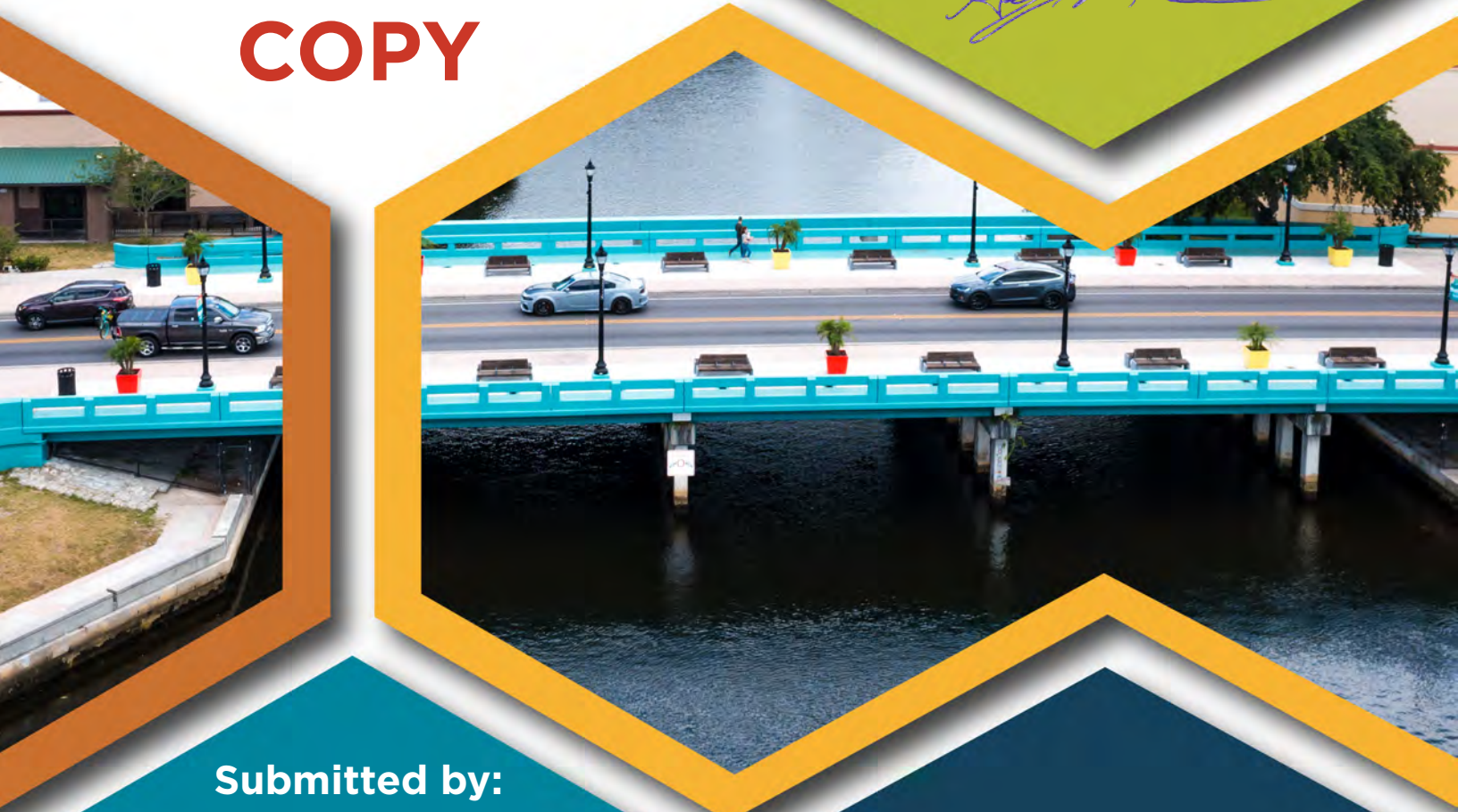


— City of —  
**NEW PORT  
RICHEY**

**COPY**

**RFP 22-015**

Community Redevelopment Plan  
Update Consulting Services



**Submitted by:**  
**S&ME, Inc.**  
June 30, 2022

Local Tampa Office: 111 Kelsey  
Lane, Suite E,  
Tampa, FL 33619

Local Orlando Office: 1615  
Edgewater Drive, Suite 200,  
Orlando, FL 32804

Corporate Headquarters: 2724  
Discovery Drive, Suite 120,  
Raleigh, NC 27616



**Laura Canary, CEcD, FRA-RA**  
Project Manager  
[Lcanary@smeinc.com](mailto:Lcanary@smeinc.com)  
813.623.6646



THE CITY OF  
**NEW PORT  
RICHEY**  
FLORIDA



**CRA**  
NEW PORT RICHEY

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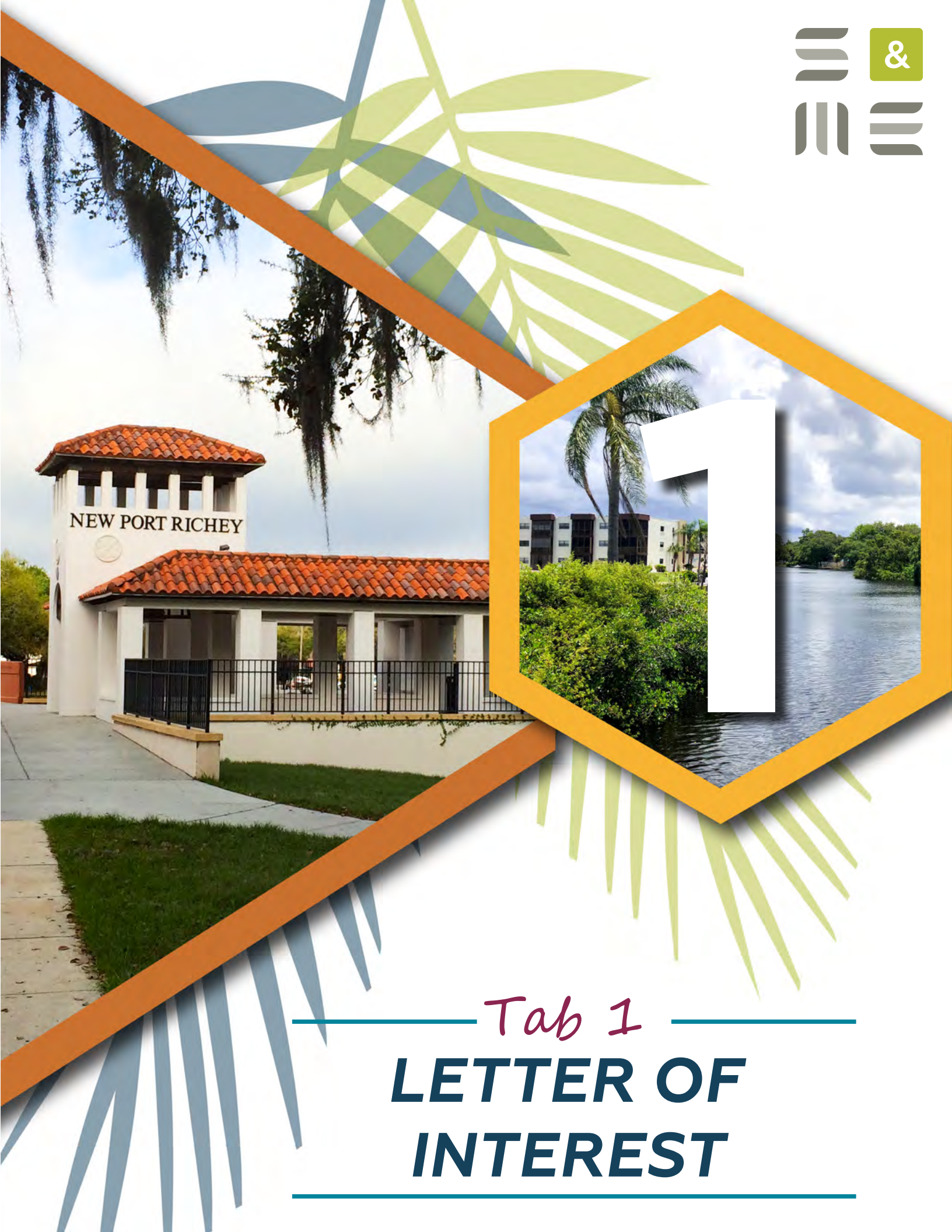
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# 03

