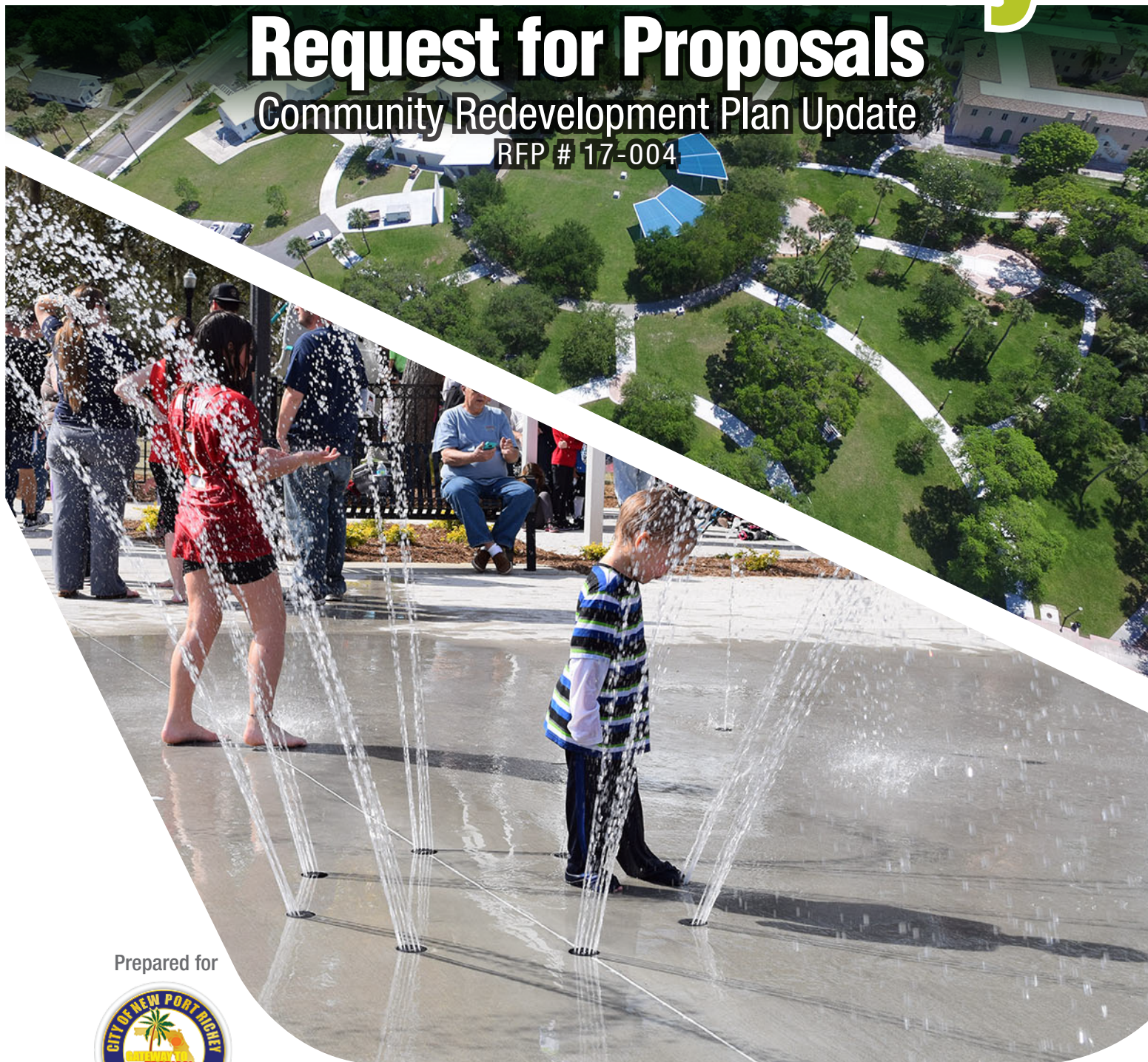


The Community Redevelopment Agency of  
**New Port Richey**

**Request for Proposals**

Community Redevelopment Plan Update

RFP # 17-004



Prepared for



**New Port Richey**  
Community Redevelopment Agency

Prepared by  
**Kimley»Horn**

LPPL34008.17





## A. Letter of Interest

February 28, 2017



Dear Mr. Mario lezzoni  
City of New Port Richey  
Attn: Economic Development Director  
5919 Main Street  
New Port Richey, FL 34652

**RE: Professional Consulting and Planning Services to Update the CRA of New Port Richey's Community Redevelopment Plan; RFQ No. 17-004**

Dear Mr. lezzoni and Members of the Evaluation Committee:

Having witnessed the evolution of your community over the past few years, we see the potential for continued success in its growth and prosperity. We strongly agree now is the time to harness the wave of potential redevelopment West Pasco County is experiencing, and New Port Richey can be the epicenter of that growth. Our **Kimley-Horn** team is enthusiastic about the opportunity to assist the City in this community re-positioning effort.

**Project Focus.** The City of New Port Richey has identified the need to update its current *New Port Richey Community Redevelopment Plan, 2012*. This Plan is an excellent foundation for ways to move this community forward. Over the past five years, the economic, demographic, and social patterns of the community have shifted, allowing potential vision for continued transformation with strategic project initiations. Therefore, as part of this re-visioning and strategy, it is important to understand the potential opportunities of previous planning efforts for implementation, as well as coordination with other City and County documents, comprehensive plans, and community development trends.

The New Port Richey CRA is atypical, in that it is citywide in scope. The City is made up of several distinctly different areas and neighborhoods, not all of which are in economic and social decline or distress, nor are they in need of redevelopment to an equal extent. But there are locations in the CRA with older, outmoded, and haphazard development, higher vacancies, and under-performing real estate. These areas will have the highest priorities for redevelopment planning in New Port Richey and may include the US 19 corridor, Main Street/Downtown area (including the historic Hacienda Hotel), Marine District, the former Community Hospital site and surroundings, and others.

As market and financial analysts and strategists, our team is aware of challenges and opportunities presented in community redevelopment areas. These areas typically have suffered long periods of economic and social decline, including falling property values, loss of business, and loss of confidence among lenders, investors, developers, and end users in their safety and viability. The greatest challenges faced by cities is to undertake and follow through on initiatives aimed at mitigating and reversing adverse market and public perceptions and to reposition these redevelopment areas as attractive and competitive places for new investment and development. Opportunities for these areas lie chiefly in their lower land costs, in their existing underutilized infrastructure, in available financial incentives, and in local governments strongly committed to their revitalization.

As you begin the process of updating your Redevelopment Plan, it will be necessary to partner with an experienced consultant who understands the goals of the CRA and the City. You also need a team that is aware of the other current initiatives including recreation and aquatic center upgrades, parks and recreation master planning directives, downtown parking demands, US 19 pedestrian connections, and many other ongoing opportunities that can and will impact the planning outcome.

This update will require a consultant team with the local knowledge, presence, and experience to meet every requirement of your RFP, and one who has and continues to serve the City on diverse and challenging projects. We believe Kimley-Horn is that partner. We have reviewed the task orders noted in the RFP and can provide each of those services through one diverse team of experts.

Our team has been specifically assembled to address this scope of work, and our capabilities and passion will help you update your Plan, engage your citizens, and create a roadmap to success. We provide a balanced, multidisciplinary team—all working together to maximum effect.

As you select your consultant for your community planning services, please consider the following benefits we offer you:

**Redevelopment Experts.** Our core team includes **Keith Greminger, AIA, NCARB**, and **Kelley Klepper, AICP**, supported by key technical leads, **Jared Schneider, AICP, CNU-A**, **Kelly Fearon, EIT** and a full complement of all planning and support engineering disciplines. This in-house team knows what it takes to make the City's vision a reality. Kimley-Horn is located locally in Tampa and served the City of New Port Richey through various planning, design, and engineering projects over the past several years. As an extension of your staff, we hope we have earned your trust by putting the needs and demands of the project and community first and foremost as we bring our consulting expertise to work for you.

To strengthen our team for the unique delivery requirements of this RFP, we have teamed with **Kenneth Creveling** of **URBANOMICS, Inc. (Urban and Real Estate Economics)** to provide valuable insight to past, present, and forecasted economic and demographic metrics to guide our planning efforts. We also recognize that the New Port Richey Community Redevelopment Plan is just that—your City's plan. And without the guidance of the community as well as the authenticity and reality of the citizenry input, the success of the planning efforts will not be fully realized. For that, we have partnered with **Tammy Vrana** of **Vrana Consulting Inc.**, a well-known consultant in and around the community to lead our public involvement strategy. Kimley-Horn had the pleasure of working over several years and multiple projects with these fine organizations to ensure a cohesive team that relies on each other's talent and experience to deliver for the community.

Kimley-Horn brings to this opportunity the experience of more than 19 CRAs across the state of Florida where we have delivered visioning, redevelopment plans/updates, and more importantly, implementation of that community's Vision—**experience we can and will bring to the City of New Port Richey as part of this process.**

**Local knowledge and commitment.** Our familiarity with the area stems from our extensive involvement in other planning efforts within the area. As key leaders for this project, we commit that redevelopment plans and projects will be a priority, and therefore, offer you familiar, trusted, and easily accessible points of contact that understand the CRA and its objectives. **Benefit:** *Given the demands on your time and limitations of staff, our established relationships and consummate understanding of local dynamics will result in an efficient process from inception to adoption.*

**Proven process and perspective.** We have worked with a diverse set of CRA clients to develop and implement plans and projects of all sizes. More importantly, we understand your perspective firsthand having served in comparable roles for similar communities including Zephyrhills, New Smyrna Beach, North Lake Mirror, and West Tampa. What may end as an implemented construction project must begin with the Community Redevelopment Plan and a design. It's not only about updating the Plan but rather understanding the previous planning efforts and development trends, along with also realizing that the Plan must be consistent with the City's Comprehensive Plan and supported by the County. **Benefit:** *Our process will provide a snapshot of priorities today and the ability to create workable, cost-effective solutions for projects that are consistent with the Project Scope of Services and designated timeframes.*

**Interdisciplinary approach.** We bring distinct and innovative solutions to our clients. Our team of professional planners, engineers, and landscape architects thoroughly understands the opportunities within the New Port Richey CRA. Our experience working with CRAs across Florida provides an expert perspective that balances well with our local knowledge. Our team can provide not only the master planning and urban design components identified in your plan, but also up-to-date fiscal analysis and revenue projections, including Market Analysis. Our plans and studies are further based on the relationships to engineering standards and principles. We will continue to provide the same level of public commitment you've experienced from us. **Benefit:** *You can be assured that our process and deliverables will focus on tailored solutions that respond to the unique attributes of the City of New Port Richey and this CRA.*

In summary, the Kimley-Horn team brings the following key advantages:

- ❖ Known planning and engineering-focused redevelopment team that has and continues to serve the City of New Port Richey
- ❖ Extensive experience in preparing updates to CRA master plans and, as part of those, identifying the necessary implementing tools for the Plan through Comprehensive Plan and development code amendments
- ❖ Experience with similar projects, in which **Keith Greminger, AIA, NCARB** and **Kelley Klepper, AICP**, have and continue, to serve communities in the development and implementation of CRA Master Plans

Kimley-Horn, our staff, our team and I personally, are committed to the success of your community. We have had the opportunity to become thoroughly engaged in the struggles, successes, growth and vision of various aspects of your community and therefore offer our attentiveness, dedication, and availability to serve you on this assignment. Please allow us that opportunity.

Very truly yours,



**KIMLEY-HORN**

Keith G. Greminger, AIA, NCARB

*We acknowledge receiving Addendum #1 for RFP-17-004 on Tuesday, February 21, 2017.*

The Community Redevelopment Agency of  
**New Port Richey**

**Request for Proposals**

Community Redevelopment Plan Update

RFP # 17-004

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## B. Statement of Qualifications

### 1. Proposer Profile

#### A. Firm Name: **Kimley-Horn and Associates, Inc.**

Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601 (Headquarters)

Phone: (919) 677-2000

Established: 1967

Address: 655 N Franklin Street, Suite 150, Tampa, Florida 33602 (Proposing Office)

Phone: (813) 620-1460

Established: 1978

*Firm registrations and licenses can be found at the end of this section*

#### Firm Name: **URBANOMICS, Inc.**

Address: 130 Corridor Road, #3475, Ponte Vedra Beach, FL 32004

Phone: (904) 280-9070

Established: 1992

*Firm registrations and licenses can be found at the end of this section*

#### Firm Name: **Vrana Consulting, Inc.**

Address: 260 Tucker Street, Safety Harbor, FL 34695

Phone: (727) 725-1555

Established: 2007

*Firm registrations and licenses can be found at the end of this section*

#### B. Kimley-Horn's Specializations and Range of Services

Kimley-Horn offers a broad range of engineering, planning, landscape architectural, and environmental services including:

- ❖ Site civil engineering
  - Stormwater management
  - Water/wastewater treatment and collection systems
  - Paving and drainage
  - Utilities
- ❖ Land development services
- ❖ Landscape architecture
- ❖ Urban design and planning
- ❖ Predevelopment services
- ❖ Comprehensive planning
- ❖ Permitting and approvals
- ❖ Transportation planning/engineering and traffic operations
- ❖ Roadway and bridge design
- ❖ Advanced traffic management systems
- ❖ Areawide traffic signal systems
- ❖ Parking planning and design
- ❖ Public involvement programs
- ❖ Geographic Information Systems (GIS)
- ❖ Environmental permitting, assessment, and remediation
- ❖ Wetland delineation, assessment, and mitigation
- ❖ Construction administration/observation
- ❖ Building structures
- ❖ Surveying/platting
- ❖ Aviation planning and design



- C. This chart reflects Kimley-Horn’s size and breakdown by discipline for both the entire firm and our Tampa office, the proposing office.

DISCIPLINE	FIRM	TAMPA BRANCH
Administrative	221	2
CADD Technicians	99	6
Civil Engineers	958	17
Design Technicians	69	1
Environmental Engineers	20	1
Environmental Scientists	19	1
Geologists	4	1
Planners	59	3
Project Managers	176	3
Technical Support	212	4
Technician/Analysts	305	7
Other	697	0
<b>Total</b>	<b>2839</b>	<b>46</b>

- D. **Kimley-Horn** is not forming a joint venture for this proposal, but has teamed with subconsultants, **URBANOMICS** and **Vrana Consulting**. We have worked on two recent community redevelopment projects with URBANOMICS: Zephyrhills CRA Master Plan Update and New Smyrna Beach CRA. Vrana Consulting is currently a subconsultant to Kimley-Horn on a planning service contract for the Hillsborough County MPO and a Downtown Parking Study for the City of St. Petersburg.

**E. Licenses and Certifications**

*Specialty certifications for the proposed team can be found at the end of this section.*

**F. An Introduction to Kimley-Horn**

**Overview and History**

Founded in 1967, **Kimley-Horn** is a full-service, employee-owned, multidisciplinary consulting firm offering a broad range of engineering, planning, landscape architecture, and environmental services to clients in both the private and public sectors. Over the years, we have grown from a small group of engineers and planners to one of the most respected consulting engineering firms in the nation—and a recognized leader in land development. Today, Kimley-Horn has more than 2,800 employees in 80 offices across the United States and in Puerto Rico, offering a full range of consulting services to local, regional, national, and international clients.

