Plan or “Blueprint” for the Presidential Streets area of the City that is a design concept framework for future above ground improvements in the area. The recommendations and strategies from the resiliency assessment will be incorporated into the design concept framework. The final plan may include complete streets recommendations (sidewalks, street trees and landscaping, road improvements and intersection improvements, curb and gutter, street furnishings, and roadway/decorative pedestrian street lighting), parks/open space connectivity and stormwater management best management practices/resiliency recommendations.

Sarasota Manatee MPO Resiliency Study, Sarasota, FL — Project Planner. Developing a resiliency plan that includes a regionally-focused vulnerability and risk assessment and project identification and prioritization process. Infrastructure vulnerability to acute shocks and chronic stressors was assessed to inform incorporating risk into the MPO’s project prioritization process. Cost-effective strategies to mitigate risk associated with hazards to transportation infrastructure were also identified. The study’s recommended projects and action items will integrate resiliency planning with transportation planning and decision making.

Post-Disaster Redevelopment Plan, Lantana, FL — Project Planner. Kimley-Horn worked with the Town of Lantana to develop a Post Disaster Redevelopment Plan. The PDRP is the Town’s roadmap for long-term recovery and redevelopment after a disaster and identifies policies, procedures, and strategies for the Town to recover and build back stronger to strengthen community resilience. Activities include stakeholder interviews, a public outreach survey, and plan development.

EAR and Comprehensive Plan Updates, Oakland Park, FL — Project Planner. The City hired Kimley-Horn to conduct their EAR in 2019. The EAR recommendations supported the City’s request to update the Comprehensive Plan. Kimley-Horn was awarded again to update the plan which is currently under way. The initial phase required extensive research and analysis to evaluate current conditions within the City and provide supporting data for the second phase which will plan for the desired future of Oakland Park. The second phase includes the update and preparation of Goals, Objectives, and Policies to guide Oakland Park over the next 20 years which Kimley-Horn is currently working on for the City.

Florida Transportation Plan Resilience Subcommittee, FDOT Office of Policy Planning, FDOT Central Office — Project Planner. Provided support developing meeting materials, facilitating working group meetings, and preparing a subcommittee report. The Resilience Subcommittee was created to help guide the FTP regarding the growing need to understand, prepare for, respond to, and recover from disrupting events and trends. Natural hazard events, cyberattacks, and other events can have significant and unexpected impacts on Florida’s communities, environment, and economy. The Resilience Subcommittee, in coordination with the FTP Steering Committee, developed resilience strategies that support one or more FTP goals.



Professional Credentials

- Master, Public Administration, University of Central Florida
- Bachelor of Arts, Geography, Stetson University
- American Institute of Certified Planners, #013953
- Institute of Transportation Engineers (ITE), Member
- Congress for the New Urbanism (CNU), Accredited
- American Planning Association (APA), Member
- Urban Land Institute (ULI), Member

Special Qualifications

- Leader in transportation planning with 30 years of experience
- Specializes in progressive transportation planning and engineering related to MPO, state, county, and municipal projects
- Specialist in the development of long-range transportation plans; socioeconomic data forecasts; scenario planning and vision plans; and urban growth boundary studies
- Has been directly responsible for the development of LRTPs, CMPs, socioeconomic forecasts, buildout studies, and corridor preservation studies

William Roll, AICP, CNU-A

Specialist: Demographics

As a leader in transportation planning with 30 years of experience, William specializes in progressive transportation planning and engineering related to MPO, state, county, and municipal projects. He develops and manages long-range transportation plans; socioeconomic data forecasts; scenario planning and vision plans; congestion management systems; and comprehensive plans. Additionally, he works with corridor preservation plans; concurrency studies; safety studies; bicycle/pedestrian plans; corridor and design traffic studies; and urban growth boundary studies. Currently, William is leading the development of six countywide socioeconomic data forecasts for MPOs in Florida.

RELEVANT EXPERIENCE

Moving Martin Forward, Martin MPO 2040 Long Range Transportation Plan (LRTP), Martin County, FL — Project Planner.

Our team's services included developing and executing a public involvement plan (PIP), well-attended visioning workshops, and technical analyses including travel demand modeling, Needs Plan development, financial resources analysis, cost estimates for needs plan projects, and developing the Cost Feasible Plan (CFP). The Martin MPO 2040 LRTP has been characterized by innovative public engagement techniques. Working in collaboration with MPO staff, the public meetings have consisted of fun and engaging techniques for gathering input including automated polling response games, Martin Mobility Bucks for residents to prioritize improvements, dot map games, and an interactive geographic information systems (GIS) map for residents to be able to see their comments mapped immediately. The cost feasible plan proposed to move project funding in a multimodal direction and includes flex funding for roadway maintenance. William prepared the goals, objectives, and performance measures consistent with state and federal requirements. The performance measures were tied to individual outcomes and identified the specific requirements of state and federal legislation which it was developed to satisfy.

2040 Long Range Transportation Plan Update, Indian River County, FL — Project Planner.

Developed the Indian River County MPO 2040 LRTP update. The 2040 LRTP Update was multimodal in nature and included highway, transit, pedestrian, bicycle, and transportation system management and operation (TSM&O) improvements to address the projected demand to year 2040. This effort made use of preferred land use scenarios and associated future year socio-economic datasets, identifying future transportation deficiencies, preparing a needs plan, projecting financial revenues and expenditures, and developing the 2040 cost feasible plan. Other tasks involved developing a public participation plan; updating goals, objectives, policies and performance measures; and conducting public workshops utilizing innovative methods to engage the public. During the effort, we received nearly 500 completed survey forms and comments cards from the public and elected officials.

Socioeconomic Data Forecasts, Statewide, FL — Project Manager and Project Planner. William has led numerous socioeconomic data forecasts and scenario planning studies throughout the State of Florida. Recent examples include:

- Polk County 2050 Socioeconomic Data Forecast
- Citrus County 2050 Socioeconomic Data Forecast
- Hernando County 2050 Socioeconomic Data Forecast
- Sumter County 2050 Socioeconomic Data Forecast
- Lake County 2050 Socioeconomic Data Forecast
- Charlotte County 2050 Socioeconomic Data Forecast
- Polk County 2045 Socioeconomic Data Forecast
- Citrus County 2045 Socioeconomic Data Forecast
- Hernando County 2045 Socioeconomic Data Forecast
- Polk County 2040 Socioeconomic Data Forecast



Laura Cicone

Specialist: Main Street

Laura is an administrative professional in our Tallahassee office with four years of experience. Prior to joining Kimley-Horn, Laura served as the Florida Main Street Program Assistant under the Florida Department of State's Division of Historical Resources (DHR). Her responsibilities included building and maintaining positive relationships with participating Florida Main Street programs, event planning, and developing marketing materials. Within this role, Laura also became familiar with other DHR programs, such as DHR's Small Matching and Special Categories Grants, Survey and Registration (National Register for Historic Places nominations), Florida Master Site File, and Certified Local Governments (CLGs). Her understanding of the Main Street Four Point Approach (Design, Promotion, Economic Vitality, and Organization) can assist with thoughtful, community-driven placemaking, economic development, and preservation strategies.

Professional Credentials

- Bachelor of Arts, History and Criticism, Florida State University

Special Qualifications

- Four years of experience serving as an administrative professional
- Served as the Florida Main Street Program Assistant under the Florida Department of State's Division of Historical Resources
- Familiar with DHR programs such as Small Matching and Special Categories Grants, National Register for Historic Places nominations, Florida Master Site Files, and Certified Local Governments
- Thorough understanding of the Main Street Four Point Approach

RELEVANT EXPERIENCE

Pensacola "In Motion" Active Transportation Plan, Pensacola, FL — Administrative Support. Kimley-Horn recently had the opportunity to serve the City of Pensacola to develop an active transportation plan. Kimley-Horn led stakeholder engagement efforts and developed a well-rounded outreach campaign that utilized public meetings, workshops, and digital assets. The Pensacola "In Motion" Active Transportation Plan will be the playbook for the development of a connected network for people to safely, walk, bike, and wheel to major destinations and transit. It will serve as a holistic plan that brings together past streetscape, corridor management plans, and complete street efforts and provide additional recommendations for multimodal and connections around the City.