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Tab 1

**LETTER OF  
INTEREST**

# 01 | LETTER OF INTEREST

June 30, 2022

City of New Port Richey  
Attn: City Clerk  
5919 Main Street,  
New Port Richey, FL 34652

## Re: RFP 22-015 Community Redevelopment Plan Update Consulting Services

Dear Members of the Selection Committee,

The City of New Port Richey's direct access to the Gulf-of-Mexico, combined with its convenient location and access to major roadways, make it an ideal community for residents and businesses. The City is positioned well for continued growth and investment. One of the hidden jewels of New Port Richey is its vibrant downtown. The downtown is home to a variety of restaurants, shops and entertainment venues, which have attracted significant investment and development in recent years. We recognize that the area is poised for accelerated growth and development, and that an updated Community Redevelopment Plan is essential to ensure that the right type of development occurs.

S&ME is an **interdisciplinary** firm, offering planning, urban design, transportation, landscape architecture, engineering, environmental and construction services through a unique collaborative approach. Founded in 1973, S&ME has grown to a 1,100-person corporation operating from 34 offices across the United States.

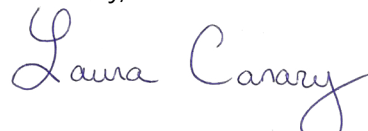
Through our interdisciplinary approach, and more particularly our Placemaking team, S&ME has developed an innovative, yet comprehensive approach to redevelopment planning. We take pride in partnering with CRAs across the state of Florida to develop redevelopment plans that go far beyond meeting statutory requirements. Through a collaborative process that involves our in-house community planners, landscape architects, civil engineers, construction and environmental experts, **S&ME delivers redevelopment plans that are both visionary and implementable.**

Effective communication and engagement are key to any successful planning process. These elements are the foundation of developing a truly community-driven plan. S&ME's approach is to listen and learn from City staff, elected officials, stakeholders, and residents of the community to build consensus and excitement for a future vision for the community. We utilize our team of graphic artists and marketing professionals to develop creative content and platforms to assist with this outreach. Our approach helps communities build brand identity and awareness during the planning process. Whether it's printed materials, the project website, a Lumion video, or social media engagements, we generate content that is consistent with the community's branding to make certain that every touchpoint is building the community's brand. The final deliverable will be a camera-ready Community Redevelopment Plan that can also be used for economic development marketing and attraction purposes.

Additionally, we appreciate the importance of learning from and building upon previous planning efforts, therefore, if selected, S&ME will be partnering with Mahan Rykiel Associates, Inc. for the Community Redevelopment Plan Update. Given that a key component of the Redevelopment Plan update will be to incorporate projects and programs from the Downtown Highway 19 and Corridor Master Plan, we know that together we'll be able to develop a Plan that promotes the downtown renaissance while supporting redevelopment throughout the community redevelopment area that is synergetic with the downtown.

Thank you in advance for your consideration. We hope to have the opportunity to expand our thoughts and ideas through the interview process.

Sincerely,



Laura Canary, CEcD, FRA-RA  
Project Manager  
LCanary@smeinc.com  
O: 813.623.6646 | M: 321.307.5679