*Engineering News-Record (ENR)* annually compiles and publishes the rankings of the 500 largest U.S. design firms (architectural and engineering firms), measured by gross revenues. Kimley-Horn’s sound growth and stability is reflected in its steady rise on *ENR*’s top 500 list. The firm first appeared on the list in 1981, when it ranked 421st. In 2016, the most recent year for which data is available, ranked 28th overall and 12th among the top 100 “pure design firms.” This growth has been accompanied by a steadfast commitment to providing responsive client service and pursuing continuous quality improvement.



In addition, **ENR named Kimley-Horn the 2015 Southeast Design Firm of the Year.** The following awards provide even more insight into Kimley-Horn's culture:

- ❖ The firm has appeared on *Fortune* magazine's list of the **100 Best Companies To Work For** nine times: for six years from 2005 through 2010, and then again in 2014, 2015, and 2016. In 2016, we ranked 7th.
- ❖ Ranked the **#1 Civil Engineering Firm To Work For** by *CE News* in 2004, 2006, and 2007. Kimley-Horn is the only firm to have been selected for this honor three times.
- ❖ Each year since 2008, Kimley-Horn has also been recognized by *ENR* as one of the nation's "**Top Green Design Firms.**" More than 100 of our professionals across the firm have earned LEED® accreditations.

As consultants, we take pride in building real partnerships with clients. That means you get an expert Kimley-Horn team that delivers high-quality results on time and on budget, advocates for your best interests, and works closely with you and your entire development team throughout all stages of your project. And because Kimley-Horn makes deliberate business-planning decisions on hiring, growth, and client selection, we remain financially strong, independent, and stable.

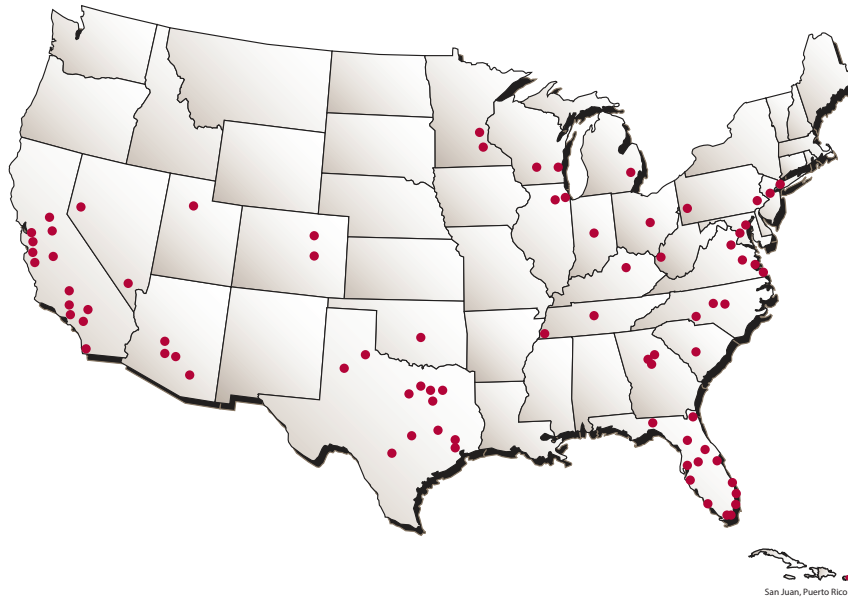
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## Kimley-Horn Office Locations



### UNITED STATES

#### Arizona

Mesa  
Phoenix  
Prescott  
Tucson

#### California

Capitola  
Fresno  
Lancaster  
Los Angeles  
Los Angeles Downtown  
Oakland  
Orange  
Pleasanton  
Riverside  
Sacramento  
Salinas  
San Diego  
San Jose

#### Colorado

Colorado Springs  
Denver

#### Florida

Boca-Delray  
Coral Gables  
Fort Lauderdale  
Fort Myers  
Jacksonville  
Lakeland  
Miami  
Ocala

#### Florida (continued)

Orlando  
Sarasota  
Tallahassee  
Tampa  
Vero Beach  
West Palm Beach

#### Georgia

Alpharetta  
Atlanta Midtown  
Atlanta North

#### Illinois

Chicago Downtown  
Chicago Suburban

#### Indiana

Indianapolis

#### Kentucky

Lexington

#### Maryland

Baltimore

#### Michigan<sup>1</sup>

Troy

#### Minnesota

Rochester  
Twin Cities

#### Nevada

Las Vegas  
Reno

#### New Jersey

Princeton

#### New York<sup>2</sup>

New York

#### North Carolina

Charlotte  
Durham  
Raleigh

#### Ohio

Columbus

#### Oklahoma

Oklahoma City

#### Pennsylvania

Philadelphia  
Pittsburgh

#### South Carolina

Columbia

#### Tennessee

Memphis  
Nashville

#### Texas

Austin  
Childress

#### Texas (continued)

College Station  
Dallas  
Fort Worth  
Frisco  
Houston  
Las Colinas  
Lubbock  
McKinney  
San Antonio  
The Woodlands

#### Utah

Salt Lake City

#### Virginia

Newport News  
Northern Virginia  
Richmond  
Virginia Beach

#### Washington D.C.

#### West Virginia

Huntington

#### Wisconsin

Madison  
Milwaukee

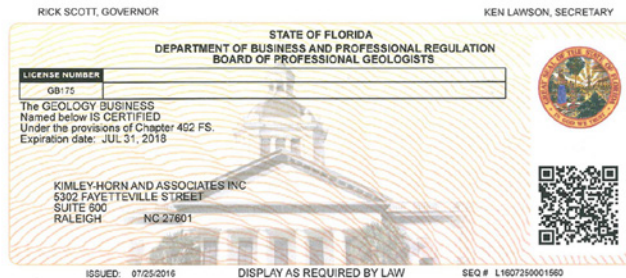
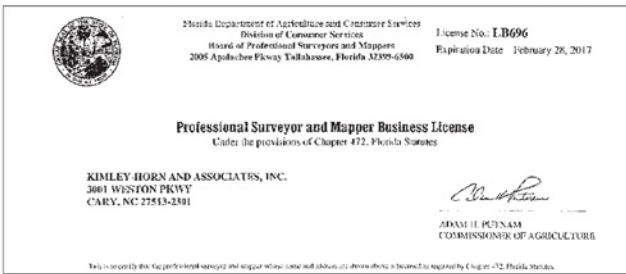
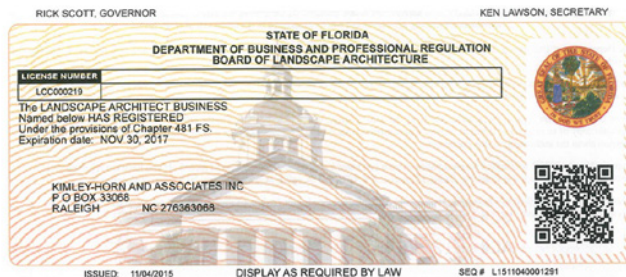
#### PUERTO RICO<sup>3</sup>

San Juan

Affiliated Companies  
<sup>1</sup>Kimley-Horn of Michigan, Inc.  
<sup>2</sup>Kimley-Horn of New York, P.C.  
<sup>3</sup>Kimley-Horn Puerto Rico, LLC



## Licenses and Certifications



## State of Florida Department of State

I certify from the records of this office that URBANOMICS, INC. is a corporation organized under the laws of the State of Florida, filed on November 22, 1991.

The document number of this corporation is S96043.

I further certify that said corporation has paid all fees due this office through December 31, 2017, that its most recent annual report/uniform business report was filed on February 10, 2017, and that its status is active.

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

*Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Tenth day of February, 2017*



*Ken Dietzner*  
Secretary of State

Tracking Number: CC0681926001

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

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

THIS RECEIPT IS ISSUED PURSUANT TO COUNTY ORDINANCE 87-98


### 2016/2017 ST. JOHNS COUNTY LOCAL BUSINESS TAX RECEIPT

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

TYPE OF BUSINESS	000107 CONSULTANT	ACCOUNT	4643
BUSINESS ADDRESS	14 SPYGLASS LN PONTE VEDRA BEACH, FL 32082	EXPIRES	September 30, 2017
BUSINESS NAME	URBANOMICS INC	<input checked="" type="checkbox"/> NEW BUSINESS TRANSFER ORIGINAL TAX	22.00
OWNER	KENNETH H CREVELING JR	AMOUNT	22.00
MAILING ADDRESS	PO BOX 3475 PONTE VEDRA BEACH FL 32004	PENALTY	.00
		COLLECTION COST	
		TOTAL	22.00

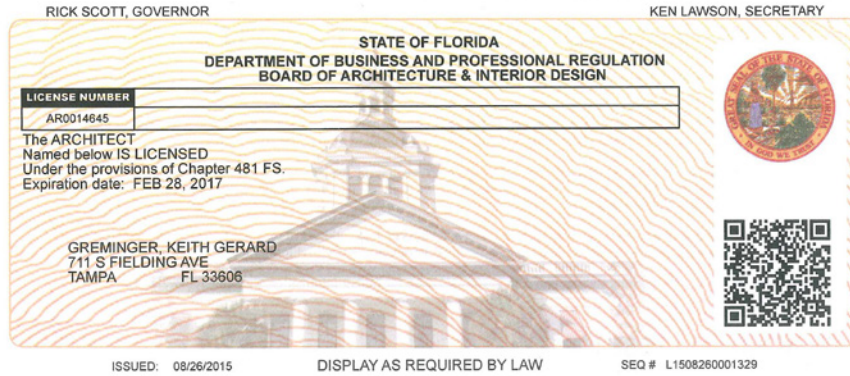
THIS FORM BECOMES A RECEIPT ONLY WHEN VALIDATED

PAID-8148844-0001-0001 501 07/26/2016 22.00



**DENNIS W. HOLLINGSWORTH**  
ST. JOHNS COUNTY TAX COLLECTOR

This receipt does not constitute a franchise, an agreement or permission or authority to perform the services or operate the business described hereon when a franchise, agreement, or other county commission, state or federal permission or authority is required by county, state or federal law.



This certificate hereby qualifies

**Jared R. Schneider, AICP**

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

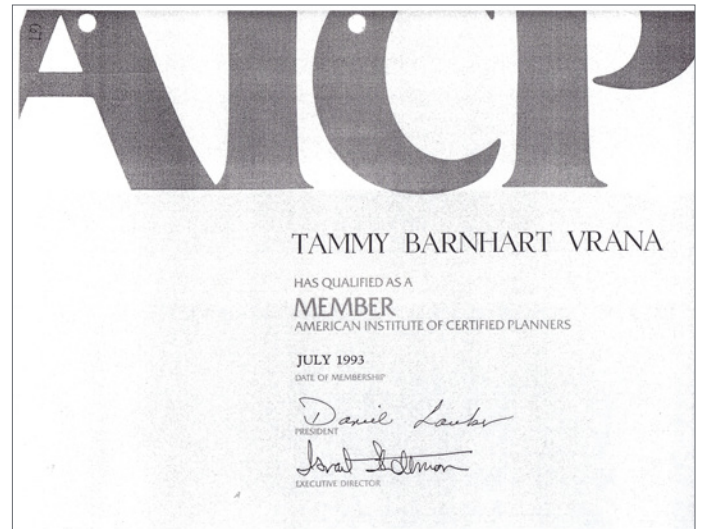
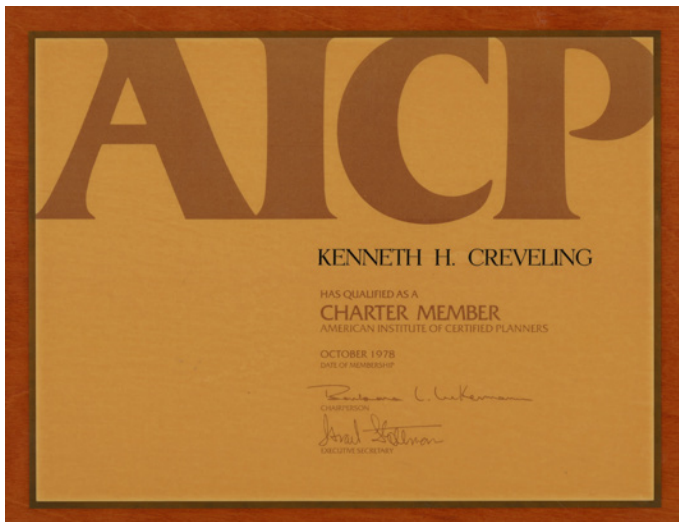
Certified Planner Number 024814

*Paul Farmer*

Paul Farmer, FAICP  
Executive Director and CEO

*Paul Inghram*

Paul Inghram, AICP  
President





## 2. Team Organization

### A. Team Roles and Responsibilities

**Kimley-Horn** recognizes the importance of establishing a proven staffing plan at project onset. We have organized a core team of experienced professionals to provide a high level of responsiveness to New Port Richey, both in terms of exceptional local interaction and support, as well as extensive technical experience in the disciplines required to meet the project needs.

**Keith Greminger, AIA, NCARB**, will serve as the primary client contact and the project manager for this contract. **Kelley Klepper, AICP**, will serve as the senior planning lead and will provide community engagement. This team will also be supported by key technical leads, **Jared Schneider, AICP, CNU-A**, and **Kelly Fearon, EIT**.

Keith and Kelley will partner to serve New Port Richey on the Community Redevelopment Plan Update as tasks are identified and assigned. This collaboration will benefit New Port Richey as both Kimley-Horn team members have worked on dozens of CRA and community planning projects over the course of their long careers.

**Kenneth Creveling** and **Anthony Mondae** of **URBANOMICS** will provide expertise in market analyses, demographics, grants, and TIF funding. Their deep knowledge of the market and funding processes will take the project beyond a plan and put it into action. **Tammy Vrana** of **Vrana Consulting** specializes in public involvement for local and state governments. She will seek to understand the community’s sociocultural drivers, interrelationships, and opportunities to produce more equitable and synergistic outcomes.

Please refer to the following narratives for abilities and qualifications of personnel. A team organizational chart can also be found at the end of this section.

NAME	ROLE	RESPONSIBILITIES
Keith Greminger, AIA, NCARB	Project Manager	Project management and point of contact
Kelley Klepper, AICP	Senior Planner	Planning, comprehensive plans/codes, public/community engagement
Jared Schneider, AICP, CNU-A	Planner	Planning, economic development, and land use analysis
Kelly Fearon, EIT	GIS Services	GIS/documentation support
Kenneth H. Creveling, AICP	Economic Strategist	Market and economic analysis and strategic business planning
Anthony Mondae	Economic Strategist	Market and economic analyses and strategic business planning
Tammy Vrana, AICP	Public Involvement	Public/community involvement



## B. Narratives



### Keith G. Greminger, AIA, NCARB

Project Manager, Urban Design

Keith Greminger has 36 years of experience in urban design and community, commercial, and corporate master planning with some of the world's most recognized design firms. His extensive background includes community and urban master planning, commercial development, retail and residential design, and corporate headquarters and public facilities projects. As a resident of Tampa for more than 30 years, Keith has served and continues to serve in leadership roles in numerous professional and civic organizations that are committed to the practice of placemaking and improved quality of life in the built environment. He earned his Bachelor of Architecture at Kansas State University and is a

member of the American Institute of Architects (AIA), Urban Land Institute (ULI), and Tampa Downtown Partnership (TDP). Keith is a Registered Architect in Florida and a certified facilitator for the National Charrette Institute.