State Aviation System Plan and Economic Impact Study, Tennessee DOT — Administrative Support. Kimley-Horn is assisting TDOT in the development of an update to their Aviation System Plan (TASP) and companion EIS. These projects provide information and data to assist TDOT in program management, overall funding, and project development decisions. Both of these plans are important tools to be used by TDOT to provide critical information for the state's distribution of state and federal funding. Our team is developing a comprehensive plan that engages several groups of stakeholders to establish a new platform for decision making and support of future airport development. The TASP is intended to guide and inform the planning and decision-making process as well as educate those who oversee the system including local, state, and federal policy makers. Tasks to date have included reviewing all in-person data collected at 78 airports and reviewing all runway protection zones and approaches across the state to determine where incompatible land uses may be present.

State Aviation System Plan and Economic Impact Analysis, Illinois DOT — Administrative Support. Kimley-Horn is working with the Illinois DOT (IDOT) to develop the 2020 IASP and EIA to provide a detailed strategic plan to guide the programming, development, and funding of Illinois' 85 public-use airports. The concurrent EIA will quantify the economic contribution of Illinois airports as well as examine the key aviation activities supported by the state's airports including air cargo, medical flying, and aerial firefighting. The study will assess the direct, indirect, and induced impacts of airports and quantify aviation-related tax revenues.

Texas Airport System Plan Updates, TxDOT — Administrative Support. The TxDOT statewide airport system plan provides guidelines to help determine how to maximize the return on investment of public funds and prioritize capital improvement projects for the more than 280 commercial service and general aviation airports. Kimley-Horn was hired in 2022 to develop an update of the statewide airport system plan in accordance with FAA Advisory Circular 150/5070-7. The plan is being developed with block grant state considerations applied to all decision-making about airports that are eligible for FAA block grant funding and includes strategic planning and roadmap development. As part of the project, Kimley-Horn will be recommending follow-up efforts and developing a suite of resources to aid in implementing and communicating the plan to stakeholders.



Amber Crane

Geographical Information Systems (GIS)

Amber has more than nine years of GIS experience related to the planning and transportation industry, specializing in GPS mapping and data collection, data configuration, and database development for asset management. She served as the project manager for GIS Enterprise/Portal and ArcGIS Online administration, development and implementation of web and mobile GIS based interactive applications, including ArcGIS Collector/Field Maps, ArcGIS Survey123, ArcGIS StoryMaps, ArcGIS Experience Builder and interactive public engagement applications and Dashboards.

Professional Credentials

- Bachelor of Science, Geography, Florida Atlantic University
- Certificate, Geographic Information System, Florida Atlantic University
- Certified Public Manager, Florida State University

Special Qualifications

- Over nine years of GIS experience related to the planning and transportation industry, specializing in GPS mapping and data collection, data configuration, and database development for asset management
- Project manager for GIS Enterprise/Portal and ArcGIS Online administration, development and implementation of web and mobile GIS based interactive applications, including ArcGIS Collector/Field Maps, ArcGIS Survey123, ArcGIS StoryMaps and interactive public engagement applications and Dashboards
- Manages the development and implementation of customized applications and Esri solutions as well as integration of third-party applications
- Led projects involving data collection efforts for utility data format conversions and asset inventory development

RELEVANT EXPERIENCE

Districtwide Modal Development Consultant, FDOT District Four — GIS Specialist. Project includes support to the Office of Modal Development (OMD) Department in the development, update, and distribution of Multimodal Scoping Checklist (MMS) to over 100 local agencies, for project specific feedback for all FDOT proposed projects. Updates to the process included converting the distribution of individual project map series illustrating known infrastructure, land use, and safety features around the project corridor shared in a PDF format, to an online interactive mapping platform supported by Esri based applications used by FDOT. The interactive map incorporated the use of Esri Survey123 for ArcGIS to allow stakeholders the ability to review more data than previously presented in the original map series and submit their feedback electronically. Project also included training for FDOT staff and local stakeholders. All project related feedback was reviewed and summarized into project specific action items to be communicated to the FDOT Design project manager's for consideration for inclusion into the project scope.

GIS Services, Surfside, FL — Project Manager. Kimley-Horn was contracted by the Town of Surfside as an on-call GIS consultant in 2021. Support provided includes remote and on-site training to staff, development of mobile field collection applications and dashboards, development and maintenance of GIS data, and the establishment and configuration of their Esri ArcGIS Online Organizational account. Recent project support has included review and update of sewer and water utility information to meet Miami-Dade DERM submittal requirements.

On-Call GIS Services, Pinecrest, FL — GIS Specialist. Kimley-Horn has been contracted by the Village of Pinecrest as an on-call GIS consultant since 2016. Kimley-Horn provides remote and on-site training to staff and has assisted the Village in the development and organization of their GIS Server configuration and database development. Recent project support has included zoning and land use updates, website development coordination, and stormwater utility updates, along development of internal and external operational GIS dashboards.

GIS Data Conversion, North Bay Village, FL — GIS Analyst. Kimley-Horn assisted the Village with digitizing and reviewing their existing utility GIS files and as-builts for submittal to Miami-Dade County as part of an annual submittal requirement to DERM. The work included the conversion of available electronic CAD files and existing as-builts provided by the Village into GIS. Attribute information was updated using available survey data and detailed as-builts. The final deliverable consisted of a complete GIS database and map packages.

Lighting GIS Services, Fort Lauderdale, FL — GIS Specialist. Kimley-Horn has been tasked with updating the existing streetlighting GIS database to reflect current conditions and improve planning future upgrades and/or potential energy savings. Kimley-Horn will develop a web-based application illustrating the streetlights within the City boundary sortable by type, ownership, and wattage, in an effort to improve the City's responsiveness to outages or requests.

3. SIMILAR FLORIDA PROJECTS IN THE LAST SEVEN YEARS

Comprehensive Plan Rewrite

📍 Oakland Park, FL

Work Performed: Data Collection, and Marketing Coordination; Public Engagement Plan, Public Workshops, Polling, Public Survey, Visual Preference; Amendment Matrix; Comprehensive Plan Rewrite; Transmittal and Adoption; Project Website Development and Maintenance

Dates: 01/14/2022 – Ongoing

Initial Budget: \$261,000

Final Cost: TBD (\$204,563.93 to date)

Change Orders: None

Client Reference

City of Oakland Park

Peter Schwarz, AICP
Director of Community and Economic Development
954.630.4348
peter.schwarz@oaklandparkfl.gov

EAR and Comprehensive Plan Update

📍 Crestview, FL

Work Performed: Project Coordination; Current Plan Analysis; Data Collection, Inventory and Analysis (DIA), Update Goals, Objectives, and Policies (GOPs); Local Planning Agency (LPA) and City Council Transmittal Hearings; City Council Hearing - Adoption

Dates: 03/06/2023 – Ongoing

Initial Budget: \$120,300

Final Cost: TBD (\$1,376.67 to date)

Change Orders: (1) The City elected for additional services to provide a more in-depth graphic document for the Data Inventory and Analysis task.

Client Reference

City of Crestview

Barry Henderson
Director of Community Development Services
850.306.3692
barryhenderson@cityofcrestview.org

Vision Plan

📍 Palm Springs, FL

Work Performed: Engagement Plan; Scenario Planning; 3D Massing Models; Visualization Graphics; Presentation to Public Officials; Polling

Dates: 02/27/2023 – Ongoing

Initial Budget: \$10,500

Final Cost: TBD (\$9,782.06 to date)

Change Orders: None

Client Reference

Bonnie C. Landry and Associates

Bonnie C. Landry, AICP
President
Office 772.266.9427; Cell 772. 201.5052
bonnie@bclandry.com

Land Development Code Update

📍 Indian River Shores, FL

Work Performed: Project Coordination; Data Analysis and Consistency Review; Amendment Matrix; Draft Updated Text of Land Development Code; Public Workshops; Town Council Adoption Hearings

Dates: 05/17/2022 – Ongoing

Initial Budget: \$100,000

Final Cost: TBD (\$23,361.02 to date)

Change Orders: None

Client Reference

Town of Indian River Shores

James Harpring, JD
Town Manager
772.231.1771 ext. 225
jharpring@irshores.com

PROJECT SUMMARY, AND PROPOSER'S
FIRM'S HISTORY AND INFORMATION

TAB 3



Kimley»Horn

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TAB 3 PROJECT SUMMARY, AND PROPOSER'S FIRM'S HISTORY AND INFORMATION

1. FIRM QUALIFICATIONS

Founded in 1967, Kimley-Horn is one of the largest and fastest growing full-service consulting firms in Florida. We are known for the outstanding work of our consulting staff, the quality of our work environment, and our stature as a business enterprise. When you choose Kimley-Horn for planning services, you choose talent, experience, and passion for the task at hand. We grasp complex community issues and offer tailored solutions to help you reach critical decisions on planning and community engagement issues. Our clients have access to a versatile staff of professional planners; civil, transportation, and structural engineers; landscape architects; and environmental scientists. We have partnered with municipalities across the state to craft growth and development plans that balance economic, environmental, and social values. With Kimley-Horn focused on your success, the City of Ocala can look confidently to the future.