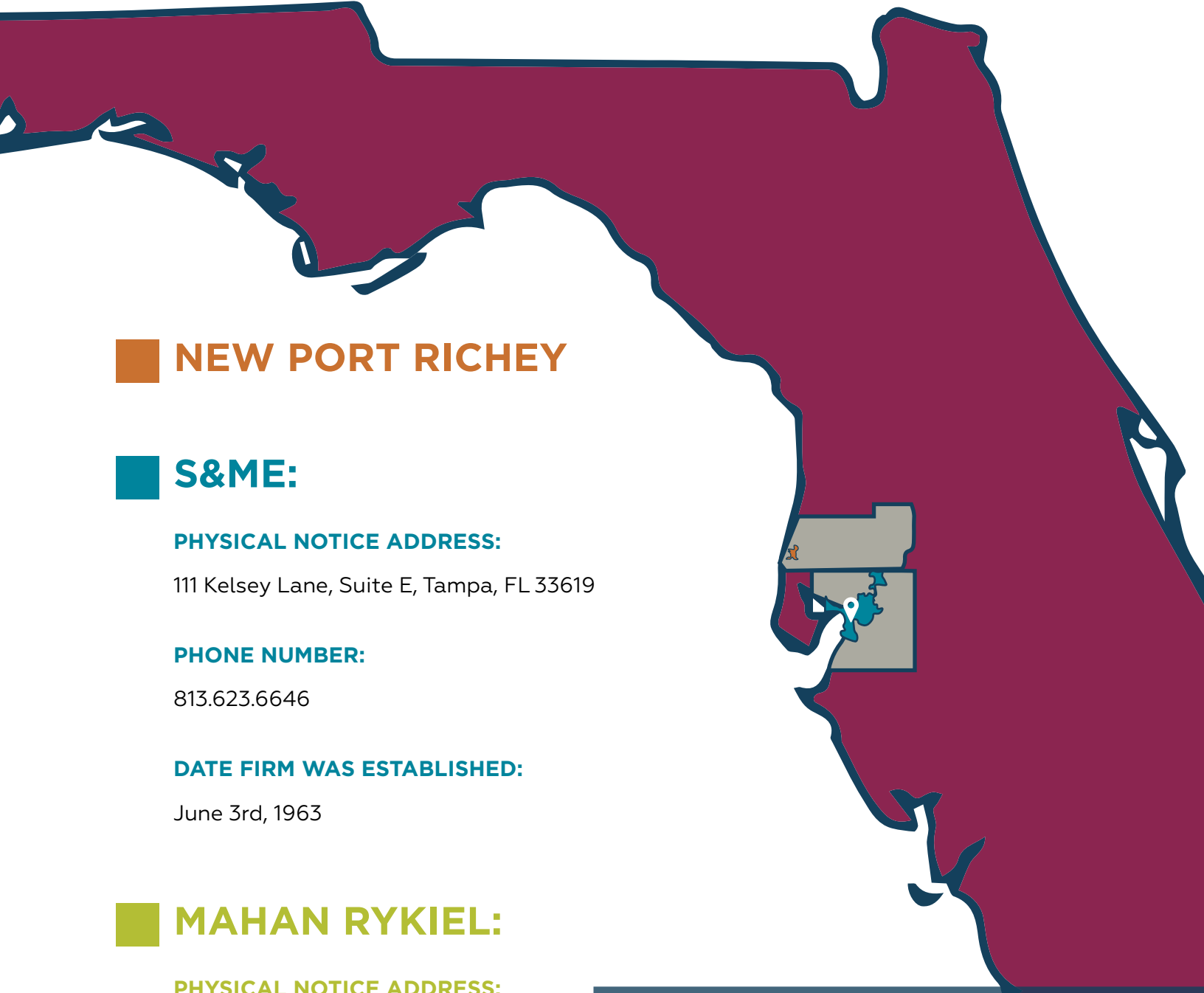


George Kramer, AICP, LEED AP (**Authorized Representative**)  
Vice President/Area Manager - Placemaking/Principal-in-Charge  
GKramer@smeinc.com  
O: 407.975.1273 | M: 407.202.8387  
1615 Edgewater Drive, Suite 100, Orlando, FL 32804



*Tab 2*

**STATEMENT OF  
QUALIFICATIONS**



**NEW PORT RICHEY**

**S&ME:**

**PHYSICAL NOTICE ADDRESS:**

111 Kelsey Lane, Suite E, Tampa, FL 33619

**PHONE NUMBER:**

813.623.6646

**DATE FIRM WAS ESTABLISHED:**

June 3rd, 1963

**MAHAN RYKIEL:**

**PHYSICAL NOTICE ADDRESS:**

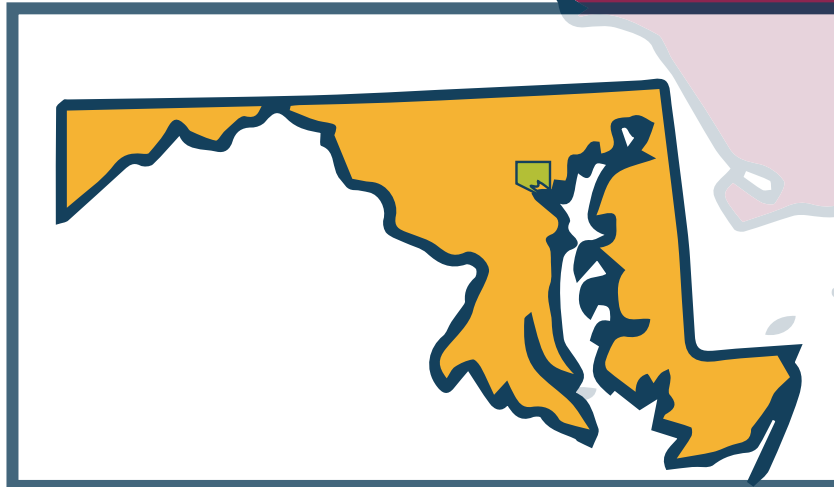
3300 Clipper Mill Road, Suite 200,  
Baltimore, MD 21211

**PHONE NUMBER:**

410.235.6001

**DATE FIRM WAS ESTABLISHED:**

1983



# *State of Florida Department of State*

I certify from the records of this office that S&ME, INC. is a North Carolina corporation authorized to transact business in the State of Florida, qualified on March 10, 1993.

The document number of this corporation is F93000000770.

I further certify that said corporation has paid all fees due this office through December 31, 2021, that its most recent annual report/uniform business report was filed on February 24, 2021, and that its status is active.

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

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Twenty-fourth day of  
February, 2021*



*Randy R. Lee*  
**Secretary of State**

Tracking Number: 3697533303CC

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

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

4/26/22, 10:21 AM

Detail by Entity Name

DIVISION OF CORPORATIONS



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

### Detail by Entity Name

Foreign Profit Corporation  
S&ME, INC.

Filing Information

<b>Document Number</b>	F93000000770
<b>FEI/EIN Number</b>	56-0791580
<b>Date Filed</b>	03/10/1993
<b>State</b>	NC
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	09/23/1994

Principal Address

2724 Discovery Drive  
Suite 120  
RALEIGH, NC 27616

Changed: 02/26/2018

Mailing Address

2724 Discovery Drive  
Suite 120  
RALEIGH, NC 27616

Changed: 02/26/2018

Registered Agent Name & Address

COGENCY GLOBAL INC.  
115 North Calhoun St.  
Suite 4  
Tallahassee, FL 32301

Name Changed: 01/31/2012

Address Changed: 07/07/2015

Officer/Director Detail

**Name & Address**

Title Director

<https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=SME F93...> 1/3

# 02 | STATEMENT OF QUALIFICATIONS | PROPOSER PROFILE

## PROPOSER IDENTIFICATION

4/26/22, 10:21 AM

Detail by Entity Name

Brown, Keith C  
2724 Discovery Drive  
Suite 120  
Raleigh, NC 27616

Title Landscape Architect Compliance Officer

Read, Carrie  
1615 Edgewater Drive, Suite 200  
Orlando, FL 32804

Title Land Surveying Compliance Officer

Moghimi, Amir  
1615 Edgewater Drive Suite 200  
Orlando, FL 32804

Title VP

Sweitzer, Shannon  
2724 Discovery Drive  
Suite 120  
Raleigh, NC 27616

Title President

Ryan, Matthew D  
2724 Discovery Drive  
Suite 120  
RALEIGH, NC 27616

Title Secretary

Keyes, Meredith L  
2724 Discovery Drive  
Suite 120  
RALEIGH, NC 27616

Title VP

Kramer, George  
1615 Edgewater Drive Suite 200  
Orlando, FL 32804

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2022	02/03/2022
2022	02/25/2022
2022	03/02/2022

<https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=SME F93...> 2/3

# 02 | STATEMENT OF QUALIFICATIONS | PROPOSER PROFILE

## PROPOSER IDENTIFICATION

4/26/22, 10:21 AM

Detail by Entity Name

### Document Images

<a href="#">03/02/2022 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/25/2022 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/03/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/24/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/03/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/12/2019 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
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<a href="#">06/23/1995 -- ANNUAL REPORT</a>	View image in PDF format

Florida Department of State, Division of Corporations

**S&ME, Inc. (S&ME)** delivers engineering, design, planning, environmental and construction services for the built environment. Founded in 1973, we have grown to a 1,200-person corporation operating from 36 offices in the Southeast and Midwest. S&ME is owned by our employees who remain faithful to our core values of safety, quality and client service. Our goal is to provide practical solutions to our clients' infrastructure, development, and environmental challenges. We care about our clients and devote our abundant resources and technical expertise to helping them safely and efficiently meet their objectives.