#### Representative Kimley-Horn projects include:

- **Zephyrhills CRA Master Plan Update, Zephyrhills, FL** — Project manager  
**Completed:** 2015
- **North Lake Mirror CRA Redevelopment Master Plan, Lakeland, FL** — Project manager and planning lead  
**Completed:** 2016
- **Tampa West River Master Plan, Tampa, FL** — Project manager and planner  
**Completed:** 2015
- **Clearwater-Largo Road CRA Finding of Necessity, Largo, FL** — Project manager  
**Completed:** 2016
- **Master Planning for Rainbow Village Apartments Revitalization, Largo, FL** — Project manager and planner  
**Completed:** 2015
- **Largo Mall Special Area Plan, Largo, FL** — Project manager and lead planner  
**Completed:** 2015
- **Largo Multimodal Plan, Largo, FL** — Landscape architect  
**Completed:** 2012



### B. Kelley Klepper, AICP

Senior Planner

Kelley Klepper has 24 years of planning, development, and redevelopment experience in Florida, Kentucky, and Tennessee. He has worked extensively with local government and community redevelopment agencies on development/redevelopment projects as well as master planning and plan implementations. He is an expert in land use and entitlements planning; development-related issues; public policy; parks and open space planning; comprehensive planning; budgeting; funding coordination; urban growth boundaries and management; urban design; transportation demographics and population projects; and form-based code training. He is skilled in coordinating and conducting public meetings

and presentations for public involvement plans and visioning. Kelley earned his Master of Arts in Geography and Urban Planning and his Bachelor of Science in Psychology at East Tennessee State University. He is a member of the American Planning Association (APA), Florida Planning and Zoning Association (FPZA), Institute of Transportation Engineers (ITE), and the American Institute of Certified Planners (AICP).

#### Representative Kimley-Horn projects include:

- **Zephyrhills CRA Master Plan Update, Zephyrhills, FL** — Project manager  
**Completed:** 2015
- **Master Redevelopment Plan – Wauchula CRA, Wauchula, FL** — Project manager  
**Completed:** 2011



- **Planning Services for Creation of CRA, New Smyrna Beach, FL** — Project manager and planner  
**Completed:** 2015
- **Finding of Necessity and Community Redevelopment Area (CRA) Master Plan - Cape Canaveral, Cape Canaveral, FL** — Project manager  
**Completed:** 2012
- **Clearwater-Largo Road CRA Finding of Necessity, Largo, FL** — Project planner  
**Completed:** 2016
- **Community Redevelopment Study/CRA Master Plan and Finding of Necessity, West Melbourne, FL**  
Project planner  
**Completed:** 2013
- **Comprehensive Economic Development Strategy (CEDS) and CRA Master Plan, Edgewater, FL**  
Project planner  
**Completed:** 2013



## Jared Schneider, AICP, CNU-A Planner

Jared Schneider has more than 11 years of transportation planning, urban planning, and GIS experience. Prior to joining Kimley-Horn in 2014, he spent more than eight years with another firm in Tampa, as well as two years with Publix Supermarkets as a market research/ GIS analyst at the Lakeland corporate office. Jared holds Bachelor of Arts degrees in Business Administration and Geography from the University of Florida and a Master of Planning in Civic Urbanism from Rollins College in Winter Park. Jared has been involved with a number of transportation and urban planning projects, including long range transportation plans, socio-economic data forecasts, congestion management plans, and bicycle

and pedestrian plans. Jared is a member of the Urban Land Institute, Congress for New Urbanism, the American Institute of Certified Planners, and American Planning Association. Jared's professional interests include multimodal transportation planning and complete streets, GIS mapping and geospatial concepts, demographic and market analysis, urban redevelopment, municipal and campus planning, bicycle and pedestrian planning, and urban design.

### Representative Kimley-Horn projects include:

- **Zephyrhills CRA Master Plan Update, Zephyrhills, FL** — Project planner  
**Completed:** 2015
- **Largo Mall Special Area Plan, Largo, FL** — Project planner  
**Completed:** 2015
- **Clearwater-Largo Road CRA Finding of Necessity, Largo, FL** — Project planner  
**Completed:** 2016
- **Venice Comprehensive Plan, Venice, FL** — Project planner  
**Completed:** Ongoing
- **St. Petersburg Parking Demand Study, St. Petersburg, FL** — Project planner  
**Completed:** Ongoing



## Kelly Fearon, EIT GIS Services

Kelly Fearon is a transportation analyst with experience in transportation planning studies, parking studies, level of service analysis, and traffic studies. She also has a specialty focus in GIS. Her experience includes one year of analyzing data as a transportation intern for Washington State Department of Transportation. Her software experience includes ArcGIS, Microstation, Microsoft Access, Synchro, and Python. Kelly earned her Master of Science degree in Civil and Environmental Engineering from the University of Washington and her Bachelor of Civil Engineering degree from the University of Delaware. She is an Engineer-in-Training.



## Representative Kimley-Horn projects include:

- **Polk TPO 2040 Long Range Transportation Plan Update, Polk County, FL** — Project analyst  
**Completed:** 2016
- **Clearwater-Largo Road CRA Finding of Necessity, Largo, FL** — Project analyst  
**Completed:** 2016
- **St. Petersburg Parking Demand Study, St. Petersburg, FL** — Project analyst  
**Completed:** Ongoing
- **City of Lakeland Parking Management Study, Lakeland, FL** — Project analyst  
**Completed:** 2016
- **Comprehensive Transportation Plan, Gwinnett County, GA** — Project analyst  
**Completed:** Ongoing

## URBANOMICS, Inc.

### Kenneth H. Creveling, AICP

Economic Strategist



Mr. Creveling has over 45 years experience in urban and real estate economics and urban planning, providing market and economic analysis and strategic and business planning services to local governments, public agencies, business and community organizations, and private interests. He earned his Bachelor of Science in Civil Engineering and Bachelor of Arts in City Planning from Rutgers University. He is also a member of American Institute of Certified Planners (AICP), Charter Member; American Planning Association (APA), Charter Member; Urban Land Institute (ULI).

## Representative URBANOMICS projects include:

- **US 1 Corridor Community Redevelopment Area Plan Market Analyses and Tax Increment Projections, City of New Smyrna Beach, FL** — Market analyst  
**Completed:** 2013
- **Downtown Community Redevelopment Plan Market Analyses, Development Strategies, and Tax Increment Revenue Projections, City of Zephyrhills, FL** — Market analyst  
**Completed:** 2011
- **Downtown CRA Market Analyses, Development Strategies, and Tax Increment Revenue Projections, City of Jacksonville, FL (Three Community Redevelopment Areas)** — Market Analyst  
**Completed:** 2014

### Anthony Mondae

Economic Strategist

Mr. Mondae has over 40 years experience as corporate project officer/director and principal consultant on a wide variety of urban and real estate development and strategic planning projects for all levels of government and the private sector. He earned his Bachelor of Science in Urban Geography from Southern Illinois University and is a member of the American Planning Association (APA) and Urban Land Institute (ULI).

## Representative URBANOMICS projects include:

- **Historic Lincolnton Community Redevelopment Market Analysis and Strategy and Tax Increment Revenue Projections, City of St. Augustine, FL** — Market analyst  
**Completed:** 2013
- **Ormond Crossings Community Redevelopment Plan Market Analysis and Development Strategy, City of Ormond Beach, FL** — Market analyst  
**Completed:** 2005
- **Downtown CRA Market Analyses, Development Strategies, and Tax Increment Revenue Projections, City of Jacksonville, FL (Three Community Redevelopment Areas)** — Market Analyst  
**Completed:** 2014
-



**Vrana Consulting, Inc.**

**Tammy Vrana, AICP**  
Public Involvement



Tammy Vrana, AICP, has 30 years of Florida planning experience and is the president of Vrana Consulting, Inc. She has served in a range of capacities involving growth management, community development, economic development, and multimodal transportation planning and project development for local governments and private consulting firms. Tammy specializes in sustainable development and placemaking that relies on public engagement to facilitate equitable, context-sensitive outcomes. She has longstanding working relationships with the City of New Port Richey as well as the cities of Dade City, Port Richey, and Zephyrhills and Florida Department of Transportation. Tammy currently serves on the Pinellas County MPO Citizens Advisory Committee and served for more than a decade on the MPO Bicycle Advisory Committee. She earned her Bachelor of Arts in Economic Geography from the University of Florida. Tammy is also a member of the American Institute of Certified Planners (AICP) and is on the Citizens Advisory Committee for the Pinellas County Metropolitan Planning Organization.

**Representative Vrana Consulting projects include:**

- **Neighborhood Plan 2.0, City of Dade City, FL** — Project manager  
**Completed:** 2016
- **Regulating Plan and Form-Based Code, City of Zephyrhills, FL** — Project manager  
**Completed:** 2015
- **Downtown Parking Demand Study, City of St. Petersburg, FL** — Subconsultant to Kimley-Horn  
**Completed:** 2015

**C. Resumes**

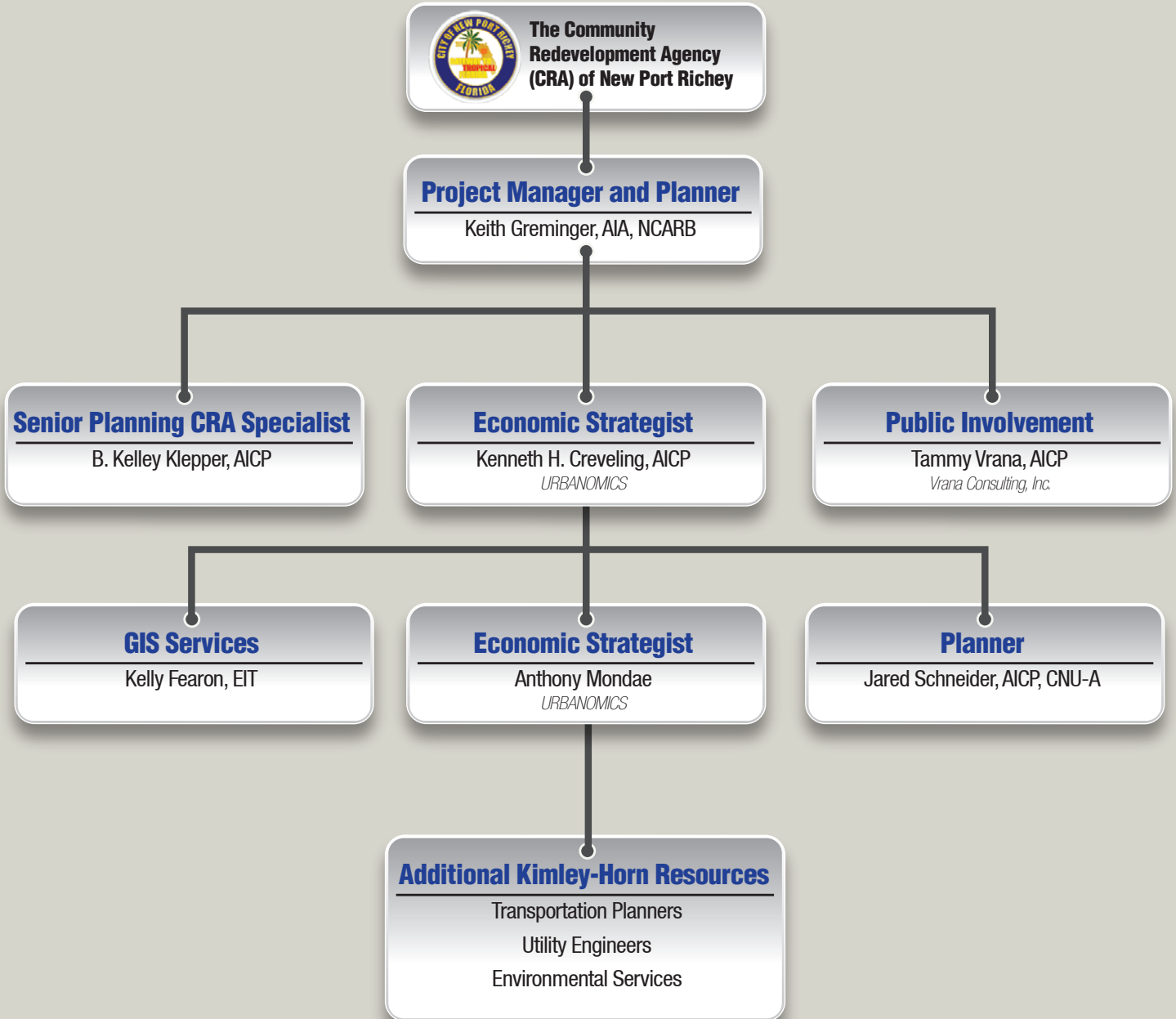
A team organizational chart and resumes are provided on the following pages.

The Community Redevelopment Agency of  
**New Port Richey**

**Request for Proposals**

Community Redevelopment Plan Update

RFP # 17-004





### Special Qualifications

- Has led planning and design teams assisting municipalities with repositioning of their local assets to create livable neighborhoods and connected communities.
- As an architect, he understands the built environment and the critical components of building placement, access, edges, the public realm, and placemaking characteristics that support community evolution

### Professional Credentials

- Bachelor of Architecture, Architecture, Kansas State University, 1981
- Registered Architect in Florida, 30084579 - NCARB (National Council Architectural Registration Boards)
- Certified Facilitator, National Charrette Institute

### Professional Organizations

- Member, American Institute of Architects (AIA)
- Member, Urban Land Institute (ULI)
- Board member, Tampa Downtown Partnership

### Representative Experience

**Zephyrhills CRA Master Plan Update, Zephyrhills, FL** — Project manager. Kimley-Horn prepared a master plan update for the CRA in downtown Zephyrhills. The impetus for this project was the City's desire to leverage the downtown and historic district's assets to create a vital downtown environment for its residents and businesses, in addition to attracting more of the Tampa Bay area's population to visit. Tasks included the analysis and conceptual planning for catalyst sites, expansion of the CRA boundaries to include identified areas/gateways of the City, economic analysis, visioning and stakeholder meetings, and capital improvements planning. Kimley-Horn completed the initial master plan update in 2012 and completed the master plan update in 2015 to expand the boundaries of the CRA to include additional transitional and residential supporting uses of the core CRA and downtown and to redefine the CRA's capital improvements and program components.

**North Lake Mirror CRA Redevelopment Master Plan, Lakeland, FL** — Project manager and planning lead. Kimley-Horn is providing master planning services for the redevelopment of North Lakeland. The goal of this master plan is to create open spaces, enhance Lakeland's downtown, and create more residential and mixed-use developments. In addition to master planning, Kimley-Horn held a City Staff Workshop and Stakeholder Workshop for development feedback and provided a market analysis.