Planning Our Future

Our planners, urban designers, and engineers have a history of partnering with communities to develop progressive and context-sensitive plans. In each community we serve, we strive to understand the values of that community and transform them into a vision that guides the planning process. Understanding the importance of diverse experiences, we intentionally partner with professionals of various backgrounds to create the opportunity for visionary thinking with a focus on implementation. Our holistic approach to the process and preparation of these plans emphasizes:

True engagement of the public and stakeholders

Consensus-building

Integration of land use and transportation

Identification of implementable solutions

Collaboration among people from varying backgrounds

Equity and fairness

An analytic foundation for decision-making

Sustainability and environmental stewardship

2. LEGAL ORGANIZATION AND CORPORATE HISTORY OF THE FIRM

Corporate History

Founded in 1967 by transportation engineers in Raleigh, North Carolina, Kimley-Horn is a privately held corporation, fully owned by current employees of the firm. Continued diversification of Kimley-Horn's services and geographic practice followed over the years. The firm's commitment to growth and exceptional client service has enabled Kimley-Horn to become one of the premier consulting firms in the nation.

Business Structure

Kimley-Horn and Associates, Inc. is wholly owned by Associates Group Services, Inc., which is wholly owned by APHC, Inc., which is owned by over 700 Kimley-Horn employees, none of which own 2% or more of the outstanding shares.

Former Names

Kimley-Horn has never operated under a different name.

3. FLORIDA-BASED EXPERIENCE AND PROVEN TRACK RECORD

Kimley-Horn has successfully partnered with municipalities for over 30 years to provide planning services across Florida. More recently, our team of planners and landscape architects have assisted communities with the update of their Comprehensive Plans, Land Development Codes, Master Plans (Community Visions), complete streets and mobility planning, Capital Improvements Projects, economic feasibility, housing elements, and implementation projects. In addition to the projects featured in this section, our planning professionals serve planning departments including:

- Belle Glade
- Boynton Beach
- Brevard County
- Greenacres
- Greenville
- Hardee County
- Hillsborough County
- Hollywood
- Indian River Shores
- Kissimmee
- Lake Worth
- Largo
- Lee County
- Longboat Key
- Manatee County
- Melbourne
- Miami
- Miami Lakes
- Monticello
- New Port Richey
- New Smyrna Beach
- Oakland Park
- Pensacola
- Pinellas County
- Polk County
- Tallahassee
- Titusville
- Venice
- Wakulla County
- West Palm Beach



The following serves as sample of our community planning portfolio and key team member participation. **Verifiable project references can be found in Tab 2.**

City of Oakland Park EAR and Comprehensive Plan Updates

The City of Oakland Park hired Kimley-Horn to conduct their EAR in 2019. The EAR recommendations supported the City’s request to update the Comprehensive Plan. Kimley-Horn was again selected to update the plan which is currently under way. The initial phase required extensive research and analysis to evaluate current conditions within the City and provide supporting data for the second phase which will plan for the desired future of Oakland Park. The second phase includes the update and preparation of Goals, Objectives, and Policies to guide Oakland Park over the next 20 years which Kimley-Horn is currently working on for the City. The update of the plan first began with a robust public engagement plan including five meetings with the public including city identified stakeholders. The next task was to collect new data reflecting the City’s current demographics and land use make up. Kimley-Horn analyzed this data and provided recommendations for each element of the plan. After meeting with stakeholders and analyzing the data, Kimley-Horn began drafting policy that reflects the City of Oakland Park today and for the next 20 years. Three new elements were added to the plan including Housing, Sustainability, Resiliency, and Property Rights.

KEY TEAM MEMBERS

Alessandria (Ali) Palmer | Lindsey Slautterback, AICP | Hadley Paterson, AICP | Jessica Rossi, AICP | Macy Falcon, AICP, CFM

Village of Palm Springs Vision, Comprehensive Plan, and LDR Revisions

As a partner to Bonnie C. Landry & Associates, Kimley-Horn was instrumental in the Visioning for the Village of Palm Springs. Our urban designers partnered with our planners to provide communication graphics and massing models that were shared at joint workshops between the Village Council, Planning Board and Village staff to gain input on the built environment the Village hopes to see in the next 25 year planning horizon. Services also included providing professional assistance in completing an effort to identify a "vision" for the Village and its future redevelopment and economic growth in the area outside the "Historic Village." A visioning effort was initiated by Village staff in 2022. Utilizing this visioning effort, Kimley-Horn determined a course of action to complete the visioning process, including the preparation of redevelopment scenario graphics that illustrate the preferred vision. We also provided market overview/analysis to verify the land use optimization and market viability for the appropriateness of uses in the Vision.

In the next phase Kimley-Horn will be supporting the Village in updating their Comprehensive Plan and ultimately their Land Development Regulations to further implement the Village's vision.



KEY TEAM MEMBERS

Alessandria (Ali) Palmer | Lindsey Slutterback, AICP



City of Crestview EAR and Comprehensive Plan Update

Kimley-Horn is assisting the City of Crestview with updating their Comprehensive Plan. The initial phase of the project required extensive analysis of their current Comprehensive Plan and its amendments, as well as referencing Florida State Statutes to recommend policy updates. The next portion of the project expands on this research and data collection to cultivate detailed reports for each plan element that will provide supporting data for the development of Goals, Objectives, and Policies. These tasks are coupled with stakeholder engagement with City Council to ensure that community values are upheld, and consensus is reached.

KEY TEAM MEMBERS

Alessandria (Ali) Palmer | Hadley Paterson, AICP

Town of Indian River Shores Land Development Code Update

Under a continuing engineering services contract with the Town of Indian River Shores, Kimley-Horn is completing Land Development Code (LDC) updates to be consistent with the current Comprehensive Plan as well as State and Agency requirements. The Town last amended its Comprehensive Plan in 2021 after transmittal to the Department of Economic Opportunity. The LDC was originally codified in 2016 by way of Ordinance Number 522 on June 16, 2016. Tasks include project kick-off and input meetings, data analysis and consistency review, an amendment matrix, draft updated text of the LDC, public workshops, and Town council adoption hearings.