**Through a balanced interdisciplinary approach,** S&ME delivers redevelopment results by providing innovative and sustainable solutions. As strategic development advisors, our firm offers a wide array of expertise through a collaborative approach to projects that is **focused on implementation from the outset.** Our planners, designers and engineers work together to develop creative designs and pioneering ideas, which are then rigorously tested for workability. We define success through quality built projects.



**“S&ME defines success through quality-built projects. We have built our company to partner with clients and advance projects from Planning to Design and through Construction.”**

S&ME's diverse team of professionals exhibit an unwavering commitment to this interdisciplinary approach and has earned the reputation as one of Florida's preeminent Community Redevelopment consulting firms. We specialize in Redevelopment Planning. The S&ME project team has provided professional consulting services to fifty-four (54) Community Redevelopment Agencies in twenty-five (25) counties throughout Florida. This work includes eight (8) CRA Plan updates within the past three (3) years. This experience includes urban design, planning/massing studies, form-based codes, wayfinding/gateway signage design, multi-modal mobility planning and construction project administration.

Our redevelopment work is rooted in a commitment to Placemaking, a design perspective that recognizes the relationship between transportation, private development, and civic spaces. We think beyond project site boundaries and design for the people and experiences of the larger place and community. We are committed to a unique interdisciplinary approach where planners, civil engineers, landscape architects, and multi-modal transportation professionals collaborate throughout the lifecycle of a project. Our process yields innovation and provides value to clients as we lead teams from planning to design and through construction.

Our experience includes preparing Finding of Necessity Studies, CRA establishment in Charter and Non-Charter Counties, detailed Tax Increment Fund projections, CRA operational term extensions, Community Redevelopment Plans/Updates, administration of the day-to-day operations of CRAs, and project specific implementation of CRA capital projects and programming. S&ME has been a proud supporter of the Florida Redevelopment Association (FRA) for over 15 years and is continually “sharpening our pencils” and learning the latest redevelopment techniques and legislative requirements. From concept to construction, S&ME offers a wealth of knowledge and experience through every life stage of a CRA.

AREA OF SPECIALIZATION

**MAHAN RYKIEL**  
ASSOCIATES INC

**PRACTICE**

Founded in 1983, Mahan Rykiel Associates is a 30 person landscape architecture, urban design, and planning firm located in Baltimore, Maryland. The firm works across scales to imagine and realize projects that enrich the human condition and support vibrant natural systems. Research and discovery guide project development that range from public parks, civic plazas, state infrastructure, downtown and neighborhood plans, academic institutions, corporate campuses, mixed-use housing, private residences, healthcare facilities, hotels, and commercial centers. The firm cultivates this diversity to deepen and broaden its creative capacity to shape the built environment. Active collaboration across disciplines and sectors ensures that technical knowledge and resources are leveraged in support of each project. The academic and professional backgrounds of the firm’s talented staff enable the practice to communicate and respond to even the most complex client needs.

**PHILOSOPHY**

Mahan Rykiel Associates’ philosophy centers on the core pursuit of design - to construct meaning and build relationships in the world. The firm seeks to realize this in every project as it articulates ideas in matter through design. This act is born and reborn at every site, with every client and every collaborator. Research, dialogue, and discovery enable the real to be shaped by imagination - giving form to the invisible and substance to the intangible.

3300 Clipper Mill Rd. Suite 200  
Baltimore MD, 21211  
MahanRykiel.com; 410.235.6001

**30** LANDSCAPE ARCHITECTS  
DESIGNERS  
PLANNERS

**39 YEARS**

EXPERIENCE IN **30** COUNTRIES

HIGHLIGHTED AWARDS	
2021	<b>Ellicott City Watershed Master Plan</b> MD ASLA Traveling Award of Innovative Excellence; Best in Category- National Association of Counties (NACo)
2018	<b>Suburban Square</b> Merit Award, MD Chapter of the American Society of Landscape Architects Design with Dredge: Resilient Landscape Infrastructure in the Chesapeake Bay ASLA Professional Awards
2018	<b>Project Birdland</b> Traveler’s Award for Innovation Maryland Chapter of the American Society of Landscape Architects
2017	<b>Anthem House</b> Grand Prize, Great American Living Award D.C, Wavemaker Award from Baltimore Chapter of Urban Land Institute
2017	<b>Exelon</b> USGBC MD Chapter, Wintergreen Award



City of New Port Richey, FL



S&ME | RFP 22-015: Community Redevelopment Plan Update Consulting Services





Laura Canary, CEcD, FRA-RA  
Project Manager



George Kramer, AICP, LEED AP  
Principal-in-Charge

### PLANNING



Patricia Tyjeski, AICP  
Principal Planner



Chris Dougherty, AICP  
Senior Planner/GIS Specialist



John Jones, AICP, FRA-RP  
Senior Redevelopment/Economic  
Development Planner



Nick Hill, AICP  
Planner



Jalisa Harris (AICP Candidate)  
Planner



Katie Martin (AICP Candidate)  
Planner



Tom McGilloway, PLA  
Planner

### LANDSCAPE ARCHITECTURE



Carrie Read, PLA, ASLA, LEED AP  
Senior Landscape Architect

### COMMUNITY ENGAGEMENT/GRAPHIC DESIGN



Em Schaefer  
Senior Graphic Designer/Public  
Outreach Specialist

### TRANSPORTATION ENGINEERING/PLANNING



Angelo Rao, PE  
Transportation/Complete Streets  
Engineer



Terry McKloski, AICP  
Senior Transportation Planner

 S&ME, Inc.

 Mahan Rykiel Associates

S&ME, Inc. has no joint venture or other forms of association.



## 02 | STATEMENT OF QUALIFICATIONS | PROPOSER PROFILE

### SPECIALTY CERTIFICATIONS

Our project team is comprised of highly qualified professionals with experience delivering Redevelopment Plan updates. Collectively, the project team holds certifications and licenses that enable S&ME to implement Community Redevelopment planning from an innovative and interdisciplinary perspective. Our team has the experience and expertise to ensure that the updated Community Redevelopment Plan is a community-driven, “camera ready”, and achievable Plan.

#### S&ME *Certifications*

##### AICP

- George Kramer (#020533)
- Patricia Tyjeski (#069120)
- Chris Dougherty (#026356)
- John Jones (#023074)
- Nick Hill (#33455)
- Terry McKloski (#022275)

##### LEED AP

- George Kramer
- Carrie Read

##### FRA-RA

- Laura Canary

##### CEcD

- Laura Canary (#2828)

##### FRA-RP

- John Jones

##### ASLA

- Carrie Read

##### PLA

- Carrie Read (FL #LA6667316)
- Tom McGilloway (MD #777)\*

##### PE

- Angelo Rao (FL PE #58147)