**Tampa West River Master Plan, Tampa, FL** — Project manager and planner. The Tampa Housing Authority, City of Tampa, and a broad representation of residents, business owners, community leaders and government agencies have long dreamed of a renewed West Tampa, including mixed-use/mixed-income housing to replace the aged North Boulevard Homes and Mary Bethune Tower. The City of Tampa's West River Master Plan is part of a comprehensive revitalization strategy aimed at transforming a neighborhood of concentrated poverty into a sustainable mixed-income community with long-term viability. The West River neighborhood includes approximately 150 acres of land along the western banks of the Hillsborough River and is owned by four local governmental agencies who have joined together to revitalize the neighborhood. Kimley-Horn is providing master planning services.

**Clearwater-Largo Road CRA Finding of Necessity, Largo, FL** — Project manager of the Kimley-Horn team selected by the City of Largo to perform an evaluation of the Clearwater-Largo Road Community Redevelopment District (CLR-CRD) including expansion of the CLR-CRD. The analysis intended to serve as a basis of expanding the CRA consistent with Chapter 163, Part III, Florida Statutes and Pinellas County. Our services included project initiation and project management; historical context, base data collection, and mapping; and CRA boundary district assessment and finding of necessity/blight study (FON). The Kimley-Horn team produced a written memorandum summarizing key findings, conclusions, and recommendations under these tasks, as well as incorporated graphic materials from the consultant team in a format suitable for presentation to the community and interested third parties.

**Largo Mall Special Area Plan, Largo, FL** — Project manager and lead planner who helped the city develop a Special Area Plan (SAP) to guide the development and redevelopment of the Largo Mall Activity Center. The project included an analysis of existing and proposed land use, redevelopment strategies (land use, parking, multimodal elements), transportation/mobility, infrastructure, and economic development strategies. Kimley-Horn also assisted the City amend both the C

# Keith G. Greminger, AIA, NCARB

*(Representative Experience, continued)*

## **ity and Pinellas County Countywide Master Plan for consistency with the SAP.**

**Largo Multimodal Plan, Largo, FL** — Landscape architect. The City of Largo's Multimodal Plan addressed implementation initiatives outlined in the City's Strategic Plan. Kimley-Horn created the plan that developed recommendations that encourage pedestrians, bicyclists, and recreational uses, in addition to supporting automobile and transit use within specific multimodal corridors. The plan outlines a 25-year work program designed to guide funding and scheduling of multimodal improvements along the designated multimodal network of streets and trails. The plan identifies both near- and long-term planning horizons for projects and funding, requiring collaboration and partnerships with multiple stakeholders and agencies, including the Pinellas County Metropolitan Planning Organization, Pinellas County Public Works, Pinellas County Department of Health, and the Florida Department of Transportation.

**Norstar Companies Master Planning for the Rainbow Village Apartments Revitalization, Largo, FL** — Project manager and planner. Kimley-Horn prepared a market analysis focusing on a variety of housing options that could be included in the plan for the neighborhood. By thoroughly understanding the future market potential of the neighborhood (as well as the surrounding area), the concept reconciles real estate demand with the physical framework of the Rainbow Village neighborhood. The market analysis was used to guide the concept plan, depicting supportable residential uses by type, density, and price point. Leveraging insights on economic drivers, demographics, and forecasted demand allowed the project team to effectively engage with the community and produce a viable development program.

**The Skyhouse at Channelside (Tampa) (fka Channel District Tower), Tampa, FL** — Project manager. The Skyhouse at Channelside is a mixed-use residential in-fill development within the Channelside District Community Redevelopment Area (CRA) east of Tampa's urban core. The project is located mid-block between 11th and 12th streets, south of Washington Street and north of Whiting Street, and consists of 320 apartment units above a ground-floor concierge, services, and retail footprint. The tower site development is complemented with an internal service court and separate parking garage housing 560 parking stalls and artist studio space affronting the 11th Street corridor. The project implements the newly developed District Streetscape Standards and provides a public art installation on the garage facades. The 23-story tower and five-story parking garage completes the block redevelopment within the surrounding residential, commercial, and open-space dog park. Kimley-Horn led the rezoning, site development, agency coordination, standards implementation, utility extensions, and stakeholder involvement as the local team member for the Atlanta-based development team.

## **Individual Experience**

**Keith worked on the following projects prior to joining Kimley-Horn:**

**East Tampa CRA Strategic Action Plan, Tampa, FL** — Project manager. The specific plan objectives of the Strategic Action Plan (SAP) were to identify both short- and long-term strategic public investment projects that will attract private investment, identify regulatory actions that foster quality redevelopment, and identify incentives that the city may establish to attract private investment that will serve to maximize the redevelopment potential in East Tampa. Other tasks included land use and development analysis and projections, economic analysis, development of infrastructure funding strategies, and tax increment revenue projections. The SAP also included an extensive public involvement program designed to solicit public input regarding concerns and issues that the residents and business community wanted addressed as part of the redevelopment strategy.

**Drew Park CRA Strategic Action Plan, Tampa, FL** — Project manager. The team prepared a Strategic Action Plan (SAP) for the Drew Park Community Redevelopment Area (CRA), an 850-acre district, addressing redevelopment strategies to help guide the area into financial sustainability over the next 25 years. The specific plan addressed short- and long-term initiatives that would attract private investment and identified steps to promote quality redevelopment. This study also included a public involvement program designed to implore public input regarding concerns and issues that the community want addressed as part of the redevelopment strategy.



## Special Qualifications

- Has 24 years of planning experience in Florida, Kentucky, North Carolina, and Tennessee
- Long working history with local government agencies, community redevelopment agencies, development and redevelopment projects, master planning and plan implementation
- Extensive knowledge of land and entitlements planning, parks and open space planning, development-related issues, public policy, comprehensive planning, budgeting, funding coordination, urban growth boundaries and management, urban/rural design, transportation demographics, and population projects; form based codes
- Experienced in coordinating and conducting public meetings and presentations, including public involvement plans, and visioning

## Professional Credentials

- Master of Arts, Geography and Urban Planning, East Tennessee State University
- Bachelor of Science, Psychology, East Tennessee State University
- American Institute of Certified Planners (AICP)

## Professional Organizations

- Member, American Planning Association (APA)
- Member, Florida Planning and Zoning Association (FPZA)
- Member, Institute of Transportation Engineers (ITE)

## Representative Experience

**Zephyrhills CRA Master Plan Update, Zephyrhills, FL** — Project manager. Kimley-Horn prepared a master plan update for the CRA in downtown Zephyrhills in 2012 and an expansion (finding of necessity) and update to the master plan again in 2015. The impetus for this project was the city's desire to leverage the downtown and historic district's assets to create a vital downtown environment for its residents and businesses. A key component of the plan was creating a pedestrian scaled "Main Street" along what is currently US 301. Kimley-Horn worked with the City to relocate the state road designation, and transform this vehicular-oriented corridor into a vibrant mixed-use, pedestrian-scaled corridor. Kimley-Horn is currently working with the City and CRA regarding the development of Design Standards, gateways and neighborhood signage, and two park concepts (Lake Zephyr Park and Hercules Park). Kimley-Horn also completed commercial/office and residential (multifamily) market analyses for the CRA.

**Wauchula CRA Master Redevelopment Plan, Wauchula, FL** — Project manager. Kimley-Horn led the City's first comprehensive update to the Wauchula CRA Master Plan. The Plan examined the CRA boundary appropriateness, identifying catalyst site and programs to renew economic and community interest in the Wauchula downtown and surrounding business areas. The plan provided recommendations regarding the city's Land Development Code components and consistency with other regulations. The Kimley-Horn team was charged with leading stakeholder engagement and facilitating community leadership dialogue on desired and feasible directions for renewal for the core community assets. In addition to infrastructure assessments, we collaborated with city CRA and Planning staff to identify changes to the city's comprehensive plan and land development regulations to replace regulatory barriers to redevelopment with incentives to encourage mixed uses.

**Planning Services for Creation of CRA, New Smyrna Beach, FL** — Project manager. Kimley-Horn completed the required Finding of Necessity/Blight Study for the proposed US 1 CRA and is currently completing the required CRA Master Plan. The Plan examined the CRA boundaries; sub-areas of analysis; identified opportunity and catalyst sites spurring redevelopment; and identified programs to promote economic development and redevelopment along the US 1/Canal Street/North Causeway corridors, including the New Smyrna Beach Municipal Airport and surrounding residential neighborhoods and business areas. The Kimley-Horn team was charged with leading a proactive stakeholder engagement program and facilitating community dialogue on the desired CRA programs and projects.

**Finding of Necessity and Community Redevelopment Area (CRA) Master Plan, Cape Canaveral, Cape Canaveral, FL** — Project manager/project planner for the Kimley-Horn team that performed a technical assessment in support of the statutory requirements and prepared the preliminary finding of necessity as a basis for designating and creating a community redevelopment area (CRA). The CRA encompassed properties along the core commercial corridors on US 1 and supporting residential neighborhoods within the City. The Finding of Necessity builds off of the City's previous economic development and community planning efforts. The Kimley-Horn team assisted the City with presenting the preliminary findings as part of the City's Economic Development Open House and Community Meetings. The Kimley-Horn team also worked with the city to develop the City's first CRA Master Plan.

**Merritt Island Redevelopment Agency (MIRA) Commercial Core Land Use and Infrastructure Report, Merritt Island, FL** — Project manager. Led the land use and engineering team that prepared the land use and infrastructure report including

## B. Kelley Klepper, AICP

*(Representative Experience, continued)*

a carrying capacity analysis based on existing and projected development, adopted capital improvements plan, zoning and land use provisions, and regional stormwater master plans.

**Community Redevelopment Study/CRA Master Plan and Finding of Necessity, West Melbourne, FL** — Project planner. Kimley-Horn is providing community redevelopment planning for several major commercial corridors in Brevard County and the City of West Melbourne to define the future vision and complete technical analysis in support of statutory finding of necessity requirements for creation of a proposed joint City-County community redevelopment area around US 192 and I-95.

**Clearwater-Largo Road CRA Finding of Necessity, Largo, FL** — Project planner on the Kimley-Horn team selected by the City of Largo to perform an evaluation of the Clearwater-Largo Road Community Redevelopment District (CLR-CRD) including expansion of the CLR-CRD. The analysis intended to serve as a basis of expanding the CRA consistent with Chapter 163, Part III, Florida Statutes and Pinellas County. Our services included project initiation and project management; historical context, base data collection, and mapping; and CRA boundary district assessment and finding of necessity/blight study (FON). The Kimley-Horn team produced a written memorandum summarizing key findings, conclusions, and recommendations under these tasks, as well as incorporated graphic materials from the consultant team in a format suitable for presentation to the community and interested third parties.

**Largo Mall Special Area Plan, Largo, FL** — Project planner/assistant project manager who helped the city develop a special area plan (SAP) to guide the development and redevelopment of the Largo Mall Activity Center. The project included an analysis of existing and proposed land use, redevelopment strategies (land use, parking, multimodal elements), transportation/mobility, infrastructure, and economic development strategies. Kimley-Horn also assisted the City amend both the City and Pinellas County-Countywide Master Plan to be consistent with the SAP.

**Venice Comprehensive Plan, Venice, FL** — Project manager. Kimley-Horn is working with the City of Venice to review and update the City's Comprehensive Plan (2016-2026). Kimley-Horn has completed the initial public outreach and community review, including stakeholder interviews, online survey, and a series of community workshops; preliminary land use and population analysis; preliminary market assessment; and a review of the current goals, objectives, and policies as they relate to growth management changes, consistency across the various elements, and clarification of terms/strategies. Kimley-Horn is completing the update of these items in the form of vision, intent, and strategies along with the analysis required to develop the plan (population projections, level of service analysis, land use carrying capacity, housing analysis, etc.).

**Comprehensive Economic Development Strategy (CEDS)/Finding of Necessity and CRA Master Plan, Edgewater, FL** Project planner. The City of Edgewater recognized that in order to enhance the economic sustainability of the community, it was necessary to improve economic development within the city. The city proactively formed a Comprehensive Economic Development Strategy (CEDS) Committee for the purpose of identifying ways in which the city can attract and retain business and industry. Kimley-Horn facilitated the CEDS Committee meetings and develop an economic development strategic plan to assist with identifying the economic development goals and develop an action plan to achieve those goals. As a part of this process, the Kimley-Horn team worked with the CEDS Committee to conduct a competitive assessment and to identify target business and industries. Our team subsequently completed the finding of necessity, assisted with preparations for the request for Volusia County delegation of authority and the community redevelopment area master plan.

**Wauchula EPA Brownfields Assessment Program Consulting, Wauchula, FL** — Project planner involved with public outreach for this project. In 2011, the City of Wauchula was awarded a Brownfields Assessment Grant by the EPA to assess hazardous substances and petroleum contamination at various sites within the designated enterprise zone. Kimley-Horn's scope of work under this task-based contract includes generation of scope/fee and completion of Phase I and Phase II Environmental Site Assessments (ESAs) at designated sites; preparation of site-specific Quality Assurance Project Plans (QAPPs) and Health and Safety Plans (HASPs) to meet EPA and FDEP standards; preparation of monthly and quarterly report documentation for submittal to EPA; Brownfield Site Rehabilitation Agreements (BSRAs) development and negotiations; and assisting with negotiating assessment requirements with the EPA and FDEP on behalf of the County. Additional services include community outreach/stakeholder involvement, risk assessment reporting, asbestos and lead-based paint surveys, and the generation of cleanup and redevelopment plans.

**Community Redevelopment Study/CRA Master Plan and Finding of Necessity, West Melbourne, FL** — Project planner. Kimley-Horn is providing community redevelopment planning for several major commercial corridors in Brevard County and the City of West Melbourne to define the future vision and complete technical analysis in support of statutory finding of necessity requirements for creation of a proposed joint city-county community redevelopment area around US 192 and I-95.



### Special Qualifications

- More than 11 years of professional experience in transportation and urban planning and geographical information systems (GIS)
- Expertise includes services with MPOs, TPOs, cities, and counties
- Projects include long range transportation plans, level of service analysis, congestion management plans, comprehensive plans, socioeconomic data forecasting, multi-modal corridor plans, mapping and database creation bicycle/ pedestrian master planning, and neighborhood planning
- Experience includes two years performing GIS and market analysis at the Publix Supermarkets Corporate office in Lakeland, Florida
- Software experience includes GIS software (ArcGIS, MAPInfo)

### Professional Credentials

- Master, Urban Planning, Rollins College
- Bachelor of Arts, Business Administration, University of Florida
- Bachelor of Arts, Geography, University of Florida
- American Institute of Certified Planners (AICP)
- Congress of New Urbanism Accreditation (CNU-A)

### Professional Organizations

- Member, American Institute of Certified Planners (AICP)
- Member, American Planning Association (APA)
- Member, Congress for New Urbanism (CNU)
- Member, Urban Land Institute (ULI)

### Representative Experience

**Zephyrhills CRA Master Plan Update, Zephyrhills, FL** — Project planner. Kimley-Horn prepared a master plan update for the CRA in downtown Zephyrhills in 2012 and an expansion (finding of necessity) and update to the master plan again in 2015. The impetus for this project was the city's desire to leverage the downtown and historic district's assets to create a vital downtown environment for its residents and businesses. A key component of the plan was creating a pedestrian scaled "Main Street" along what is currently US 301. Kimley-Horn worked with the City to relocate the state road designation, and transform this vehicular-oriented corridor into a vibrant mixed-use, pedestrian-scaled corridor. Kimley-Horn is currently working with the City and CRA regarding the development of Design Standards, gateways and neighborhood signage, and two park concepts (Lake Zephyr Park and Hercules Park). Kimley-Horn also completed Commercial/Office and Residential (Multi-family) Market Analysis for the CRA.