KEY TEAM MEMBERS
Alessandria (Ali) Palmer | Hadley Paterson, AICP | Blair Knighting, AICP

4. ADDITIONAL INFORMATION

Location of the Principal Office

Principal Office
2619 Centennial Boulevard
Suite 200
Tallahassee, FL 32308

Local Office
1700 SE 17th Street
Suite 200
Ocala, FL 34471

OCALA CITY HALL

7 MINUTES AWAY
2.2 MILES

KIMLEY-HORN

Professional Licenses Held by the Firm and by the Key Personnel

Licenses Held by Kimley-Horn

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida Department of Business & Professional Regulation

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ONLINE SERVICES	LICENSEE DETAILS
Apply for a License Verify a Licensee View Food & Lodging Inspections File a Complaint Continuing Education Course Search View Application Status Find Exam Information Unlicensed Activity Search AB&T Delinquent Invoice & Activity List Search	<p>Licensee Information</p> <p>Name: MINGONET, MILTON SCOTT (Primary Name) KIMLEY-HORN AND ASSOCIATES INC (DBA Name) Main Address: 189 SOUTH ORANGE AVENUE SUITE 1000 ORLANDO Florida 32801 County: ORANGE</p> <p>License Information</p> <p>License Type: Registered Landscape Architect Rank: Landscape Arc License Number: LA0001428 Status: Current,Active Licensure Date: 10/14/1991 Expires: 11/30/2023</p>

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida Department of Business & Professional Regulation

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- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

Licensee Information

Name:	KIMLEY-HORN AND ASSOCIATES, INC. (Primary Name) KIMLEY-HORN AND ASSOCIATES, INC. (DBA Name)
Main Address:	421 FAYETTEVILLE STREET SUITE 600 RALEIGH North Carolina 27601
County:	OUT OF STATE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	35106
Status:	Current
Licensure Date:	05/10/2021
Expires:	

Licenses Held by Key Personnel

This certificate hereby certifies

Hadley Peterson

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

Certified Planner Number: 33325

Joe Albizo
Chief Executive Director

Michael J. Silver, Esq.
President

American Institute of Certified Planners
Creating Smart Communities for All

Verify: <https://www.aicp.org/cp/33325>

Credly

OFFICIAL TRANSCRIPT - ISSUED ON 21 APRIL 2022

Lindsay Slauterback

ID#: A2F8491-F584-4201-83CB-DECC8278C516

lindsay.slauterback@kimley-horn.com
www.credly.com/users/lindsay-slauterback

AICP Certified

Issued by: American Institute of Certified Planners (AICP)

Issued to: Lindsay Slauterback

Issued on: 9 December 2019

Description

AICP-certified planners have a high level of expertise, knowledge, and ethical commitment to best serve communities. They have deep planning knowledge and significant professional achievements, including demonstrating responsibility and resourcefulness while applying a planning process, evaluating multiple impacts to a community, and influencing public decision making in the public interest. They pledge to uphold ethical standards of practice and continuously pursue professional education.

CNUa
accredited

The Congress for the New Urbanism
recognizes

Eliza Harris Juliano
CNU-Accredited member

on the nomination of the faculty of
University of Miami School of Architecture

as of
20 May 2019

Rodolphe El-Khoury PhD
Dean & Professor of Architecture, University of Miami School of Architecture

Lynn Richards
President & CEO, Congress for the New Urbanism

**State of Florida
Department of State**

I certify from the records of this office that KIMLEY-HORN AND ASSOCIATES, INC. is a North Carolina corporation authorized to transact business in the State of Florida, qualified on April 24, 1968.

The document number of this corporation is 821359.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on February 22, 2023, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-second day of February, 2023



[Signature]
Secretary of State

Tracking Number: 9937240518CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.
<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE
Florida Board of Professional Engineers

STATE OF FLORIDA

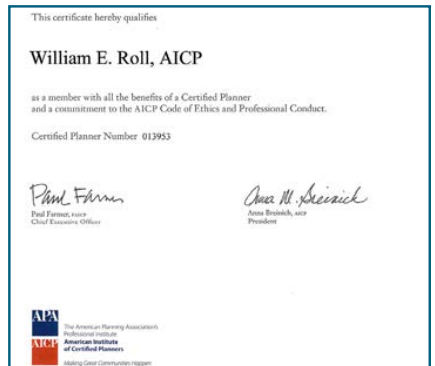
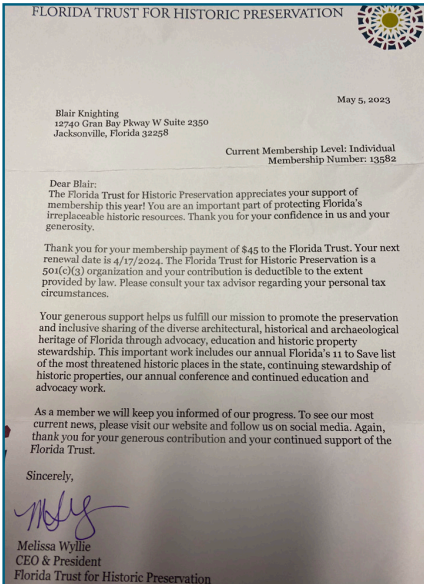
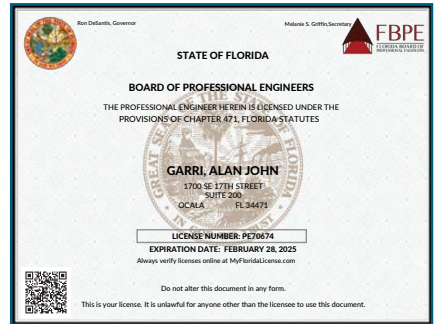
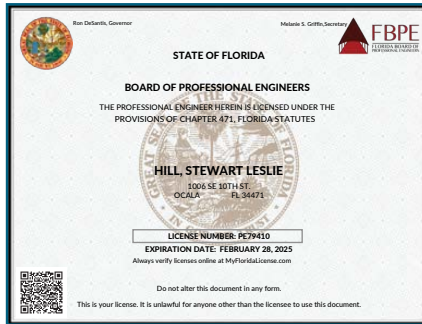
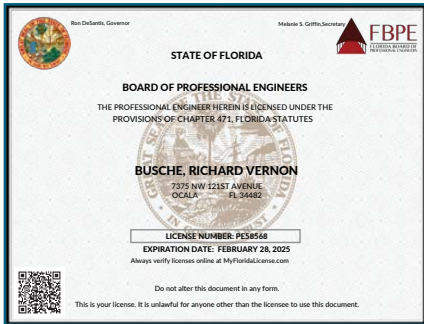
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

GARTNER, AMBER LEE
4501 SE 7TH PLACE
OCALA, FL 34471

LICENSE NUMBER: PE72294
EXPIRATION DATE: FEBRUARY 28, 2025
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Contracts Terminated in the Last Five (5) Years

Kimley-Horn has never been terminated for cause or default. We do not track terminations for convenience.

Litigation History

Kimley-Horn and its subsidiaries have provided services in all 50 states and numerous countries. Because of the many and varied projects we have completed, we are subject to various legal proceedings from time to time and in the ordinary course of business. It is not practical to provide a complete list as part of this proposal. None of the pending matters, if decided against Kimley-Horn, would have a material impact on our financial statements or impair in any way our ability to serve our clients. Generally, these matters are covered by insurance, and we consider them to be without merit. If you would like to discuss our legal matters in more detail, please contact Kimley-Horn's General Counsel, Richard Cook, at 919.677.2058.

Minority Business Enterprise

Kimley-Horn is not a woman, veteran, or minority-owned business. As shown through our aggressive allocation to minority businesses over the past two decades, our MBE utilization policy ensures Kimley-Horn is furthering the positive economic development momentum the state of Florida advocates through the use of MBE businesses by its contractors. Our commitment to retaining minority firms to assist on projects is demonstrated by the amounts Kimley-Horn has paid to minority businesses during the past five years years:

Year	Total Paid	No. of Minority Businesses Utilized
2022	\$71.1 million	716
2021	\$54.6 million	608
2020	\$54.5 million	553
2019	\$41.5 million	364
2018	\$23.5 million	165



PROJECT NARRATIVE

TAB 4



Kimley»Horn

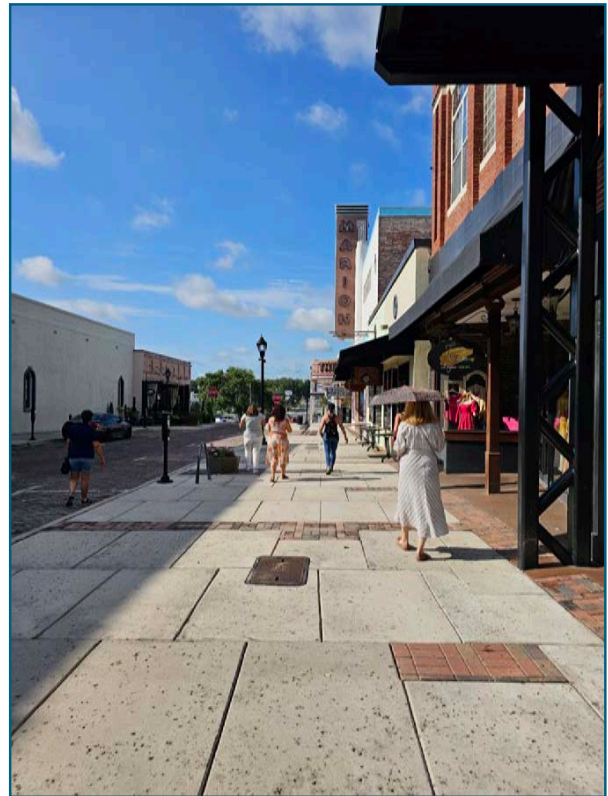
Expect More. Experience Better.