### Certification *Definitions*

**AICP:** American Institute of Certified Planners

**ASLA:** American Society of Landscape Architects

**LEED AP:** LEED Accredited Professional

**CEcD:** Certified Economic Developer

**PLA:** Board of Professional Landscape Architects

**FRA-RA:** Florida Redevelopment Association Redevelopment Administrator

**FRA-RP:** Florida Redevelopment Association Redevelopment Professional

**PE:** Board of Professional Engineers

\* Subconsultant - Mahan Rykiel



# The American Institute of Certified Planners

The Professional Institute of the American Planning Association

hereby qualifies

## George Malcolm Kramer

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

Certified Planner Number: **020533**

**February 17, 2006**



PRESIDENT



EXECUTIVE DIRECTOR



This certificate hereby qualifies

**John M. Jones, 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 023074

*[Signature]*

Paul Farmer, FAICP  
Executive Director and CEO

Graham Billingsley, AICP  
President





This certificate hereby qualifies

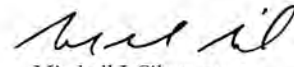
## Nickolas Hill

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: 33455



Joel Albizo, FASAE, CMA  
Chief Executive Director



Mitchell J. Silver, FAICP  
President



American Institute  
of Certified Planners

*Creating Great Communities for All*

Verify <https://www.credly.com/go/oaOW14i7>

This certificate hereby qualifies

**Christopher R. Dougherty, 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 026356




Paul Farmer, FAICP  
Chief Executive Officer



Lee Brown, FAICP  
President




The American Planning Association's  
Professional Institute  
**American Institute  
of Certified Planners**  
*Making Great Communities Happen*



Ron DeSantis, Governor

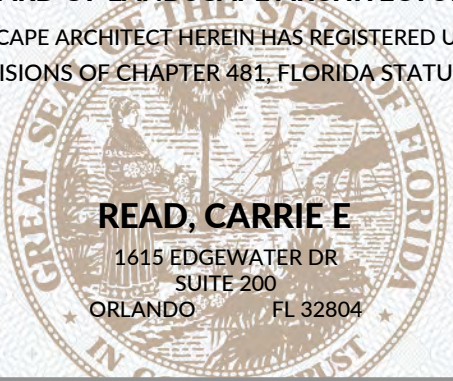
Julie I. Brown, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**BOARD OF LANDSCAPE ARCHITECTURE**

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES




**READ, CARRIE E**  
 1615 EDGEWATER DR  
 SUITE 200  
 ORLANDO FL 32804

**LICENSE NUMBER: LA6667316**

**EXPIRATION DATE: NOVEMBER 30, 2023**

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HEREBY CERTIFIES THAT

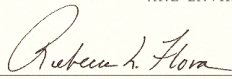
**Carrie Read**

HAS ACHIEVED THE DESIGNATION OF

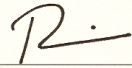
**LEED® ACCREDITED PROFESSIONAL**

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



  
 Chairman

July 14, 2008  
 Date Issued

  
 S. Richard Pedrizzi, President and CEO

Printed on 50% bamboo fibers / 50% post-consumer fibers with vegetable based inks.

# AICP

PATRICIA ACOSTA

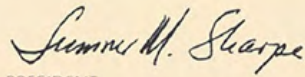
HAS QUALIFIED AS A

**MEMBER**

AMERICAN INSTITUTE OF CERTIFIED PLANNERS

JULY 1992

DATE OF MEMBERSHIP



PRESIDENT



EXECUTIVE DIRECTOR



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**FBPE**  
FLORIDA BOARD OF  
PROFESSIONAL ENGINEERS

**STATE OF FLORIDA**

**BOARD OF PROFESSIONAL ENGINEERS**

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

**RAO, ANGELO**

111 WEST MINNEHAHA STREET  
TAMPA FL 33604-6043

**LICENSE NUMBER: PE58147**

**EXPIRATION DATE: FEBRUARY 28, 2023**

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# The American Institute of Certified Planners

The Professional Institute of the American Planning Association

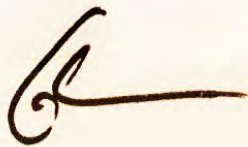
hereby qualifies

## Terrence Anthony McKloski

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

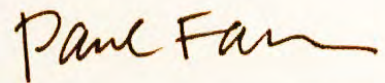
Certified Planner Number: 022275

February 4, 2008



---

PRESIDENT



---

EXECUTIVE DIRECTOR



Ron DeSantis, Governor

Julie I. Brown, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**BOARD OF LANDSCAPE ARCHITECTURE**

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE  
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES



**RYKIEL, SCOTT J**

MAHAN RYKIEL ASSOCIATES INC  
307 DIXIE DRIVE  
TOWSON MD 21204

**LICENSE NUMBER: LA0001220**

**EXPIRATION DATE: NOVEMBER 30, 2023**

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**Results for Active Licensed Landscape Architects: 1**

Name	City	State	Zip	Expiration	Category	Reg. #
THOMAS MARK MCGILLOWAY	BALTIMORE	MD	21211	2023-12-19	LICENSED LANDSCAPE ARCHITECT	777

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# LAURA CANARY

## CECD, FRA-RA

### PROJECT MANAGER



20 Years of Experience

Certified Economic Developer



### PROFILE

Laura has over 20 years of experience working in local government. Over the last 12 years her focus has been in economic development and redevelopment. Laura is committed to growing and enhancing vibrant, sustainable communities.

### EDUCATION

- Master of Public Administration, University of South Florida, Tampa, FL, 2015
- Bachelor of Arts, University of South Florida, Tampa, FL, 2003

### SKILLS

- Community Engagement
- Collecting, Synthesizing, and Presenting Public Information
- Economic Development/Redevelopment Planning

### EXPERIENCE

#### Community Redevelopment Plan Update (Downtown)

Project Manager | St. Augustine, FL | 2022 - Ongoing | S&ME

Update of the Historic Area Transportation and Parking Community Redevelopment Plan.

- Manage the Community Redevelopment Plan Update
- Complete a Findings of Necessity (FON) and provide a Blight Matrix
- Update the Historic Area CRA Plan

#### City of Weston Economic Development Existing Conditions Analysis

Project Manager | Weston, FL | 2022 - Ongoing | S&ME

Conduct an Economic Development-Existing Conditions and Retail Market Analysis to inform the City's future economic development strategy.

- Manage development of the assessment and industry snapshot
- Evaluate existing regulations, policies and programs
- Prepare a target industry and market analysis for City and surrounding area

#### Community Redevelopment Plan Update

Project Manager | Pinellas Park, FL | 2020 | City of Pinellas Park

S&ME completed a redevelopment plan update that included a boundary expansion and a 20-year extension of the CRA operational timeframe; with approval from Pinellas County, one of Florida's 20 charter counties.

- Coordinated with Pinellas County administration to identify an appropriate expansion area of the CRA
- Oversaw the update to the Community Redevelopment Plan, expansion of the CRA boundary and extension of the operational time frame of the CRA

#### Pinellas Park City Center Master Plan

Project Manager | Pinellas Park, FL | 2021 | City of Pinellas Park

S&ME led this community planning effort to design a new City Center in a suburban municipality, located in the middle of Florida's most densely populated County.

- Worked with administration, elected officials and stakeholders to ensure the City Center Plan was a community

# GEORGE KRAMER

## AICP, LEED AP

### PRINCIPAL-IN-CHARGE



22 Years of Experience

AICP #020533



### PROFILE

Strategy and Implementation are at the forefront of George's approach to planning. He possesses a keen understanding of technical, administrative, and political issues and specializes in the successful execution of complex projects. George is committed to an interdisciplinary approach to Placemaking that emphasizes collaboration across professional disciplines to deliver innovation and value to clients.