**Largo Mall Special Area Plan, Largo, FL** — Project planner. Kimley-Horn was retained by the City of Largo to develop a special area plan (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, and economic development strategies. Kimley-Horn also assisted the City to amend both the City and Pinellas County master plans so they are consistent with the SAP.

**Clearwater-Largo Road CRA Finding of Necessity, Largo, FL** — Project planner on the Kimley-Horn team selected by the City of Largo to perform an evaluation of the Clearwater-Largo Road Community Redevelopment District (CLR-CRD) including expansion of the CLR-CRD. The analysis intended to serve as a basis of expanding the CRA consistent with Chapter 163, Part III, Florida Statutes and Pinellas County. Our services included project initiation and project management; historical context, base data collection, and mapping; and CRA boundary district assessment and finding of necessity/blight study (FON). The Kimley-Horn team produced a written memorandum summarizing key findings, conclusions, and recommendations under these tasks, as well as incorporated graphic materials from the consultant team in a format suitable for presentation to the community and interested third parties.

**Comprehensive Plan, Venice, FL** — Project planner. Kimley-Horn is working with the City of Venice to review and update the City's Comprehensive Plan (2016-2026). Kimley-Horn has completed the initial public outreach and community review, including stakeholder interviews, online survey, and a series of community workshops; preliminary land use and population analysis; preliminary (draft) market assessment; and a review of the current goals, objectives, and policies as they relate to growth management changes, consistency across the various elements, and clarification of terms/strategies. Kimley-Horn is completing the update of the GOPs in the form of vision, intent, and strategies along with the analysis required to develop the plan (population projections, level of service analysis, land use carrying capacity, housing analysis, etc.).

**Polk TPO Complete Streets Program, Polk County, FL** — Task manager. The project involves selecting corridors for candidate complete streets projects. Projects will be presented to stakeholders in the area and will move forward through ranking and ultimately design. The benefit of the projects will be the development of projects that will gain momentum in changing the nature of several streets throughout the county.

# Jared Schneider, AICP, CNU-A

*(Representative Experience, continued)*

## **Evaluation and Appraisal Report and EAR Based Comprehensive Plan Amendment, Village of Palmetto Bay, FL—**

Project planner for the Village's initial EAR to comply with Florida growth management statutes. Responsibilities included a review of changing and future population and demographics, and land use conditions, including future land use map and text amendments. Review also involved suggestions for plan revisions to better address the plan's objectives, including updates to proposed projects and milestones. Kimley-Horn recently completed, and the Village adopted, the EAR Based Comprehensive Plan Amendments consistent with the finding of the EAR.

**US 301 Corridor Review, Zephyrhills, FL —** Project planner for the Kimley-Horn team that provided technical guidance and support to identify issues associated with the proposed one-way pair system proposed by the Florida Department of Transportation (FDOT). Previous studies identified two lanes for each of the one-way pairs while the latest proposal from FDOT recommends a one-way pair system with three lanes in each direction. At the direction of the City of Zephyrhills, Kimley-Horn conducted a preliminary evaluation that included: reviewing appropriate current and prior transportation, analysis, reviewing issues and alternative options with the City, performing travel demand forecasting, and coordination with FDOT.

**Special Area Plan Traffic Memorandum, Largo, FL —** Assistant project manager. The project involved developing a traffic study memo showing the impacts of more intense land uses on level of service for arterials in the surrounding area. A summary document was put together displaying the analysis, which was presented to the Pinellas Planning Council.

**2040 Long Range Transportation Plan Development, Polk County, FL —** Assistant project manager. Currently working with the TPO in the development of a geographical multi-modal transportation database that will be used to interactively update mapping and performance measures. Also working with the TPO on the Needs and Cost Affordable Plan and working with TPO staff to update level of service for the plan.

**2040 Long Range Transportation Plan, Martin County, FL —** Task manager assisting with the public involvement component that included exercises such as an interactive mapping exercise. Also assisting in the financial resources task including assessing and updating the revenues through 2040.

**Indian River MPO: 2040 Long Range Transportation Plan, Martin County, FL —** Helped develop the financial resources memorandum including assistance on projects costs as well as support on the public involvement portion of the plan.



### Special Qualifications

- Transportation analyst with experience in transportation planning studies, parking studies, level of service analysis, and traffic studies
- Experience includes one year of analyzing data as a transportation intern for Washington State Department of Transportation
- Software experience includes Cube, ArcGIS, Microstation, Microsoft Access, R, Synchro, Python

### Professional Credentials

- Master of Science, Civil and Environmental Engineering, University of Washington
- Bachelor of Civil Engineering, University of Delaware
- Engineer-in-Training (EIT)

### Professional Organizations

- Member, American Society of Civil Engineers (ASCE)

### Representative Experience

**Clearwater-Largo Road CRA Finding of Necessity, Largo, FL** — Project analyst on the Kimley-Horn team selected by the City of Largo to perform an evaluation of the Clearwater-Largo Road Community Redevelopment District (CLR-CRD), including expansion of the CLR-CRD. The analysis intended to serve as a basis of expanding the CRA consistent with Chapter 163, Part III, Florida Statutes and Pinellas County. Our services included project initiation and project management; historical context, base data collection, and mapping; and CRA boundary district assessment and finding of necessity/blight study (FON). The Kimley-Horn team produced a written memorandum summarizing key findings, conclusions, and recommendations under these tasks, as well as incorporated graphic materials from the consultant team in a format suitable for presentation to the community and interested third parties.

**Polk TPO 2040 Long Range Transportation Plan (LRTP) Update, Lakeland, FL** Project analyst. Currently working with the TPO in the development of a geographical multi-modal transportation database that will be used to interactively update mapping and performance measures. Also working with the TPO on the Needs and Cost Affordable Plan and working with TPO staff to update level of service for the plan.

**City of Lakeland Parking Management Study, Lakeland, FL** — Project analyst on the Kimley-Horn team selected by the City of Lakeland to create a plan focused on the assessment of the existing parking supply and demand within downtown Lakeland during the mid-day peak hour. The plan was needed to identify potential opportunities for redevelopment or repurposing of existing land uses to accommodate parking demand needs for future development. Land use and parking buildout scenarios were mapped and tested using Kimley-Horn's proprietary developed GIS-based Park+ software. Parking enforcement procedures and best management practices were also reviewed and incorporated into the implementation plan. The implementation plan provided recommendations on possible parking reallocation options and potential sites for the construction of a new parking garage.

**St. Petersburg Parking Demand Study, 5th Avenue North to 5th Avenue South, St. Petersburg, FL** — Analyst on the Kimley-Horn team selected to perform a Parking Demand Study to help the city better understand the adequacy of its current and future parking supply, along with providing recommendations to improve the availability of public parking. Kimley-Horn documented all current public parking supply and occupancy levels during a typical weekday, typical weekend, waterfront event, and Rays baseball game. Public outreach sessions were held at the beginning of the study to obtain community input and report findings. After the draft report submittal, the public was informed of existing condition findings and proposed recommendations for increasing the availability of public parking through policy change and the potential for adding new public parking. Recommendations were provided for the core downtown and Edge district and prioritized in short-, mid-, and long-term ranges. Prior to report finalization, a workshop was held with the City Council to report findings and obtain input. As part of this project, Kimley-Horn has been retained by the City of St. Petersburg for on-call parking consultant services for a three-year period.

**City of Lakeland Parking Management Study, Lakeland, FL** — Project analyst on the Kimley-Horn team selected by the City of Lakeland to create a plan focused on the assessment of the existing parking supply and demand within downtown Lakeland during the mid-day peak hour. The plan was needed to identify potential opportunities for redevelopment or repurposing of existing land uses to accommodate parking

# Kelly Fearon, EIT

*(Representative Experience, continued)*

demand needs for future development. Land use and parking buildout scenarios were mapped and tested using Kimley-Horn's proprietary developed GIS-based Park+ software. Parking enforcement procedures and best management practices were also reviewed and incorporated into the implementation plan. The implementation plan provided recommendations on possible parking reallocation options and potential sites for the construction of a new parking garage.

**Naples Central Avenue Improvements, Naples, FL** — Project analyst. Kimley-Horn provided streetscape, intersection design, lighting design, and multimodal improvements for Central Avenue between 8th Street and Goodlette-Frank Road for a distance of a half-mile. Detailed traffic modeling is being utilized to fully assess laneage requirements and the resulting level of service from possible lane modifications. The goal of the project is to provide a safe, balanced approach for all modes of travel through the corridor including motor vehicles, bicycles, and pedestrians. Roadway improvements include milling and resurfacing; drainage upgrades to reduce flooding; utility upgrades to increase water main size and add reclaimed water service; landscaping improvements; and signalization upgrades. Our team helped direct a public involvement program with local stakeholders and agency staff to obtain consensus from the community for the approved design concept. Permit coordination was required with FDOT and Collier County for pavement, drainage, and signalization enhancements at the intersections of Central Avenue with US 41 and Goodlette-Frank Road.

**Gwinnett County, Comprehensive Transportation Plan (CTP) (Destination2040), Gwinnett County, GA** — Project analyst. Kimley-Horn is preparing Gwinnett County's Comprehensive Transportation Plan (CTP), Destination2040, in the metro Atlanta region of Georgia. Analyzing existing transit services and identifying opportunities for increasing ridership is one component of the CTP for this suburban county. Gwinnett County has experienced tremendous growth in the last three decades—now approaching one million residents—and is home to a significant commuter population as well as its own large employment centers. Kimley-Horn analyzed Automated Passenger Counter (APC) data, performed an on-board survey, and analyzed demographic data to understand the performance of the existing system, how riders were interacting with the system, and opportunities to expand service. Kimley-Horn performed a Title VI analysis of the system to meet Federal Transit Administration (FTA) requirements. The needs assessment phase of the project is nearing completion and the development of specific improvement recommendations is underway.

**Broward County South US 1 Bus Rapid Transit (BRT) Improvements Study, Broward County, FL** — Project analyst for Bus Rapid Transit improvements for South US 1 between Downtown Fort Lauderdale and Aventura Mall (Miami-Dade County). The study developed a package of short- and medium-term implementation projects and identified long-term investments to improve transit service, mobility, livability, and support economic development along the corridor. Multijurisdictional coordination included an advisory committee consisting of five municipalities, two counties, two state agencies, an international airport, and eight additional stakeholder agencies. The solutions included transit infrastructure, traffic signalization, intelligent transportation systems (ITS), and complete streets to support transit-oriented development, multimodal facilities, and improved surface transportation.

**Sarasota County Area Transit (SCAT) Transit Onboard Surveys and Ridecheck Study, Sarasota, FL** — Project analyst responsible for collecting and analyzing transit ridership data for Sarasota County Area Transit's (SCAT) fixed route transit bus system using state-of-the-practice techniques. The 100% ride-check was completed to assist in the verification of transit activity by route and stop for all 26 local and express routes, as well as validation of their Automatic Passenger Counter (APC) system. The transit onboard origin-destination (OD) ridership surveys were conducted through passenger interviews using electronic tablets to document transit rider origins and destinations, boarding and alighting, transfer patterns, and demographic characteristics. The transit data results will provide accurate geo-located data to allow SCAT to conduct transit route optimization and system planning, and identify short- and long-term service and operational enhancements for Sarasota County.

## BACKGROUND AND EXPERTISE

Mr. Creveling has over 45 years experience in urban and real estate economics and urban planning, providing market and economic analysis and strategic and business planning services to local governments, public agencies, business and community organizations, and private interests in:

- **Community Development.** Market analyses and strategies for revitalizing downtowns and urban neighborhoods, providing affordable housing, and financing urban infrastructure and services.
- **Economic Development.** Market analyses and strategic plans for attracting and retaining business, industry, and tourism.
- **Real Estate Development.** Market and financial feasibility studies for residential, commercial, and industrial properties and projects, and sports and entertainment facilities; analyses of economic and fiscal impacts of development.

## PROFESSIONAL HISTORY

- URBANOMICS, Inc., Ponte Vedra Beach, FL  
President
- PLANTEC Corporation, Jacksonville, FL  
Vice President
- Kenneth Creveling Associates, Fairfax, VA  
Principal
- Economics Research Associates, McLean, VA  
Senior Associate
- Edwards and Kelcey, Inc., Newark, NJ  
Director of Planning
- Maryland State Planning Department, Baltimore, MD  
Local Planning Advisor

## EDUCATION AND KEY AFFILIATIONS

- BS and BA Degrees, Rutgers University
- Graduate Studies, Economics, New York University, George Mason University
- American Institute of Certified Planners (AICP),  
Charter Member
- American Planning Association, Charter Member
- Urban Land Institute (ULI)
- ULI Metro Market Profiles – Naples, Jacksonville,  
and Sarasota, Florida
- ULI Northeast Florida Reality Check (Visioning  
process) – Facilitator and Advisor
- Southern Economic Development Council
- South Carolina Main Street Program, Economic  
Advisor – Conway, Seneca, and Union

## REPRESENTATIVE CLIENTS

### Community Development

- Bradenton Housing Authority, Florida
- City of Charleston, South Carolina
- Charlotte Center City Partners, North Carolina
- Charlotte Housing Authority, North Carolina
- City of Clearwater, Florida
- City of Fort Pierce, Florida
- City of Fort Walton Beach, Florida
- City of Jacksonville, Florida
- Jacksonville Housing Authority, Florida
- City of Key West, Florida
- Miami-Dade Housing Agency, Florida
- City of New Smyrna Beach, Florida
- City of Punta Gorda, Florida
- City of St. Augustine, Florida
- City of Savannah, Georgia
- City of South Boston, Virginia
- City of Winter Haven, Florida
- City of Zephyrhills, Florida

### Economic Development

- Reading/Berks County, Pennsylvania
- Cabarrus County, North Carolina
- City of Casselberry, Florida
- City of Edgewater, Florida
- Hagerstown/Washington County, Maryland
- Myrtle Beach/Horry County, South Carolina
- Dover/Kent County, Delaware
- Martin County, Florida
- Towns of Huntersville, Cornelius, and Davidson, North Carolina
- Pensacola/Escambia County, Florida
- St. Johns County, Florida
- Tri-County Southern Maryland Region (Washington DC area)
- Wakulla County, Florida
- Williamsburg/James City County, Virginia

### Real Estate Development

- Grand Haven and Hammock Beach, Palm Coast, Florida
- Guilford Center Business Park, Greensboro, North Carolina
- Harbortown, Jacksonville, Florida
- Jacksonville International Airport Area, Florida
- Julington Creek Plantation, St. Johns County, Florida
- Murdock Town Center, Port Charlotte, Florida
- Lake Adger, Polk County, North Carolina
- Oaks Mall Activity Center, Gainesville, Florida
- Oakleaf Plantation Village Center, Clay County, Florida
- Progress Park, DeBary, Florida
- Roanoke Industrial Center, Roanoke, Virginia
- Sandestin Resort and Community, Walton County, Florida
- SantaFe Health Park, Gainesville, Florida
- Sebastian Harbor, St. Augustine, Florida
- Southwood Plantation, Tallahassee, Florida
- White Oak Plantation, Nassau County, Florida
- World Golf Village, St. Augustine, Florida

## BACKGROUND AND EXPERTISE

Mr. Mondae has over 40 years experience as corporate Project Officer/Director and principal consultant on a wide variety of urban and real estate development and strategic planning projects for all levels of government and the private sector in commercial and industrial development, recreation and tourism, retail and hotel projects, master planned communities, housing and urban revitalization, and community and economic development.