TAB 4 PROJECT NARRATIVE

Walking through the streets of Ocala today, the “Big Hammock,” it’s not difficult to see the love for this City by the people who work in her buildings, live in her homes, and catch up with friends on her sidewalks. The sense of community throughout her Downtown, the Ocala historic residential district, and the North Magnolia CRA is clear and evident. Like a big hammock, Ocala wraps you in a warm embrace while sharing her unyielding affinity for arts and culture, pleasantly balanced by her down-to-earth vibe.

But this was not always the case—the Ocala we visited as children was a different place. Many people worked very hard for a long time to ensure the City looks and feels the way it does today. The community started this mission in the 1980s, advocating to rejuvenate and preserve Downtown. In 1985, Ocala secured its Main Street designation with the National Main Street organization.

In 2009, just over a decade ago, the entire City was redefined through Vision 2035. City and community leaders came together to further their mission to “live, play and prosper.” With this vision plan, the City tapped into all of its assets—a rich history, strong neighborhoods, welcoming gateway “front doors,” the Downtown heart, a strong County seat business economy, an accessible recreation and park system, mobility options, and safe streets. The City utilized these assets as a launch pad to grow and revamp Ocala, and their work has been successful beyond expectations.



Almost 14 years later, Ocala is a strong and buzzing City thanks to the building blocks that have been laid. But as with all success stories, we must not rest on our laurels. City leadership has acknowledged now is the time, during continued successes, to remain vigilant and keep the momentum and the Vision going. It is time to evaluate the successes and the challenges since 2009 and to look for fresh opportunities based on a post-COVID landscape. **It is time for Vision 2050.**

TAILORED APPROACH

Vision 2050 will serve as Ocala’s “North Star” for the next two or more decades. The effort will require aspirational planning by community champions, residents, and stakeholders. We have found there is a direct correlation between the success of a community and the willingness to develop a unified vision with measurable expectations. The Vision will also inform the Comprehensive Plan—the City’s framework.

Kimley-Horn will guide the City’s Vision Study and Comprehensive Plan Update toward a high level of consistency and uniformity, and we will produce deliverables that fulfill each requirement set in the RFP. Our approach to serving the City focuses on:



Visioning

Visioning is the process of identifying a clear expression of a community’s highest aspirations. A vision articulates, literally and graphically, the guiding principles upon which the community will base decisions that shape its quality of life, today and in years to come. The vision provides a framework within which planners and decision-makers can set priorities and coordinate decisions across all elements of civic life, from transportation to education, urban design to public health, and economic development to natural resource conservation.

The Ocala Vision 2050 Plan will build on the successes of Ocala Vision 2035. Vision 2050 will tell the story of Ocala for the next 30 years, may that be resiliency, placemaking, affordability, context-driven planning, or performance-based development. It will be an engaging, useful document for residents and staff alike. Kimley-Horn will develop a graphic plan document that includes a broad array of visualizations and communication graphics to support the data and recommendations within the plan.



Equitable Engagement

We will work closely with staff to finalize a Public Engagement Plan that includes engagement methods, target audiences, goals of each engagement opportunity, and how that input will ultimately shape the Plan documents. We understand the City of Ocala will have started engagement for this Vision Plan most likely through the Vision Leadership Group, and we will work closely to integrate what has been done with what will be done. Kimley-Horn recognizes the engagement process is not just an opportunity to gather input and ideas, but also a chance to elevate the visibility of planning and design within the community. Like the Brick by Brick – Planning 101 presentation from earlier this summer, we will employ a variety of methods that ensure an exciting and equitable engagement process.

One of the many techniques that we use at Kimley-Horn is the population of a Public Input Archive. An Archive is a way for us to capture all comments received throughout the life of the project and it allows the City to acknowledge the input by recording it and providing a historical record of how an issue was addressed by policy. This document also provides staff with a reference point if the public inquires. The comments and suggestions received during the project's public outreach process will be captured in the Archive to be used as guidance during the Vision and Comprehensive Plan update process. It will also be summarized in a report we will provide to the City Project Manager.



Comprehensive Plan Update

The City recognizes a successful Vision update is directly related to the consistency and supportiveness of the City's Comprehensive Plan policies. The policies of the Comprehensive Plan must act as the "play book" for City leadership and staff directing best practices for the implementation of the 2050 Vision. We understand the City has a responsibility to address current and long-term challenges to ensure a resilient future for its residents as well as businesses and visitors. Challenges like population growth, providing attainable housing for a growing workforce, and attracting quality development while providing for a walkable community present opportunities for the City to ensure policy is adopted that will foster sustainable economic prosperity and quality of life for future generations.



Kimley-Horn approaches comprehensive planning with a core purpose in mind: to facilitate a process for informed decision-making aligned with community values and vision, community development strategies, and urban design and transportation priorities. Kimley-Horn's planning staff has a wide range of experience with all aspects of comprehensive planning for several unique public clients. Our knowledge of critical planning tasks, such as equitable engagement, community visioning, data collection and analysis, consensus building, policy framing and drafting, as well as intergovernmental coordination indicates our work is truly comprehensive in scope. Kimley-Horn has helped dozens of communities assess change, evaluate local issues, examine concurrency, draft amendments, and complete all regulatory and associated tasks necessary to accomplish these assignments. Our team specializes in assessing land use alongside transportation and infrastructure to ensure the appropriate policy framework is in place to address the housing, economic development, and open space needs of each unique place.



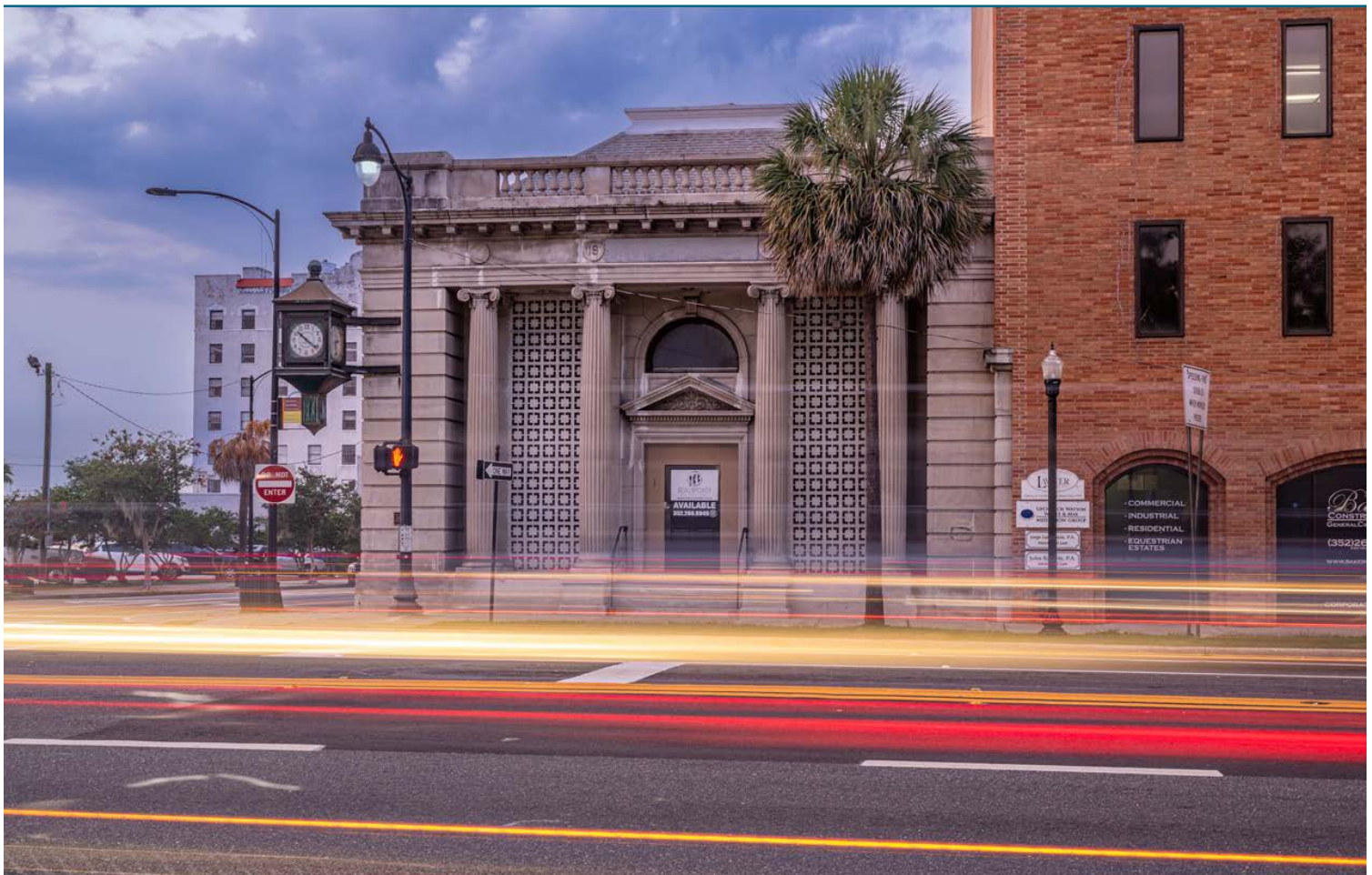
Unified Land Development Code Update (Optional)