### EDUCATION

- Master of Urban and Regional Planning, University of Florida, Gainesville, FL, 2007
- Bachelor of Political Science, University of Florida, Gainesville, FL, 1999

### SKILLS

- Strategic Master Planning
- Comprehensive Planning
- Land Use Entitlements
- Redevelopment Planning
- Complete Streets/Multi-Modal Transportation

### EXPERIENCE

#### Community Redevelopment Plan Update (Channel District)

Principal-in-Charge | Tampa, FL | 2021 - 2022 | S&ME

S&ME led a community-driven planning process to develop a redevelopment vision and implementation strategy for the Tampa Channel District, which has an annual budget of more than \$8 million.

- Facilitated Community Workshops
- Directed the Redevelopment Strategy

#### Community Redevelopment Plan Update (Downtown)

Principal-in-Charge | Kissimmee, FL | 2020 | S&ME

S&ME developed a plan and implementation strategy to embrace a burgeoning Medical Arts District, redeveloping waterfront, and arts and cultural resources as the City transitions from its historic agri-business heritage.

- Directed the Redevelopment Strategy
- Provided Senior Review of deliverables

#### Community Redevelopment Plan Update

Principal-in-Charge | Pinellas Park, FL | 2018 | S&ME

S&ME completed a redevelopment plan update that included a boundary expansion and a 20-year extension of the CRA operational timeframe; with approval from Pinellas County, one of Florida's 20 charter counties.

- Directed the Redevelopment Strategy
- Provided Senior Review of deliverables

#### Community Redevelopment Plan Update (St. Andrews)

Principal-in-Charge | Panama City, FL | 2018 | S&ME

S&ME produced a redevelopment plan to transition this historic working waterfront district into a dynamic mixed-use destination.

- Directed the Redevelopment Strategy
- Provided Senior Review of deliverables

# PATRICIA TYJESKI

## AICP

### PRINCIPAL PLANNER



34 Years of Experience

AICP #069120



### PROFILE

Pat has extensive experience with long range comprehensive planning, land development regulations, zoning, historic preservation and development review. Over the course of her career, Pat has worked with over 30 jurisdictions on numerous comprehensive planning projects.

### EDUCATION

- Master of Regional Planning, Cornell University, Ithaca, NY, 1988
- Bachelor of Architecture, Universidad Javeriana, Bogotá, Colombia, 1985

### SKILLS

- Comprehensive Planning
- Land Development Regulations
- Historic Preservation
- Development Review
- Public Engagement

### EXPERIENCE

#### Community Redevelopment Plan Update (Downtown)

Principal-in-Charge | City of Kissimmee, FL | 2020 | S&amp;ME

Participated in the update of the Downtown Community Redevelopment Plan and the extension of the operational timeframe of the CRA to 2052. The update consisted of a full rewrite of the plan with specific focus on urban design and improving the livability of the downtown.

- Oversaw the completion of the project within schedule and budget
- Participated in community engagement opportunities

#### Community Redevelopment Plan Update

Principal-in-Charge | City of Ft. Pierce, FL | 2019 | S&amp;ME

Participated in the update of the Community Redevelopment Plan to reflect changes in the conditions.

- Oversaw the completion of the project within schedule and budget
- Participated in community engagement opportunities

#### Community Redevelopment Plan Update

Principal-in-Charge | City of Sebring, FL | 2021 - 2022 | S&amp;ME

Prepared an update to the Sebring Community Redevelopment Plan and extended the operational timeframe of the Agency. Update included Tax Increment Fund projections, capital project identification and project cost estimates.

- Oversaw the completion of the project within schedule and budget
- Provided Senior Review of deliverables

#### Community Redevelopment Plan Update

Principal-in-Charge | City of Palatka, FL | 2021 - 2022 | S&amp;ME

Prepared an update of the Community Redevelopment Plan for the City of Palatka. Updated CRA Plan coordinated redevelopment activities in three downtown redevelopment districts.

- Oversaw the completion of the project within schedule and budget
- Provided Senior Review of deliverables

# CHRIS DOUGHERTY

## AICP

**SENIOR PLANNER/GIS  
SPECIALIST**



17 Years of Experience



AICP #026356



## PROFILE

Chris has extensive experience providing private and public sector planning services. He excels at comprehensive planning, land development code writing, visioning/public engagement, parks and recreation planning, and entitlements. He also has a strong background in GIS and manages the GIS operations in the Orlando office.

## EDUCATION

- Master of Arts in Urban and Regional Planning, University of Florida, Gainesville, FL, 2006
- Bachelor of Arts in Criminology, University of Florida, Gainesville, FL, 2001

## SKILLS

- Comprehensive Planning
- Land Development Code Writing
- Development Review
- Redevelopment Planning
- GIS Analysis
- Parks and Recreation System Planning
- Public Engagement
- Visioning
- Land Use Entitlements
- Grant Writing

## EXPERIENCE

### Community Redevelopment Plan Update (Downtown)

Senior Planner | Kissimmee, FL | 2020 | S&ME

The update consisted of a full rewrite of the plan with specific focus on urban design and improving the livability of the downtown.

- Assisted with identifying key redevelopment strategies and programming for the Plan update
- Other responsibilities included developing a housing strategy for the plan, updating GIS data, and assisting with the facilitation of a virtual public engagement

### Community Redevelopment Plan Update

Project Planner | Lake Wales, FL | 2017 - 2018 | S&ME

The update included a destination-based economic development strategy that focused on the City's historic downtown, natural amenities and extensive community and cultural resources.

- Assisted with identifying key redevelopment strategies for the Plan
- Other responsibilities included updating GIS data and assisted with public engagement preparation

### Community Redevelopment Plan Update (Eloise)

Project Manager | Polk County, Florida | 2017 - 2018 | S&ME

Eloise is a historic farmworker community in unincorporated Polk County that has struggled with limited infrastructure and substandard housing conditions.

- Responsible for coordinating, scheduling, and facilitating public engagement activities
- Established new priorities and improvements for the CRA and evaluated existing programs

### Curry Ford Vision Plan

Project Planner | Orlando, FL | 2020 - 2021 | S&ME

The resulting plan included recommended changes to roadway design, policy updates and code changes to direct future redevelopment in the area.

- Assisted with public engagement (including presenting and facilitating public workshops) and prepared GIS data and maps for land use analysis

# JOHN JONES

## AICP, FRA-RP

### SENIOR REDEVELOPMENT/ ECONOMIC DEVELOPMENT PLANNER



31 Years of Experience

AICP #023078



### PROFILE

John has over 30 years experience specializing in redevelopment and economic development planning. John understands the relationship between design and development regulations that can create healthy and economically vibrant communities. John is passionate about the positive social and community impacts that can be realized through prudent planning and redevelopment.