- **Community Development.** Market analyses and strategies for revitalizing downtowns and urban neighborhoods, providing affordable housing, and financing urban infrastructure and services including CRA development and programming
- **Economic Development.** Market analyses and strategic plans for attracting and growing business, industry, and tourism
- **Real Estate Development.** Market and financial feasibility studies for residential, commercial, and industrial properties and projects, and sports, cultural and entertainment facilities; analyses of economic and fiscal impacts of development

## PROFESSIONAL HISTORY

- URBANOMICS, Inc., Ponte Vedra Beach, FL, Senior Director
- Planvest, Inc., Ponte Vedra Beach, FL, President
- Columbus Hotel Properties, Director of Development
- Strategic Planning Group, Inc., Jacksonville, FL President & Senior Managing Director
- Reynolds, Smith & Hills, Jacksonville, FL Director-Development Division
- PLANTEC Corporation, Jacksonville, FL Senior Vice President & Practice Director
- Hammer, Siler, George Associates, Washington, DC Senior Associate
- Federated Department Stores., Cincinnati, OH Market and Site Selection Analyst

## EDUCATION AND KEY AFFILIATIONS

- BS, Southern Illinois University
- Urban Land Institute
- American Planning Association
- Ponte Vedra Chamber of Commerce, Founding Board Member
- Ponte Vedra Municipal Service District, Past President

## SIGNIFICANT PROJECTS

### Community Development

- City of Bradenton, Florida
- City of St. Augustine, Florida
- City of Palm Coast, Florida
- City of Jacksonville, Florida
- City of Jacksonville Beach, Florida
- City of St. Louis, Missouri
- City of Tallahassee, Florida
- Hall County, Georgia
- City of Benton Harbor, Michigan
- City of St. Petersburg, Florida
- City of Sunrise, Florida

### Economic Development

- Pennsylvania Avenue Development Commission, Washington, DC
- City of Jacksonville, Florida
- City of Ormond Beach, Florida
- St. Johns County, Florida
- Camden County, Georgia
- Volusia County, Florida
- Washington County, Utah
- Liberty County, Texas
- Flagler County, Florida
- K2O Resources, San Juan County, Utah
- Lake Michigan Marina Development Commission, Indiana
- Washtenaw County, Michigan
- Broward County Port Authority, Florida

### Real Estate Development

- Fells Point, Baltimore Inner Harbor, Maryland
- Jacksonville Landing, Jacksonville, Florida
- Marineland of Florida, Flagler County, Florida
- Plaza International property (International Drive), Orlando, Florida
- Sandestin Marina, Walton County, Florida
- Savannah Harbour Hotel/Convention Center, Savannah, Georgia
- Silver Springs, Ocala, Florida
- Leon County Fairgrounds, Tallahassee, Florida
- Sawgrass Marriott Resort/Conference Center, Ponte Vedra Beach, Florida
- Ft Lauderdale Commerce Park, Ft. Lauderdale, Florida
- Major Realty property (Universal Orlando), Orlando, Florida
- Vilano Beach Hotel/Conference Center, St. Augustine, Florida
- Sawgrass Country Club and Players Club, Ponte Vedra Beach, Florida
- World Golf Village/Hall of Fame Complex, St. Augustine, Florida



## Tammy Vrana, AICP

Public Outreach and Engagement

### OVERVIEW

Tammy Vrana has 30 years of planning experience serving local governments, MPOs, and the Florida Department of Transportation. Tammy's experience encompasses growth management and community development policy, multimodal transportation planning, and public involvement. She is adept at working across disciplines with diverse stakeholders to identify and synthesize community issues and recommend practical, consensus-driven solutions. She specializes in community outreach and engagement methods to inform decision-making and build community support for plans and projects.

### RELEVANT PROJECT EXPERIENCE

**Project Manager, Neighborhood Plan 2.0, City of Dade City (2016).** Performed existing conditions analysis, facilitated community workshops to identify neighborhood needs and vision, and developed neighborhood plan document.

**Project Manager, Regulating Plan and Form-Based Code, City of Zephyrhills (2013-2015).** Facilitated community workshops and developed regulatory tools for the city's (Re)Imagine Gall Boulevard initiative addressing the U.S. 301/Gall Boulevard Corridor.

**Client Liaison, U.S. 301 Transportation Vision and Land Use Strategy, Pasco County MPO (2014-2015).** Represented cities of Dade City and Zephyrhills. The cities and Pasco County were engaged by the MPO to develop a vision and implementation strategy for the nine-mile corridor. Through direct collaboration with stakeholders and public involvement, consensus was reached on strategies to shape future development and integrate multimodal transportation as measures to maintain U.S. 301 as a four-lane facility and preserve rural landscapes.

**Subconsultant, Downtown Parking Demand Study, City of St. Petersburg (2015):** Assisted Kimley-Horn in developing and implementing the project Public Involvement Plan. Coordinated outreach for online surveys and public workshops to obtain input on the project analysis and recommendations. Organized workshop logistics and activities, and prepared summaries of results. Achieved excellent survey participation and meeting attendance.

**Subconsultant, Historic Roser Park Neighborhood Plan and Historic Uptown Neighborhood Plan Updates, City of St. Petersburg (2012-2014):** Facilitated community workshops and developed neighborhood plan documents.

**Subconsultant, Scott Street "Green Street" Design, City of Tampa (2015-2016):** Developed and implemented the project Public Involvement Plan. Coordinated outreach and public workshops to obtain input and feedback on design concepts. Achieved excellent meeting attendance by residents in nearby low-income, minority neighborhoods.

**Subconsultant, Community Impact Assessment, FDOT District 1 (2012-Present):** Tasks include developing outreach materials, conducting community outreach, providing input on SCE evaluations and project summary reports, and participating in ETAT presentations.

**Project Manager/Facilitator, Guide to Creating & Updating Community Plans, Hillsborough County City-County Planning Commission (2011-2012):** Engaged diverse stakeholders, including government agencies to develop a guide that standardizes aspects of community plans while allowing unique qualities of communities to influence plan recommendations. Recipient of the 2012 National American Planning Association Award, County Division.

#### Expertise

- Public Involvement
- Community Development
- Community Redevelopment Areas
- Growth Management
- Transportation Planning
- Community Impact Assessment
- Environmental Justice Analysis

#### Education

- B.A. Economic Geography, University of Florida, 1986
- Coursework, Sustainable Community Design, University of South Florida

#### Years of Experience

- Vrana Consulting, Inc. - 9 Years
- Other Consulting Firms - 18 Years
- Public Agencies - 6 Years

#### Certifications/Affiliations/Trainings

- American Institute of Certified Planners (1993-Present)
- Pinellas MPO Citizens Advisory Committee (2015-Present)
- Planning & Zoning Board & Zoning Board of Appeals, City of Safety Harbor (1998-2001 and 2009-2015)
- Pinellas MPO Bicycle Advisory Committee (2001-2009)
- Designing for Pedestrian Safety, FDOT District One (2016)
- PD&E Training, FDOT (2014)
- Wheels of Justice, Practical Strategies for Equity Analysis in Transportation Planning, FHWA (2013)
- Transit Accessibility and Facilities Design, FDOT (2011)
- Master Sustainable Floridian, UF/IFAS (2011-Present)

**Project Manager/Planner, Continuing Services Contracts:** Typical services include transportation planning, development review, comprehensive planning, land development code amendments, intergovernmental coordination, and public involvement.

- Subconsultant, General Planning Contract, Hillsborough County MPO (2015-2018)
- Subconsultant, General Planning Contract, Pinellas County MPO
- Subconsultant, BDI General Engineering Contract, FDOT District 5 (2015-2018)
- Subconsultant, Corridor Studies, Sub-Area Studies and Special Transportation Studies, FDOT District 7 (2015-2018)
- General Planning Contract, City of Dade City (2013-2016)
- Planning Contract, City of New Port Richey (2007-2010)
- General Planning Contract, City of Port Richey (2012-2016)
- General Planning Contract, City of Zephyrhills (2015-2018)

**Project Manager/Facilitator, Local Government Comprehensive Plans (1989-2016):** Developed existing conditions inventory, level of service analyses, future needs assessments, policy documents, and evaluation and appraisals reports for required and optional comprehensive plan elements. Organized and facilitated visioning exercises to determine community values, needs, and preferences. Conducted meetings, workshops, and hearings to build consensus and achieve local approval. Coordinated with reviewing agencies.

- Town of Kenneth City
- City of Zephyrhills
- City of Clearwater (staff)
- City of Destin
- City of Dade City
- City of New Port Richey
- City of Palmetto
- City of Port Richey
- City of Inverness
- Hardee County
- Pasco County (staff)

**Task Manager, Sociocultural Effects Evaluation Support, FDOT District 1 (2003-2007):** Performed SCE evaluations and preliminary review of ETAT project evaluations for the District ETDM Coordinator, and recommended follow up actions for the project development phase. Developed guidance documents and conducted ETAT trainings to improve quality project reviews. Conducted public outreach to obtain feedback on projects in non-MPO areas.

**Subconsultant, SCE Evaluation and Public Involvement Support, FDOT State Environmental Management Office (2011-Present):** Develop user guides and other training materials addressing discrete steps in the SCE evaluation process—including environmental justice analysis—for all project phases. Participates in enhancements to FDOT's Environmental Screening Tool, including the Sociocultural Data Report.

**Task Manager, ETDM Process, State Environmental Management Office, FDOT (2003-2007):** Assisted in development of the ETDM process and associated reports, manuals and tools, including Environmental Screening Tool enhancements, Sociocultural Effects Evaluation Handbook, and Public Involvement for the ETDM Process Handbook

**Subconsultant to Sam Schwarz Engineering, Fort Fraser Trail Extension PD&E Study (Polk County), FDOT District 1 (2014-2017):** Developed the project SCE Evaluation and provided support for development and implementation of the project Public Involvement Plan.

**Project Manager, Zephyrhills Multi-Use Trail Master Plan, City of Zephyrhills (2007):** Plan included opportunities and constraints analysis, corridor identification, trail segment prioritization and cost estimates, design standards, implementation strategies, intergovernmental coordination and public outreach.

**Project Planner, U.S. 98 PD&E Study from Suncoast Parkway to U.S. 19 (Citrus and Hernando Counties), FDOT District 7 (1996-1998).** Performed community impact assessment and coordinated public involvement activities.

**Project Planner, West Bay Drive PD&E Study Reevaluation (Pinellas County), FDOT District 7 (1996):** Performed community impact assessment, coordinated public involvement activities, and assisted in the evaluation of hazardous material sites and relocation potential.

**Project Manager, North Central County Rural Design Land Development Regulations, Manatee County (2003-2004):** Facilitated the community-based process to develop implementation methods for rural road landscape preservation, commercial architectural standards, and greenway/trails network development.

**Task Manager, Polk Rural Land Stewardship Program, Polk County and Polk Land Stewardship Alliance (2007):** Developed a compendium of transfer of development rights programs to inform program development. Presented findings and concepts at meetings.



### 3. Availability, Capacity, and Location

#### A. Availability/Capacity

The Kimley-Horn team will be completely available to you for this project. Our local staff is backed by more than 550 employees in 14 Florida offices, and more than 2,800 employees nationwide. We are confident that we can meet the technical and manpower needs anticipated for this project. It is part of the firm’s philosophy to operate as a single cost/profit center. As a result, we are able to share our depth of resources firmwide. We can forecast manpower needs by office, division, region, and on a firmwide basis.

The members of our project team were selected using two criteria: (1) their experience with similar projects and (2) their availability to assume major technical responsibilities within your project schedule.

Kimley-Horn has a proactive management system, known as “cast-aheads,” used to detail every project’s personnel needs and also to determine each staff person’s availability. By continuously matching project needs with staff availability, our cast-aheads system is an accurate tool for keeping our projects on schedule. Based on a review of our cast-aheads, we can assure you that the staff members selected for this team are available immediately to serve the City of New Port Richey and are in an excellent position to handle the workload of any forthcoming assignment.

NAME	AVAILABILITY	LOCATION
Keith Greminger, AIA, NCARB	65%	Tampa, FL
Kelley Klepper, AICP	55%	Sarasota, FL
Jared Schneider, AICP, CNU-A	50%	Tampa, FL
Kelly Fearon, EIT	50%	Tampa, FL
Kenneth H. Creveling, AICP	45%	Ponte Verda Beach, FL
Anthony Mondae	45%	Ponte Verda Beach, FL
Tammy Vrana, AICP	55%	Safety Harbor, FL

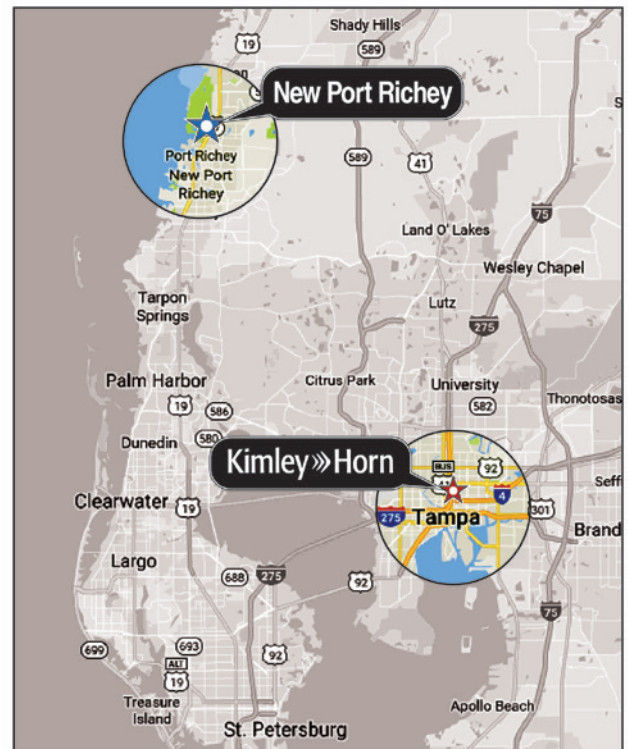
*Although not listed on the Organizational Chart, additional staff members have technical expertise that can be brought in to assist Key Team members on any project.*

#### B. Location

Kimley-Horn’s Tampa office opened in 1978. This office will be responsible for the actual production of the work related to this project. From this location, we will work diligently to encourage open communication to keep you informed about project activity and primary schedule achievements. We will work with the City of New Port Richey to establish the schedule and scope of work and serve in close proximity as the direct contact for the duration of the assignment. Kimley-Horn’s Tampa office is approximately 35 miles away from New Port Richey, which allows our project manager to be onsite or at a meeting well within an hour.