Our team’s core philosophy is based on staff’s perspective, recognizing the challenges in the current code and processes, and therefore brings best planning practices to the staff and their community whether it is part of an initial code assessment and recommended strategies (amendments), focused code section updates (i.e., historic, signage, tree preservation, etc.) or a full code update. We know that one size does not fit all. Amending the code to implement the updates goals, objectives, and policies of the Comprehensive Plan will be crucial to the implementation of the 2050 Vision. When working with our clients, we provide revisions to codes in the form of an adoptable ordinance that implement comprehensive plan policies. Our codes are tailor-made and based on location and implementable standards. To accomplish this, we always keep the following in mind: administrative capacity, balance, flexibility, and existing regulations. Each community we serve is unique and having a well-rounded knowledge helps ensure the plans we develop are easily implementable for the City. In Florida alone, we have provided zoning and land development codes to nearly 30 municipalities.



Subarea Plans (Optional)

At Kimley-Horn we believe that subarea plans are useful planning tools that allow a community to engage stakeholders in a more intimate way to craft a plan for the future of a specific geography. Subarea plans for Tuscawilla, West Ocala, Midtown, Downtown, and Pine Oaks, or any areas addressed in new subarea plans, will build on the community vision and comprehensive plan to illustrate how that vision will be implemented in those specific areas.





SCOPE OF WORK

TAB 5



Kimley»Horn

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TAB 5 SCOPE OF WORK**DELIVERABLE 1 – VISION 2050****Task 1 – Data Collection and Analysis**

It is anticipated the data collection and analysis to update the City's Vision document will also help prepare for the Data Inventory and Analysis that is required to update the Comprehensive Plan. Kimley-Horn will conduct a Citywide assessment that analyzes changes in local conditions utilizing the following information in addition to our standard list of data collection performed during Data Inventory and Analysis:

Existing Plans Review and Code Diagnostic

We will review existing plans, studies, comprehensive plan policies, and land development regulations influencing future land use, housing, historic preservation, recreation, open space, and cultural arts, conservation, transportation, as well as infrastructure and capital improvements. The intent is to understand what is already in motion and the forces that influence growth and change.

Demographic Trends

As a part of the community characteristics report, we will review demographic indicators under the umbrellas of the population (e.g., growth, and minority status), housing and development (e.g., age of the structure, sales, building permits, vulnerability), economy (e.g., employment status, income, tourism, and poverty status), and education (e.g., education attainment and school enrollment). Regional and national trends will also be noted.

Market and Economics

Effective long-range planning requires a solid understanding of the economic dynamics. Our approach involves analyzing baseline and historical conditions; the location, direction, and outcomes of investment decisions; and the use of real estate by various sectors of the local economy. We will synthesize these analytical factors to determine strengths, weaknesses, opportunities, and threats (SWOT). By understanding current and future market dynamics, we will be able to craft recommendations that reconcile growth potential with needed public investments.

Natural and Built Environment

Kimley-Horn will report natural and built environment characteristics through a storyboard approach with maps and exhibits. We will use ArcGIS to map and analyze physical features including environmental areas, green infrastructure, bodies of water, wetlands and floodplains, parks (and associate facilities), places of worship, parks, cultural resources, medical facilities, historic districts and sites, land uses, and zoning. Community facilities, such as utilities, schools, libraries, government offices, and fire, police, and rescue, will also be documented.

Transportation and Mobility

Our previous transportation work in the City will provide an excellent starting point for the assessment of the Ocala's transportation network and expectations surrounding mobility, such as the implementation of multiple modes of transportation and the reduction of private transportation through increased public transport and walkability. Our approach to data gathering will blend previous planning and engineering efforts with available mapping, demographic trends, land use data, traffic counts, crash statistics, existing infrastructure, and travel patterns where appropriate. Additionally, our longstanding partnership with the City has given us a familiarity with existing conditions.

After analyzing the data, Kimley-Horn will summarize the findings by preparing initial drafts of the data and analysis for Deliverable 2 to provide an efficient, streamlined approach for both deliverables. Kimley-Horn will respond to one (1) round of consolidated comments to the draft Data and Analysis document based upon staff review. City staff will be responsible for compiling and submitting one set of review comments to Kimley-Horn.

Task 2 – 2035 Vision Implementation White Paper

Kimley-Horn will prepare a White Paper that assesses Vision 2035 by evaluating what has been implemented as it relates to the following categories that integrate the main topics with the associated principles and policies:

- Neighborhood Vitality including an evaluation of the implementation of existing Subarea plans
- Urban Form + Site Design including a current analysis of underutilized properties and recommendations for infill and redevelopment
- Open Space including an evaluation of the implementation of the Recreation and Parks Master Plan
- Economic Development including an evaluation of business indicators and market patterns
- Mobility + Community Connectivity including an evaluation of the City's Complete Streets policies, sidewalk gaps, and other mobility priorities

The White Paper will also integrate the findings from the Public Engagement into the Vision development and plan recommendations. Kimley-Horn will respond to up to one (1) round of consolidated comments to the draft White Paper based upon staff review. City staff will be responsible for compiling and submitting one set of review comments to Kimley-Horn.

Task 3 – Equitable Engagement

Kimley-Horn recommends having a targeted outreach strategy to help solicit information that is most meaningful to the planning process, to understand gaps in the community as well as the strengths and assets. We recommend an equitable approach that gathers, processes, and responds to input from a representative cross-section of the community—not just the subsets of the community most likely to engage in a traditional outreach process. This approach engages residents including all who live in the City, business owners and operators, advocacy groups, interested parties, adjacent local governments, City Council members, and staff throughout the City. Above all, our approach to engagement yields actionable input on par with the technical analysis that will be required for the development of both the Vision Plan and Comprehensive Plan.

Summit on the Future

We understand the importance of community-wide participation. We are proposing two (2) “Summits” to be held in different areas around the City. The Summits can be topical or geographically-themed. For example, the Mobility + Street Summit could be held at the Mary Sue Rich Community Center at Reed Place, and the Urban Form + Neighborhoods Summit could be held in historic Downtown during a First Friday event. These meetings will encourage interactive participation to envision the future of Ocala and identify the City's assets and gaps in service. We hope to work closely with you to meet people where they are and leverage existing community connections and channels of communication.

Outreach for these meetings will be done in Spanish and English with targeted invitations shared with underrepresented groups through existing channels of communication like local service providers, churches, and apartment complexes.