### EDUCATION

- Master of Public Administration, University of Central Florida, Orlando, FL, 1991
- Bachelor of Science in Economics, University of Central Florida, Orlando, FL, 1989

### SKILLS

- Redevelopment Planning
- Economic Development Planning
- Regulatory Incentives
- Comprehensive Planning and Land Development Codes
- Community Engagement

### EXPERIENCE

#### Community Redevelopment Plan Update (Channel District)

Project Manager | Tampa, FL | 2021 - 2022 | S&amp;ME

Prepared Redevelopment Plan and corresponding Strategic Action Plan for the City of Tampa's Channel District Community Redevelopment Agency.

- Administered Public Engagement activities (workshops, interviews, and public forums)
- Administered Redevelopment Plan and corresponding Strategic Action Plan review, approval and adoption process

#### Community Redevelopment Plan Update (Downtown)

Project Manager | Kissimmee, FL | 2020 | S&amp;ME

Updated Community Redevelopment Plan and extended operational timeframe of Community redevelopment Agency.

- Identified key redevelopment strategies and programming for the Plan update
- Developed place-based economic development strategies
- Extension of the operational timeframe of the CRA to 2052

#### Community Redevelopment Plan Update

Project Manager | Pinellas Park FL | 2018 | S&amp;ME

Updated Community Redevelopment Plan, expanded redevelopment Area boundaries and extended operational timeframe of the redevelopment agency.

- Coordinated with Pinellas County Special District Accountability Program reporting requirements
- Facilitated several community engagements events and planning forums

#### Community Redevelopment Plan Update

Project Manager | Sebring, FL | 2021 - 2022 | S&amp;ME

Prepared an update to the Sebring Community Redevelopment Plan and extended the operational timeframe of the Agency. Update included Tax Increment Fund projections, capital project identification and project cost estimates.

- Developed goals, focus areas, & strategies for implementation
- Administered Public Engagement activities (workshops, interviews, and website)

# NICK HILL

## AICP

### PLANNER



5 Years of Experience

AICP #33455



### PROFILE

Nick is well-versed in the field of contemporary urban and regional planning. His professional experience has included updating comprehensive plans and community redevelopment plans, performing reviews of development applications for municipalities, and facilitating entitlement research, land use and rezoning amendments, special use permits and variance requests. Nick is also a highly skilled Geographic Information System (GIS) technician.

### EDUCATION

- Master of Arts in Urban and Regional Planning, University of Florida, Gainesville, FL, 2019
- Bachelor of Science in Public Administration, University of Central Florida, Orlando, FL, 2015

### SKILLS

- Comprehensive Planning
- Redevelopment Planning
- Master Planning
- Land Use Entitlements
- Development Review
- Geographic Information Systems
- Public Engagement

### EXPERIENCE

#### Community Redevelopment Plan Update (Channel District)

GIS Specialist | Tampa, FL | 2020 - 2022 | S&ME

S&ME led a community-driven planning process to develop a redevelopment vision and implementation strategy for the Tampa Channel District, which has an annual budget of more than \$8 million.

- Led and assisted other project team members with various GIS-related tasks, including mapping, spatial analysis, and area calculations

#### Community Redevelopment Plan Update (Downtown)

Project Planner | Kissimmee, FL | 2020 | S&ME

S&ME prepared an update to the City of Kissimmee's Downtown Community Redevelopment Plan. The update consisted of a full rewrite of the Plan with specific focus on urban design and improving the livability of the Downtown.

- Led the conceptual master planning efforts for the Project by incorporating the findings of the existing conditions analysis and the insights provided by local residents and business owners
- Spearheaded various GIS-related efforts, including mapping existing conditions, performing spatial analyses, and running area calculations
- Assisted with preparing and hosting multiple community engagements within the City, including stakeholder interviews, public workshops, and an open house

#### Community Redevelopment Plan Update

Project Planner | Fort Pierce, FL | 2019 - 2021 | S&ME

S&ME prepared the update to the City's 2001 Community Redevelopment Plan to reflect changes in the conditions of the CRA subsequent to the 2001 Plan's adoption and the current implementation status of long-term redevelopment projects.

- Drafted the updated Goals, Objectives, and Policies of the Community Redevelopment Plan based on the directives and insights provided by community and further supported by an extensive existing conditions analysis
- Hosted various public engagement events for the project, including stakeholder meetings, open houses, and community workshops
- Developed and refined all project-related maps for the Plan Update using a suite of GIS software

# JALISA HARRIS

## PLANNER



3 Years of Experience

AICP Candidate



## PROFILE

Jalisa's background in meaningful community engagement has its early roots in providing services through a global civic organization and leading problem-resolution discourse. Bringing that experience into urban planning, Jalisa's public engagement approach centers on cultural relevance, self-empowerment, and interpersonal education to ascertain and reflect aspects of the community's collective identity through the planning process.

## EDUCATION

- Master of Urban and Regional Planning, University of Central Florida, Orlando, FL, 2021
- Master of Public Administration, University of Central Florida, Orlando, FL, 2019
- Bachelor of East Asian Languages & Culture - Chinese, University of Florida, Gainesville, FL, 2013

## SKILLS

- Development Review
- Comprehensive Planning
- Master Planning
- Redevelopment Planning

## EXPERIENCE

### Community Redevelopment Plan Update (Channel District)

Project Planner | Tampa, FL | 2021 - 2022 | S&ME

S&ME led a community-driven planning process to develop a redevelopment vision and implementation strategy for the Tampa Channel District, which has an annual budget of more than \$8 million.

- Managed the virtual engagement portion of synchronous hybrid (in-person & online) public workshops

### Community Redevelopment Plan Update

Project Planner | Palatka, FL | 2020 - 2021 | S&ME

Prepared an update of the Community Redevelopment Plan for the City of Palatka. Updated CRA Plan coordinated redevelopment activities in three downtown redevelopment districts.

- Evaluated the CRA's existing socioeconomic and built environment conditions, documented the status of accomplishing past CRA plan goals, and prepared narratives to position opportunity sites for marketing

### Community Redevelopment Plan Update

Project Planner | Sebring, FL | 2021 - 2022 | S&ME

Prepared an update to the Sebring Community Redevelopment Plan and extended the operational timeframe of the Agency. Update included Tax Increment Fund projections, capital project identification and project cost estimates.

- Assisted the City of Sebring in illustrating the accomplishments of the CRA, calculating tax increment projections, developing action strategies for the future of the CRA, as well as developing goals, objectives, and policies

### Community Redevelopment Plan Update (Downtown North)

Project Planner | Panama City, FL | 2021 - Ongoing | S&ME

Prepared three (3) Finding of Necessity Reports to expand the boundaries of Downtown North Redevelopment Area and updated the Downtown North CRA Community Redevelopment Plan to memorialize boundary changes.