##### Kimley-Horn Tampa Office

655 N Franklin Street  
Suite 150  
Tampa, Florida 33602  
Phone: (813) 620-1460





## 4. CRA Experience – Areas of Expertise in Community Redevelopments

### A. Qualifications

#### Comprehensive Planning

Kimley-Horn’s planning staff has a wide range of experience with comprehensive plans, land development controls and design standards, and master planning. Our knowledge of critical planning elements such as public participation, community visioning, regulatory and policy planning, entitlements, comprehensive plans, land use scenario planning, implementation strategies, cultural and natural resources, and intergovernmental coordination reflects that our work is truly comprehensive in scope. Kimley-Horn’s staff has developed numerous comprehensive plans, zoning ordinances, subdivision regulations, overlay districts, and planned unit development agreements. Moreover, we thoroughly understand the consensus-building and approval processes.

#### Regulatory Tools, Policy Planning, and Zoning

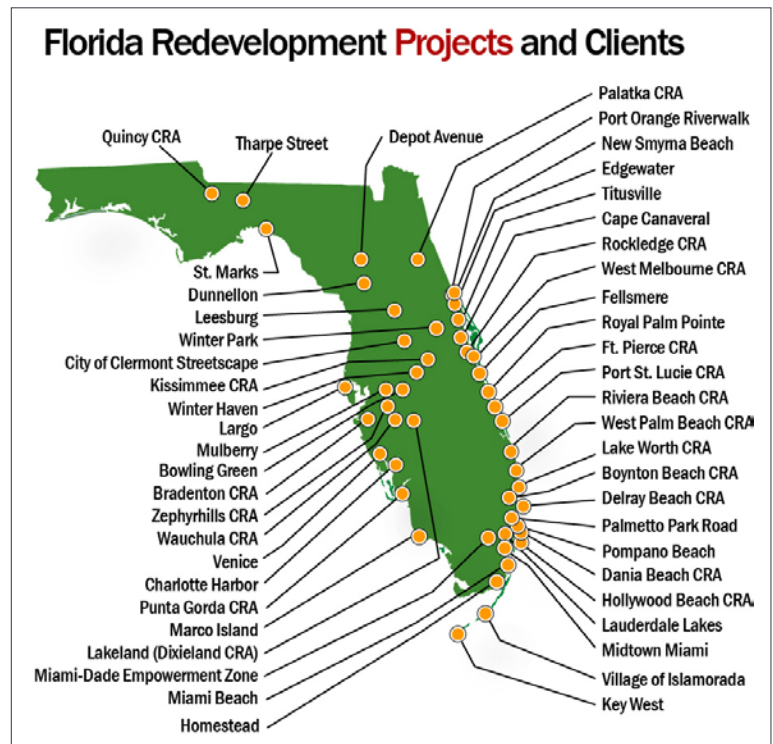
In recent years, planning concepts of smart growth and sustainability have emerged as a framework to ensure quality of life values including conservation of natural resources, while allowing growth to take place. Our planners know achieving this type of growth requires practical solutions that correspond to the objectives of the community. As the principal form of land use control in the United States, zoning plays a vital role in preserving the unique character and sense of place for communities struggling to balance growth pressures with land preservation. Kimley-Horn appreciates the intricacies of modern zoning ordinances and has partnered with communities throughout the country to prepare land development codes and zoning overlay districts that are comprehensive in nature, but cognizant of the needs for the end-user of the document.

#### Urban Design and Redevelopment

Creating a healthy community takes a great understanding of the big picture and an appreciation for the details. Urban redevelopment requires an extraordinary ability to solve problems creatively, envision and design projects critical to the life of a community, and stimulate community involvement to achieve overall transformation.

In order to be effective, **land use planning, community planning, and zoning** initiatives require a balance between broad public-sector/community goals and private-sector development demands. Too often, public- and private-sector forces battle one another, diluting the effectiveness of important community building initiatives. We have real-world experience in designing public-sector, community-based plans and partnering to build private-sector development projects. This translates into an effective community consensus on the ideal with an implementable plan to make the ideal real. We realize creating ideal projects that work is an important part of the City’s focus, as it is ours; in our experience, we’ve provided exactly this focus to other municipalities.

Central to our success are two basic concepts. First, we offer any redevelopment effort a wide variety of professionals under a single management structure. Key disciplines such as community redevelopment planning and implementation, including market and funding analysis (TIF analysis), transportation, urban design, urban infrastructure and utility planning, environmental permitting, and mapping are all offered in-house by a tightly coordinated team. Second, our principal team members have been working together and collaborating successfully for years on redevelopment projects across the





state including finding of necessity analyses, redevelopment master plans, parks, streetscape, parking, infrastructure, capital improvements planning, as well as catalyst site identification. This means that our collective learning curve is remarkably low, and that our team experience can be effectively and efficiently applied to a particular community's needs.

At Kimley-Horn, our goal is implementation. With more than \$150 million of built urban redevelopment initiatives—and another \$50 million in the planning stage—we have an excellent working knowledge of how to get things done. A recent review of our past projects revealed that our typical redevelopment project involves an average of eight different funding sources.

## Community Redevelopment Area (CRA) Experience

Kimley-Horn is well known among Florida CRAs for being a creative partner in pushing forward their community's vision. Our team of experts has consistently sought to bring new and innovative ideas to the renewal of these areas. Our work with CRAs has included master planning, land use regulation, zoning, civil engineering, and project team management. Our approach to community redevelopment is one in which our planning team works with our in-house staff of engineers, planners, landscape architects, and environmental specialists from the outset to ensure that the functional components of the project merge seamlessly with the aesthetic ones. We also effectively collaborate with stakeholders to understand the community's core group of issues and partner with the community to ensure that these, and additional areas of concern that may arise, are kept at the forefront of the planning process. Creating a successful, viable community requires careful attention to process, including the use of a strong, community-based public involvement process.



## Geographic Information Systems (GIS)

Recognizing the value and importance of GIS technology in data management, planning, and analysis, Kimley-Horn has developed a multidisciplinary team of GIS professionals who offer GIS services to our clients. This multidisciplinary expertise enables us to develop GIS that is tailored to the specific requirements of the project objectives. We offer a team of experienced GIS practitioners who understand the full system development life cycle and the importance of approaching each project systematically in this regard. We can identify the user needs, combining level and types of data needed to gain the maximum possible benefit from the analytical capabilities of your GIS.

At Kimley-Horn, we use Environmental Systems Research Institute's (ESRI) GIS platform for integration and management of spatial data. All divisions of Kimley-Horn routinely apply GIS tools and techniques to standardize an efficient work flow and provide a defensible analysis on our projects. Our team's GIS technology experience has assisted numerous local and state agencies in developing transportation plans and programs for both short-term and long-range improvements.

We have the expertise to apply GIS tools and techniques to make use of various levels of network, demographic, and land use information to produce a single output relating a user-defined concept. Kimley-Horn can provide Global Positioning System (GPS) data services and data collection/research from current and published spatial data sources maintained by federal, state, and county agencies.

## Public Involvement

The Kimley-Horn team understands the pivotal role of meaningful and successful public involvement programs that enable area residents and stakeholders to establish priorities for their communities. Community involvement may affect the overall program, funding strategies, and implementation phasing. Kimley-Horn is a statewide leader in public involvement and has received awards from the American Planning Association (APA) and the American Society of Landscape Architects (ASLA) for our work in this area. Kimley-Horn is known for developing innovative approaches to



projects that involve community participation. For those projects that require community involvement and acceptance, we have developed effective methods of bringing the community into the process.

We are strongly committed to conducting public participation programs that educate, inform, and build consensus for a particular solution. Each project is different in terms of the stakeholders and the critical issues involved, thus each public involvement program must be tailored to specifically address the project's needs. For this project, we have teamed with Vrana Consulting to provide additional resources and expertise for your public involvement needs. Tammy Vrana has extensive experience working with the City of New Port Richey and its community, having helped in the development of its North River Neighborhood Plan and 2020 Comprehensive Plan. She also has an ongoing planning services contract with the City. The team assembled by Kimley-Horn understands that a strong partnership with the community is critical, and we remain diligent in educating, informing, and building consensus among diverse groups. Consequently, we have developed effective methods of bringing the community into the process including:

- ❖ Charrette design and facilitation
- ❖ Workshop design and facilitation
- ❖ Innovative notification techniques
- ❖ GIS analysis and graphics
- ❖ Extensive graphics support, including 3D modeling and graphic fly-through models

We understand the difficulty communities everywhere have encouraging participation in the planning process. To foster meaningful feedback and provide attendee engagement during public meetings, we allow audience members to poll anonymously through a key pad polling system incorporated into our PowerPoint presentations. This allows community members to comfortably express their opinions and the city to receive a larger number of responses.



## Economic Analysis

For our market analysis, demographic, finance, funding, and incentive strategies we have teamed with **URBANOMICS**, a trusted partner we have worked with over many years and projects. URBANOMICS has a 25-year history working with local governments, public agencies, business and community organizations, and real estate interests throughout the Middle Atlantic and Southeastern United States. Services include:

- Market and economic analysis and strategic planning for community development and urban revitalization
- Economic development and tourism
- Development of residential, resort, commercial, industrial, and leisure properties.

URBANOMICS works with communities to improve the character and quality of the built environment, including the revitalization and redevelopment of downtowns, neighborhoods, and commercial, industrial, and waterfront areas. They also advise on growth-related demands for urban infrastructure as well as the services and associated funding requirements and sources. URBANOMICS works with communities and regions to improve their competitive positions in attracting and sustaining new business and industry. They identify the types of business and industry best suited for the area and develop strategies to improve the community through infrastructure, site inventory, workforce skills,



marketing, leadership, and organizational management. By doing this, communities are able to attract and retain business and industry in a variety of economic sectors.

URBANOMICS and its senior staff have provided market and financial analyses, including TIF revenue analyses and projections, and development and marketing strategies for redevelopment plans and projects in a number of Florida communities, including:

- **Altamonte Springs** – Redevelopment plan for then new Central Altamonte CRA (a.k.a., Uptown Altamonte) at I-4 and SR 436
- **Bradenton** – Redevelopment plan for the Rogers/Rogers Garden public housing community and Singeltary neighborhood
- **Casselberry** – Redevelopment plan for the North Winter Park Drive area (potential CRA)
- **Clearwater** – Redevelopment plan for the North Greenwood community
- **Jacksonville** – Redevelopment plan updates for three downtown CRAs; redevelopment plan for the LaVilla-Convention Center Subdistrict; redevelopment plan for the Durkeeville public housing community and Myrtle Avenue neighborhood
- **Fort Walton Beach** – Redevelopment plan for the Downtown CRA
- **Miami** – Market analysis and strategy for redevelopment of the Ward Towers assisted living facility
- **New Smyrna Beach** – Redevelopment plan for the new US 1 Corridor CRA
- **Ormond Beach** – Redevelopment plan for the new Ormond Crossings CRA
- **Palm Coast** – Redevelopment plan for the new SR 100 Corridor CRA
- **Port Orange** – Redevelopment plan for the Riverfront District (part of the Town Center CRA)
- **Punta Gorda** – Post-hurricane redevelopment strategy for the Downtown CRA
- **Key West** – CRA redevelopment plan for the Bahama Village neighborhood
- **St. Augustine** – CRA redevelopment plan for the historic Lincolnville community
- **West Palm Beach** – CRA redevelopment plan for the Westgate-Belvedere community
- **Winter Haven** – Redevelopment plan update for Downtown and Urban Lakefront CRA
- **Zephyrhills** – Redevelopment plan update for the expanded Downtown CRA

## **B. Ability to Perform Tasks on Time and Within Budget**

We recognize that budget and schedule control are critical to the success of your program. Meeting your schedule for deliverables is not just a goal to us—it is a mandate. Cost and schedule control are inherently tied to people. Their experiences, vision, management styles, and philosophies all affect significant components of a project approach and its execution. Kimley-Horn has a track record of successfully completing projects on or ahead of schedule and within budget. This success is due, in part, to each project’s schedule and budget being aggressively communicated to the project team by the project manager. We work with staff to identify key targets and milestones early on to help establish clear direction and an understanding of project deliverables. We take pride in evaluating any unanticipated obstacles and making informed recommendations to overcome them before they impact the project’s schedule and budget.

In addition to our proactive communication, Kimley-Horn uses a “work plan” tool for organizing individual project tasks by phase and discipline. The anticipated labor effort is then summarized in a matrix that forms the basis for establishing and tracking the project budget. We track the budget on a percent-complete basis in order to measure performance during each accounting report period.

We will include critical decision-making points in our work plans so the project team and the City of New Port Richey can agree upon the best course of action to keep the project on track. There always will be unexpected challenges unique to any given project; it is critical that an approach be developed that controls what can be controlled and builds in mechanisms for dealing with the unexpected.

***Kimley-Horn is well suited to manage and administer projects.*** We are prepared to commit the necessary resources to ensure the success of your efforts. And with our experienced team of local resources, we have unequalled ability to perform on this assignment. Our local presence makes access to these resources simple. To assist our



project managers in efficient administration of projects, Kimley-Horn maintains a detailed, integrated management information system (MIS), designed primarily to focus on schedule adherence and cost control.

The table below includes a list of similar planning projects that were completed on time and within budget:

PROJECT	ON TIME	ON BUDGET
Zephyrhills CRA Update	✓	✓
North Lake Mirror CRA Redevelopment Master Plan	✓	✓
New Smyrna Beach Planning Services	✓	✓
Tampa West River Master Plan	✓	✓
Dunnellon CRA Update	✓	✓
Village of Palmetto Bay Franjo Activity Center	✓	✓
Town of Miami Lakes EAR and EAR-Based Amendments	✓	✓
Comprehensive Planning Services, Belle Glade	✓	✓
Hardee County EAR	✓	✓
Venice Land Development Code Format	✓	✓
Wauchula CRA Master Plan	✓	✓

**C. Project Experience**

Representative projects can be found on the following pages.

# Zephyrhills CRA Master Plan Update

Kimley-Horn prepared a master plan update for the CRA in downtown Zephyrhills. The impetus for this project was the City's desire to leverage the downtown and historic district's assets to create a vital downtown environment for its residents and businesses, in addition to attracting more of the Tampa Bay area's population to visit. A key component of the plan was creating a pedestrian-scaled "Main Street" along what is currently US 301. Kimley-Horn worked with the City to relocate the state road designation, and transform this vehicular-oriented corridor into a vibrant mixed-use, pedestrian-scaled corridor. A key component of the master plan update was the identification, analysis, and expansion of five additional key areas for inclusion in the CRA. These areas provided added redevelopment potential in support of the City's core focus.