Targeted Focus Groups

Beyond these citywide meetings, we are also proposing up to three focus groups that can be hosted for targeted audience groups or thematic goals depending on what is needed to supplement the input received at the citywide meetings. If desired, Kimley-Horn can create a youth engagement opportunity such as a 2050 Vision Workbook that could be picked up at local libraries and the Discovery Center. One-on-one interviews with long-time residents and business operators are another valuable way to supplement the engagement process.

2050 Vision Leadership Group

We understand the Ocala Vision 2035 Plan was developed with the active support of the Leadership Group made up of key community members and leaders. Kimley-Horn proposes leveraging this leadership group to help with public outreach and overall visionary guidance for the Vision 2050 Plan development. Agencies and organizations that could be a part of this effort include the Tourist Development Council, the Ocala Marion Transportation Planning Organization, and Ocala Main Street.

Online Participation

Kimley-Horn offers a wide variety of online tools that can be leveraged to maximize online participation and to ensure there is representation by anyone who would like to be involved. Kimley-Horn’s own planning professionals created two online platforms—**PublicCoordinate** and **KollabSpace**. We also offer additional web-based participation services including Social Pinpoint, ArcGIS Story Mapping, Survey 123, Urban and Community Analyst. We will work closely with you to develop your goals for online engagement and participation to ensure we are using the right tools at the right time.

Task 4 – Preparation of 2050 Vision Plan

As discussed in the RFP, the 2050 Vision Plan will include the core requirements such as the executive summary and references, but the vision will come to life through the following components:

- **State of the City.** This portion will recap findings regarding the current and emerging issues in Ocala as well as across the state that may impact the City in the next 30 years. This portion will convey messages through communication graphics and visualizations.
- **City’s Vision Statement.** The statement will be developed through the engagement process with the support of the data. This statement can take shape in many different ways, but it will surely be unique to the City of Ocala.
- **What We Heard.** This portion will be a summary of engagement efforts with the community, including the different focus groups and the Vision Leadership Group, and how it influenced the vision statement and the plan development.
- **SCORE.** This section will be an honest discussion assessing the City’s strengths, challenges, options, responsiveness and effectiveness. This section will be split up into thematic subsections to align with the Comprehensive Plan development. This portion of the Plan will be highly graphical, demonstrating the assets in the City and scenario planning future assets.
- **Action Plan.** This portion will be an implementation plan listing action items divided by each thematic goal, as well as the responsible City department or community group, with timeline and identified funding sources. Our project team will provide insight into the opportunities available and the procedures required to obtain funding.



We will work closely with the City to understand what online presence is desired for the plan document. Kimley-Horn tailors the online component to meet your needs whether you prefer an interactive website that hosts engagement opportunities and implementation tracking or a simple document version with embedded hyperlinks for ease of use.

Kimley-Horn will respond to up to two (2) rounds of consolidated comments to the draft 2050 Vision Plan based upon staff review. City staff will be responsible for compiling and submitting one set of review comments to Kimley-Horn.

Task 5 – Presentation of Vision 2050 Plan

Following completion of the Ocala Vision 2050 Plan, Kimley-Horn will help City staff prepare a presentation to City officials so they can ask questions and raise concerns before the adoption of the 2050 Vision. The presentation will also summarize changes from the 2035 Vision and offer an explanation about the changes proposed. We will help the City present the new Vision at one (1) public meeting. Kimley-Horn will respond to one (1) round of comments to the 2050 Vision received at the meeting.

DELIVERABLE 2 – COMPREHENSIVE PLAN UPDATE

Our approach to the Comprehensive Plan update is straightforward. Kimley-Horn will collect and assess data and changes as part of Deliverable 1 - Vision 2050. However, we understand the City of Ocala’s Comprehensive Plan needs to be reviewed and updated through a process that incorporates an assessment of the current policies, an analysis of existing conditions, community engagement, City staff input as well as concepts laid out by the elected and appointed officials. This approach analyzes and considers changes in Florida Statutes since the last Comprehensive Plan was adopted in 2021, as well as a review of correlated updates to the Land Development Code, removal of inconsistencies, and updates to references including use of terms and agencies or specific dates.

Task 1 – Evaluation of the Plan

The Florida Legislature amended the statutes specific to the way a municipality reviews and updates its Comprehensive Plan in 2011. Florida Statute Chapter 163 requires each local government to assess its Comprehensive Plan to determine whether the Plan must be amended to address changes in growth management laws since the most recent update was adopted.

It is our understanding an Evaluation and Appraisal Review (EAR) of the Comprehensive Plan was completed by City staff in 2019, followed by EAR-based amendments adopted by way of Ordinance 2021-20 by City Council on February 2, 2021. Therefore, a statutory review of the Comprehensive Plan is not required until 2026. That said, there are some significant changes in State legislation that have occurred since the City’s last review in 2019. The City may want to incorporate these new statutes into this upcoming amendment, along with the recommendations of the Ocala 2050 Vision document. Most notably this includes the new Live Local act.

Additional recommended changes will be divided over four categories;

- 1. Statute and legal compliance
- 2. Inconsistencies with other policy, studies, plans, or codes
- 3. Vision 2050 recommendations
- 4. Data driving amendments (i.e., level of service)

Task 2 – Drafting Policy Updates

Based on the findings and recommendations of the Vision Plan, Kimley-Horn will begin drafting updated policies for each of the Comprehensive Plan Elements. It is best practice to begin with amendments to the Future Land Use element because these policies provide guidance for so many of the other elements. For instance, open space land use in the City will have a direct correlation to the policy written within the Recreation, Open Space and Cultural Arts Element.

Once the Future Land Use policies have been drafted and the Future Land Use Map Series has been completed, we will provide a draft of the updated element to the City project manager so they may review the document and provide comments from each of the appropriate departments in a consolidated format. The comments will be addressed in a timely fashion, and a final draft of the Future Land Use element will be sent to staff for final review.

Then we will begin drafting the new and amended policies in each of the remaining elements as directed by the recommendations discussed in earlier tasks. We often recommend dividing the elements into smaller groups to ease the review by the City project manager and other staff. For instance, we will deliver drafts of the Conservation Element and Recreation, Open Space and Cultural Arts Element first, and then we will submit drafts of the Transportation Element and Capital Improvements Element at the next submittal. This allows for a constant “draft, review, comment, and update” process versus delivering all elements at the same time which we find overwhelms City staff with their already busy schedules.

Kimley-Horn will not undertake an update to the City’s water supply facilities master plan, sanitary sewer master plan, capital improvement projects, or similar studies as part of this assignment as these plans are on an annual or five-year update cycle, but we will incorporate them into the elements by reference if desired by the City.

Kimley-Horn will respond to up to one (1) round of consolidated comments to the draft elements based upon staff review. City staff will be responsible for compiling and submitting one set of review comments to Kimley-Horn. The final deliverable will be provided to staff at least two months prior to the project completion date.

Task 3 – Planning & Zoning Board

Following completion of the updated Comprehensive Plan Elements, Kimley-Horn will help City staff prepare a presentation to the Planning & Zoning Board that summarizes the changes to the Comprehensive Plan so they can ask questions and raise concerns before the transmittal and adoption stage of the plan. The presentation will summarize changes to each of the elements proposed for amendment and why the changes were proposed. Kimley-Horn will respond to one (1) round of comments to the draft elements received at the Planning & Zoning Board.

DELIVERABLE 3 – UNIFIED LAND DEVELOPMENT CODE (OPTIONAL)

Blueprint to Success – Code Assessment

Kimley-Horn will evaluate Subpart B Land Development Regulation, referred to as the Unified Land Development Code (ULDC). Kimley-Horn’s multidisciplinary team is well-versed in writing and applying codes and will streamline the process with the intimate knowledge of our transportation specialists, engineers, landscape architects, and planners. Kimley-Horn will review the existing Land Development Code and prepare a written evaluation/matrix providing:

- A written evaluation of the current Code and Land Development Regulations
- A comparative analysis with State and Federal legislation since the last update
- A review of the Comprehensive Plan and any consistency impacts
- Recommendations based on the consistency analysis and recommended best practices

This matrix will serve as the basis for code development in the next phase. Kimley-Horn will work with the appropriate staff to review the policy evaluation and recommendations and address one (1) round of consolidated comments before finalizing this deliverable.

Cracking the Code – Code Development

Kimley-Horn will prepare an annotated outline based on the review matrix and comments received from City staff. The annotated outline will identify the form, contents, and structure of the updated ULDC for review and comment before drafting begins. The annotated outline will include recommendations for sub-districts of application, including building onto the existing downtown/form-based code provisions.

Kimley-Horn will draft amendments to the ULDC consistent with the findings and input from previous tasks with the purpose of providing consistency between documents and State and Federal requirements. The draft ULDC update will be provided to the city project manager for review and comment. Similar to the format of the Comprehensive Plan Element updates, we find it is best to split up the code updates into smaller groupings to ease the review and not overwhelm City staff. Kimley-Horn will respond to up to two (2) rounds of consolidated comments to the draft LDC based upon their review. The final ULDC will be provided in strikethrough and underline in an electronic format.



DELIVERABLE 4 – SUBAREA PLANS (OPTIONAL)

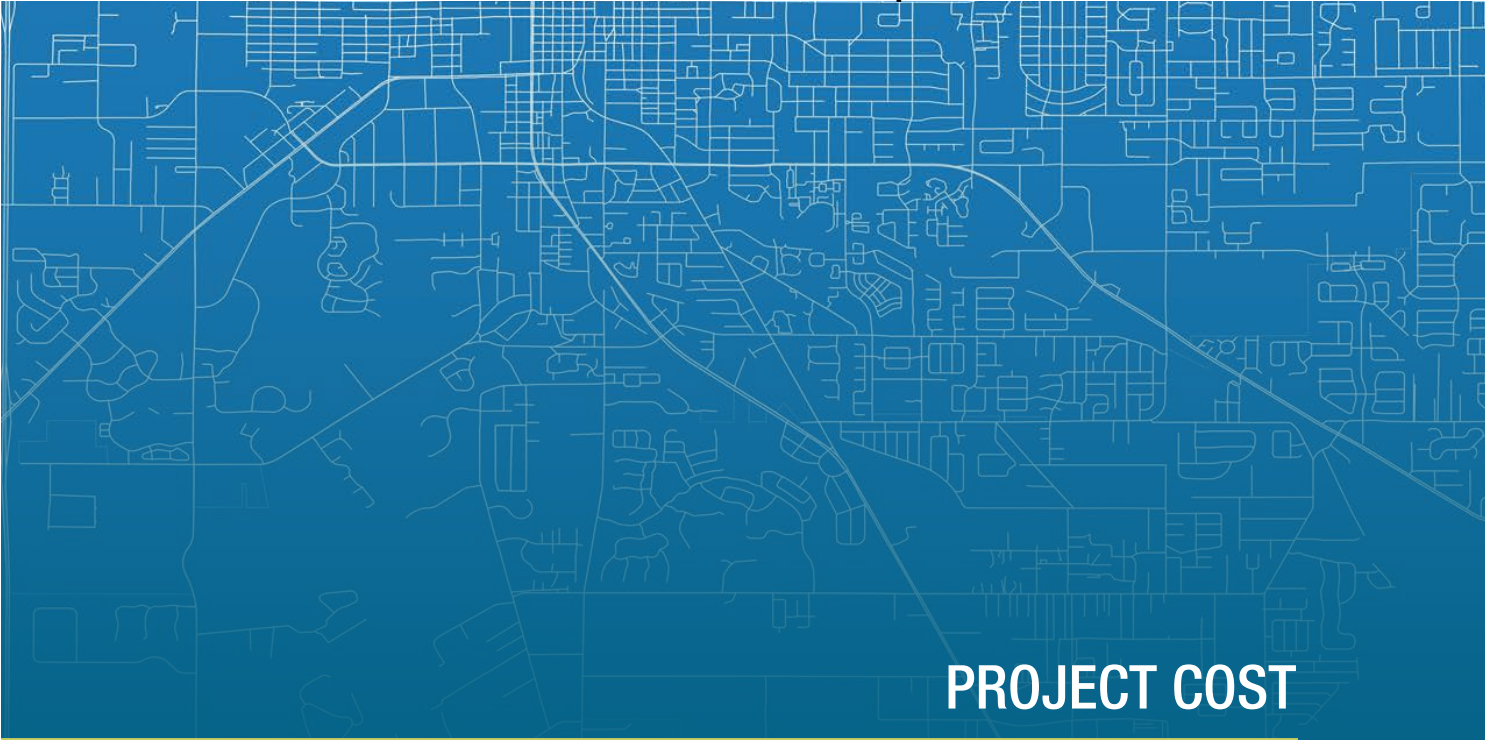
Depending on the needs and desires of the community the Subarea Plans can dive deeper into specific issues around land use, transportation, recreation and open space, or even historic preservation and urban design. For example, Tusawilla’s Subarea Plan may include a more robust discussion around historic preservation, as the buildings in that primarily residential neighborhood embody a period when Ocala functioned as a bustling central hub for much of Central Florida. West Ocala’s Subarea Plan will likely focus on the more auto-dominant SR 40 as a primary gateway to the heart of Ocala that is well-posed for revitalization, infill, and reuse. We will work closely with the City to craft plans that resonate with the community and reflect their priorities and to select impactful catalytic projects and/or sites for each Subarea.

Each Subarea Plan’s work plan and schedule will be tailored to meet the needs of the community. A typical work plan could include the following:

- Project Kick-Off to identify and discuss opportunities, constraints, project goals, and engagement methods.
- Inventory and Needs Report that includes a quantitative and qualitative inventory of neighborhood assets and existing conditions including the creation of visualizations to support the report and the review of the Community Redevelopment Agreement, if applicable, for potential incorporation.
- Public Engagement to be developed with staff to meet the needs of the community. This could include a community survey, interviews, pop up events, visioning workshop, or other methods depending on the desire to have a more robust and intimate engagement process at this stage.
- Final Subarea Plan to be developed based on the information, input, and assessments gathered in the previously mentioned tasks. The Subarea Plan will include specific actions and a phasing plan to implement the recommendations within the plan.

PROJECT SCHEDULE

DELIVERABLE	TASK	TASK NAME	MONTH OF COMPLETION		
			2023	2024	2025
1 – Vision 2050					
	1	Data Collection and Analysis of Current Conditions	December		
	2	White Paper Analysis of Vision 2035		January	
	3	Equitable Engagement		January to May	
		Citywide Summits (2)		March	
		Supplemental Meetings		May	
	4	Vision 2050 Graphic Document		July	
	5	Final Presentation		August	
2 – Comprehensive Plan Update					
	1	Evaluation of the Plan		September	
	2	Drafting Policy Updates		November	
		Map Series		December	
	3	Planning & Zoning Board			January
		Final Document			March
Optional					
		Website and Survey Tool		January to May	



PROJECT COST

TAB 6



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TAB 6 PROJECT COST

Kimley-Horn will perform the services described in Deliverables 1 and 2 for the not to exceed cost of \$163,000 based on staff hours and schedule of professional fees. An additional \$12,000 has been allocated for an optional website and maintenance. It is understood the fees provided below are for budget purposes only and may be adjusted within each task providing the total fee is not exceeded.

TASK	FEE
<i>Deliverable 1 – Vision 2050</i>	\$98,000
White Paper Analysis of Vision 2035	\$8,000
Citywide Summits (2)	\$12,000
Targeted Focus Groups (3)	\$6,000
Data Collection and Analysis of Current Conditions	\$30,000
Vision 2050 Graphic Document	\$37,000
Final Presentation	\$5,000
<i>Deliverable 2 – Comprehensive Plan Update based on Vision 2050</i>	\$65,000
Plan Evaluation	\$5,000
Policy Drafting	\$42,000
Map Series	\$6,000
Planning & Zoning Board and Final Document	\$12,000
<i>Website and Survey Tool</i>	\$12,000
Total	\$175,000
<i>Optional Tasks</i>	
Deliverable 3 – Unified Land Development Code based on Vision 2050	TBD see rates
Deliverable 4 – Subarea Plans	TBD see rates

Below we have provided fully loaded hourly rates for tasks that lack a definable work product.

ROLE	HOURLY RATE
Analyst	\$128.00
Designer	\$154.00
Professional	\$179.00
Senior Professional	\$221.00
Project Manager	\$258.00
Principal	\$325.00