Additional priorities include:

- Entry/gateway enhancements
- Enhanced identity of the CRA/downtown
- Improved regional "perception" of the CRA/downtown
- Strategies to leverage CRA strengths
- Strategies to engage local artists and businesses to create a more active, vital downtown

After the master plan update, we have built on that by performing additional services for the CRA, including:

- Hercules Park Preliminary Design
- Market Assessment
- Design Guidelines
- Stormwater Master Plan
- Lake Zephyrhills Park Plan



STREETSCAPE

CLIENT  
City of Zephyrhills

Gail Hamilton, CRA Director  
5335 8th St.  
Zephyrhills, FL 33542  
(813) 780-0000

LOCATION  
Zephyrhills, Florida

COMPLETION DATE  
2015

# North Lake Mirror CRA Redevelopment Master Plan, Lakeland, FL



The Lakeland CRA utilized Kimley-Horn's professional services for the creation of a Vision Guide document for the redevelopment of the North Lake Mirror CRA 10-acre site. These services consisted of community outreach and master planning, which served as a part of the comprehensive revitalization strategy aimed at transforming the North Downtown area into a sustainable mixed-use community with long-term viability. Kimley-Horn held a City Staff Workshop and Stakeholder Workshop for development feedback and provided a market analysis.



CLIENT

Lakeland CRA  
 Nicole Travis Manager  
 228 S. Massachusetts Ave.  
 Lakeland, FL 33801  
 (863) 834-8432

LOCATION

Lakeland, FL

YEAR COMPLETED

2016

LAND DEVELOPMENT

# New Smyrna Beach Planning Services for CRA



Kimley-Horn completed the required Finding of Necessity/Blight Study for the proposed US 1 CRA and recently completed the required CRA Master Plan. The plan examined the CRA boundaries; sub-areas of analysis; identified opportunity and catalyst sites spurring redevelopment; and identified programs to promote economic development and redevelopment along the US 1/Canal Street/North Causeway corridors, including the New Smyrna Beach Municipal Airport and surrounding residential neighborhoods and business areas. The Kimley-Horn team was charged with leading a proactive stakeholder engagement program and facilitating community dialogue on the desired CRA programs and projects.

LAND DEVELOPMENT

CLIENT

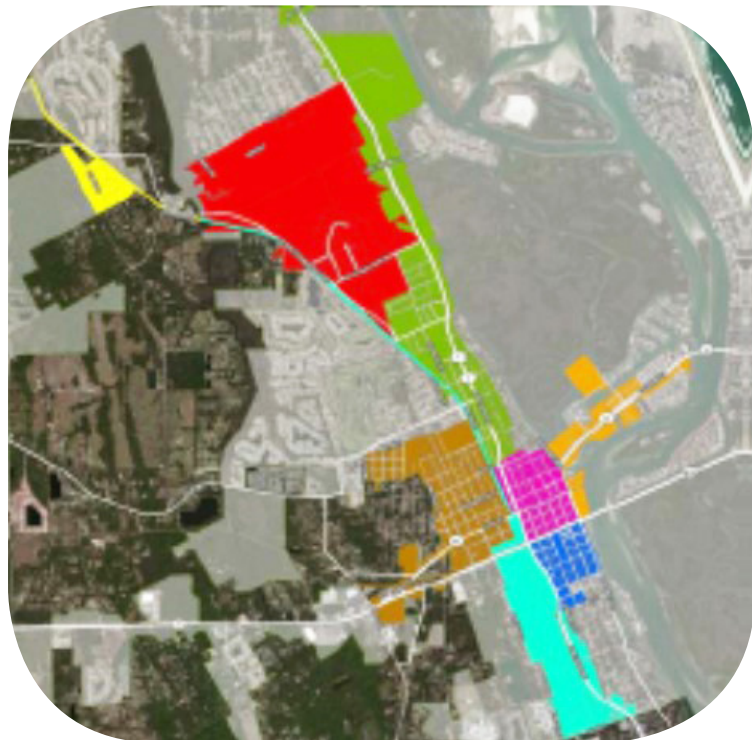
City of New Smyrna Beach  
Tony Otte, CRA Director  
210 Sams Ave  
New Smyrna Beach, FL 32168  
(386) 424-2160

LOCATION

New Smyrna Beach,  
Florida

YEAR COMPLETED

2015



# Tampa West River Master Plan, Tampa, FL



The Tampa Housing Authority, City of Tampa, and a broad representation of residents, business owners, community leaders, and government agencies have long dreamed of a renewed West Tampa including mixed-use/mixed-income housing to replace the aged North Boulevard Homes and Mary Bethune Tower. The City of Tampa's West River Master Plan is part of a comprehensive revitalization strategy aimed at transforming a neighborhood of concentrated poverty into a sustainable mixed-income community with long-term viability. The West River neighborhood includes approximately 150 acres of land along the western banks of the Hillsborough River and is owned by four local governmental agencies who have joined together to revitalize the neighborhood. Kimley-Horn is assisting in master planning services.

CLIENT  
**City of Tampa**  
 Randy Goers, Planning  
 Director  
 1400 North Boulevard  
 Tampa, FL 33607  
 (813) 274-8694

LOCATION  
**Tampa, FL**

YEAR COMPLETED  
**2015**

LAND DEVELOPMENT



## 5. Litigation History

**Kimley-Horn** and its subsidiaries have provided services in all fifty 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 litigation 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.

The cases being litigated in Florida are as follows:

Renee Borak and Red Borak v. Simon Property Group, Inc., et al: 15th Judicial Circuit Court, Palm Beach County; Case No. 16-CA-1148; personal injury claim; pending.

Sema Construction, Inc. v. City of Altamonte Springs: 18th Judicial Circuit Court, Seminole County; Case No. 215-CA-002951-15-W; filed 2016; alleged economic loss; pending.

Sunset Beach Investments, LLC v. Kimley-Horn and Associates, Inc.: 19th Judicial Circuit Court, St. Lucie County; Case No. 562013CA000383; filed 2013; alleged economic loss; pending.

Stacey Vasquez, a/k/a Stacey Leigh Gimson, as Personal Representative of the Estate of Frank Vasquez, III, v. Matthew J. West, et al: 13th Judicial Circuit Court, Hillsborough County; Case no. 15-CA-006839; filed 2015; traffic accident, wrongful death claim; pending.

Joan Weinstein v. Simon Property Group LP and The Town Center at Boca Raton Trust: 15th Judicial Circuit, Palm Beach County; Case No. 502016CA003199XXXMB AG; filed 2016; personal injury claim; pending.

Deontra Williams v. Florida Department of Transportation, et al: 17th Judicial Circuit Court, Broward County; Case No. CACE-13-009427(05); filed 2015; bicycle accident, personal injuries claimed; pending.



## C. Proposed Fee, Schedule, and Breakdown

### Scope of Services

#### 1. Assessment of the 2012 Community Redevelopment Plan

The Kimley-Horn team will review the 2012 Community Redevelopment Plan and pertinent previous or on-going community studies provided by the City to assess the conditions of the total surrounding environment: economic, physical conditions, and project implementation status. Discussions will take place with Staff to understand successes and challenges, as well as cooperative opportunities with community partners to leverage potential resources. The project team will develop an Assessment Memorandum outlining information points, potential gaps or needs, and discrepancies or accomplishments implemented since the 2012 reporting period. The memorandum will be the basis for establishing the development of the community Vision/Goals/Objectives & Policies to move forward.

#### 2. Public Involvement Plan – Stakeholder Interviews/Public Meetings

Inclusive public participation is essential to establishing the legitimacy of the CRP planning process and outcomes. The Kimley-Horn team will develop a Public Participation Plan with the goal of achieving community awareness and participation by diverse stakeholder groups.

The Kimley-Horn team will organize and facilitate interviews with stakeholder groups to learn about community perceptions, preferences, ideas, and concerns. The approximately 60-minute interviews will take place on one day. Stakeholder groups may include, but are not limited to:

- Real estate professionals
- Business organizations
- Neighborhood groups
- Recreation, arts, culture, and tourism groups
- Government officials and staff
- Historic Preservation groups
- Elected officials

The interview results, including the community’s “must have” and “must avoid” ideas, will be reported in a summary technical memorandum. The information will be categorized by stakeholder group and theme and will outline associated recommendations for the CRP planning process going forward.

#### 3. Community Participation Events – Survey/Workshop/Open House

The Kimley-Horn team will field a community survey using a web-based platform such as SurveyMonkey. Our team will work with staff to design a questionnaire that probes relevant topics and generates ideas for exploration. A link to the survey will be provided on the City’s website and community partner websites, as appropriate. In addition, an invitation to participate in the survey will be sent using City contact lists (e-mail) and those of community partners, such as the West Pasco Chamber of Commerce. A press release will be distributed.

The vision workshop will start with an assembly period when project information is shared and general information is collected from the audience and shared instantly via interactive polling technology. Participants will divide into small groups plus a facilitator to work together on visioning exercises. The groups will be asked to think about their ideas for the planning area (look and feel). Using a table-size map of the planning area, participants will discuss and decide where to place “chips” showing various types of buildings and amenities they would like on the map. Participants will be able to draw or note other improvements/activities on the map and draw their preferred streetscapes (e.g., travel zone, parking zone, pedestrian zone, furniture zone, and tree zone) on a diagram of a typical street cross section.

The Kimley-Horn team will organize an open house that allows the community-at-large to review and provide input on the draft CRP. After the open house, the project team will discuss any needed revisions to the draft CRP based on community feedback. Interactive polling technology can be used to gain instant feedback, prioritize goals and strategies, and to quantify support for the vision. Afterward, the project team will discuss any needed revisions to the vision, strategic framework, and actions based on community feedback.



#### **4. Development of Vision/Goals/Objectives and Policies**

The Kimley-Horn team, in conjunction with City Staff, will develop a platform to establish the community visions, goals, and objectives, as well as set potentially new policies as implementation standards for accomplishment through the 2017/2018 Community Redevelopment Plan. These standards will be based upon outcomes and assessment of the 2012 Community Redevelopment Plan and pertinent previous or on-going community studies, community input derived from the public involvement, and the demographic and economic data update.

#### **5. Five Year Capital Funding & Operating Budget/Grants/Development Incentives**

The Kimley-Horn team will develop capital and operating budgets for the CRA that will incorporate ongoing and new initiatives, as well as programs planned over the next five years (FY17/18 – FY21/22). As a baseline, we will review, revise, and update, as appropriate, financial data and projections in the 2012 CRA Redevelopment Plan, the FY16/17 Budget and Work Program, and the FY16/17-20/21 CRA Capital Improvement Program. We will reassess long-range TIF revenue projections to reflect the latest property valuation data and analysis of growth opportunities in the CRA, provided that detailed property data can be readily obtained from the Pasco County Property Appraiser in an EXCEL file. We will also review and recommend other potential funding sources based on review of successful “best practices” in other communities.

The Kimley-Horn team will evaluate existing incentive grant programs in the CRA, including grants for improvement of commercial facades, for commercial leasehold improvements, and for development and occupancy of upper floor residential space. Review of these grant programs and recommendations for modifying these programs and introducing new programs will reflect our review of successful “best practices” in other communities. This will include grant programs that help support activities and special events that market and promote investment, development, and economic progress in the CRA.

The Kimley-Horn team will review the various economic development incentives used in the CRA, such as or possible land assembly, sale or lease of city-owned property, traffic and other infrastructure improvements, business assistance loans, investment of public funds in specific properties, and use of county/state/federal program funds. Improvements and revisions to these and other economic development incentives will be assessed and recommended including review of successful “best practices” in other communities.

#### **6. Development of the 2017/2018 Community Redevelopment Plan**

In updating the Redevelopment Plan for the CRA, the Kimley-Horn team proposes to assess and recommend redevelopment needs and opportunities for key areas. Significant individual commercial and institutional properties determined by and with the City and Community Redevelopment Agency will be of particular concern and high priority. This assessment of opportunities and related recommended actions will focus on the implementation of desirable, marketable, and feasible residential, commercial, and/or institutional projects that can be catalysts for further redevelopment.

#### **7. Project Oversight Management and Coordination**

Kimley-Horn, as the lead consultant, will be responsible for the entire team, both City Staff and consultants, project interaction, communication, and coordination. A project schedule will be developed in conjunction with City Staff to set milestones and delivery goals. Kimley-Horn will be responsible for managing the development of various reporting documents and access to City-provided data for team consumption in their preparation of products for the overall plan. Kimley-Horn will meet with the City Staff a maximum of three (3) times at strategic intervals to review status and deliverables based upon a predetermined project schedule. It is presumed that presentations to City Council will not be required.



Below is our team's proposed fee schedule and breakdown. Our proposed fees, which total \$58,900, are within the City of New Port Richey's estimated budget of \$60,000.

NPR Scope Assessment of Fees	
Assessment of the 2012 Community Redevelopment Plan	\$4,000
Public Involvement Plan- Stakeholder Interviews/Public Meetings	\$5,900
Community Participation Events-Survey/Workshop/Open House	\$14,000
Development of a Vision/Goals/Objectives & Policies	\$4,000
Five Year Capital Funding & Operating Budget Grants/Development Incentives	\$16,000
Development of 2017/2018 Community Redevelopment Plan – Full Planning Document with “camera ready” plans	\$12,000
Project Oversight, Management and Coordination – Printing/Accounting/Expenses	\$3,000

The Community Redevelopment Agency of  
**New Port Richey**

**Request for Proposals**

Community Redevelopment Plan Update

RFP # 17-004

**D. Required Documents**

**CITY OF NEW PORT RICHEY PUBLIC ENTITY CRIME STATEMENT**

"A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a bid or proposal on a contract to provide any goods or services to a public entity, may not submit a bid or proposal with a public for the construction or repair of a public building or public work, may not submit bids on leases of real property to public entity, may not be awarded or perform work as a PROPOSER, supplier, sub-PROPOSER, or consultant under a contract with any public entity, and may not transact business with any consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

I state that this PROPOSER complies with the above.

Signed: 

Printed Name: DAVID WALTHALL

Date: 2/24/17

**Schedule A  
NON-COLLUSIVE AFFIDAVIT**

State of FLORIDA County of PALM BEACH being first duly sworn, deposes and says that:

- (1) He/she is the VICE PRESIDENT  
(Owner, Partner, Officer, Representative or Agent) of the PROPOSER that has submitted the attached proposal;
- (2) He/she is fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such proposal;
- (3) Such proposal is genuine and is not a collusive or sham proposal;

Signed, sealed and delivered in the presence of:

By: [Signature]

(Printed Name) DAVID WALTHALL

(Title) VICE PRESIDENT

**ACKNOWLEDGEMENT**

State of FLORIDA

County of PALM BEACH

DAVID WALTHALL

The foregoing instrument was acknowledged before me this 24TH day of FEBRUARY, 2017, by 1 who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

WITNESS my hand and official seal

NOTARY PUBLIC  
(Name) [Signature]

My Commission expires on SEPT. 24/2018