# KATIE MARTIN

## PLANNER



3 Years of Experience

AICP Candidate



## PROFILE

Katie is passionate about sustainability, resiliency, walkability, and community development. She thrives working with data and much of her work revolves around geospatial analysis, report creation, writing, and editing. Her experience with crafting comprehensive plans, adaptation action plans and sustainability plans demonstrates her focus on the environmental wellbeing of communities

## EDUCATION

- Master of City and Regional Planning, Georgia Institute of Technology, Atlanta, GA, 2020
- Master of Science in Public Policy, Georgia Institute of Technology, Atlanta, GA 2020
- Bachelor of Science in Earth and Environmental Science, Mercer University, Macon, GA, 2012

## SKILLS

- Community Engagement
- Geographic Information Systems (GIS)
- Data & Analysis
- Redevelopment Planning
- Resiliency & Adaptation Planning
- Adobe Creative Suite (InDesign, Illustrator)
- Writing & Editing

## EXPERIENCE

### Community Redevelopment Plan Update (Channel District)

Planner | Tampa, FL | 2021 - 2022 | S&ME

S&ME led a community-driven planning process to develop a redevelopment vision and implementation strategy for the Tampa Channel District, which has an annual budget of more than \$8 million.

- Led community engagement throughout the project process
- Developed strategic plan, community redevelopment plan, and final reports

### Community Redevelopment Plan Update (Downtown North)

Planner | Panama City, FL | 2021 - Ongoing | S&ME

Prepared three (3) Finding of Necessity Reports to expand the boundaries of Downtown North Redevelopment Area and updated the Downtown North CRA Community Redevelopment Plan to memorialize boundary changes.

- Performed geospatial analysis and created a map series using ArcGIS Pro
- Analyzed existing conditions and regulations within the Downtown North area

### Community Redevelopment Plan Update

Planner | Sebring, FL | 2020 - 2022 | S&ME

Prepared an update to the Sebring Community Redevelopment Plan and extended the operational timeframe of the Agency. Update included Tax Increment Fund projections, capital project identification and project cost estimates.

- Performed geospatial analysis and created a map series using ArcGIS Pro
- Assisted with report development, budgeting, and funding calculations

### Community Redevelopment Plan Update

Planner | Palatka, FL | 2020 - 2021 | S&ME

Prepared an update of the Community Redevelopment Plan for the City of Palatka. Updated CRA Plan coordinated redevelopment activities in three downtown redevelopment districts.

- Performed geospatial analysis using ArcGIS Pro
- Assisted with report revisions, editing, and report development

# CARRIE READ

## PLA, ASLA, LEED AP

### SENIOR LANDSCAPE ARCHITECT



16 Years of Experience



FL LA #6667316



### PROFILE

Carrie has 16 years of experience in site design and landscape architecture throughout the Southeast. Her areas of focus include streetscape design, green infrastructure and sustainable sites utilizing LEED principles, educational and institutional facilities, parks and recreation, and multi-modal transportation and bike/trail facilities. Additionally, Carrie has extensive experience in managing interdisciplinary teams on a variety of projects from planning and design through construction.

### EDUCATION

- Master of Science, University of Wisconsin-Madison, 2008
- Bachelor of Science, University of Kentucky, 2004

### SKILLS

- Urban Design
- Construction Documents
- Master Planning
- Conceptual Design
- Construction Administration
- Project Management

### EXPERIENCE

#### City Center Master Plan

Sr. Landscape Architect | Pinellas Park, FL | 2020 - 2021 | S&ME

S&ME developed the City of Pinellas Park CRA's master planning of a new 55-acre city center, renovation of its 29-acre community park and a complete street design for 78th Avenue which links the two projects.

- The community park features private sector investment opportunities along with a mix of active and passive recreational uses with an expansion of the City's performing arts center
- The master plan is intended to incentivize private sector investment around the area, consolidate facilities, create a walkable community and enhance the community's amenities for its residents

#### St. Andrews CRA Landscape Design Improvements

Sr. Landscape Architect/Project Manager | Panama City, FL | 2017 - 2018 | S&ME

Project Manager and lead designer for Landscape Design Improvements for the St. Andrews Community Redevelopment Agency area streetscapes and parking areas.

- Conducted a two-day charrette with City staff and key stakeholders to evaluate site opportunities and constraints and to allow input during the early conceptual design phase
- Provided plans for Landscape design improvements at key gateways into the area and along main street corridors throughout the CRA area
- Identified layout and landscape improvements for City owned parking areas within the CRA area

#### SODO O-Line Greenway

Sr. Landscape Architect/Project Manager | Orlando, FL | 2020 - 2021 | S&ME

Project Manager for the Phase One Conceptual Design for the O-Line, a pedestrian and bicycle multi-use trail facility that will parallel the CSX/SunRail corridor that runs from downtown Orlando south through the SoDo district.

- Provided design direction and oversight for the project
- Led public engagement including a public survey, virtual public meetings and presentations to the DSNID Board

# EM SCHAEFER

**SENIOR GRAPHIC DESIGNER/PUBLIC OUTREACH SPECIALIST**



11 Years of Experience

Marketing, Branding, Community Engagement



## PROFILE

Em adds creative insight to projects through branding, visual communications, marketing, community engagement, wayfinding, and illustration. Her vast experience using various media to tell compelling brand stories elevates our Client work across private and public sectors. She provides direction on the creative process of municipal branding and ensures we engage with the communities in which we serve through exciting and communicative ways.

## EDUCATION

- Master of Science in Digital Marketing, University College Dublin Michael Smurfit Business School, Dublin, Ireland, 2019
- Bachelor of Arts in Visual Communications, Ball State University, Muncie, IN, 2012

## SKILLS

- Community Engagment
- Website Design
- Logos/Branding
- Marketing Collateral
- Social Media Design & Strategy
- Infographics
- Video/Motion Graphics
- Adobe Create Suite (Illustrator, Photoshop, InDesign)
- Signage/Wayfinding/ Environmental Graphics
- Sketching & Illustrations

## EXPERIENCE



### Community Redevelopment Plan Update (Channel District)

Senior Graphic Designer | Tampa, FL | 2021 - 2022 | S&ME

- Managed all graphic design and marketing elements of project
- Created compelling graphics for Community Workshops and project website and designed graphically rich report documents



### Community Redevelopment Plan Update (Downtown)

Senior graphic Designer | Kissimmee, FL | 2020 | S&ME

- Designed unique project branding for presentations for 3 workshops and marketing collateral and created interactive project website
- Designed report layout and supporting graphics and developed signage concepts



### Community Redevelopment Plan Update (Downtown North)

Senior Graphic Designer | Fort Pierce, FL | 2020 - 2021 | S&ME

- Managed all graphic design and marketing elements of project
- Created compelling graphics for Community Workshops and project website



### Community Redevelopment Plan Update (Downtown North)

Senior Graphic Designer | Panama City, FL | 2021 - Ongoing | S&ME

- Designed unique branding and project website with interactive engagement tools

# ANGELO RAO

## PE

### COMPLETE STREETS ENGINEER



42 Years of Experience



FL PE #58147



### PROFILE

Angelo has a passion for reinventing transportation infrastructure and embodying the notion of S.A.M. (Safety, Accessibility, and Mobility) for ALL transportation users. He develops innovative traffic operational systems with a view of reducing fatality and serious injury (FSI) crashes towards meeting a "Vision Zero" environment, while enhancing operational mobility.

### EDUCATION

- Bachelor of Applied Science, Civil Engineering, University of Toronto, Toronto, Canada, 1980

### SKILLS

- Vision Zero Planning
- Vision Zero Implementation
- Complete Streets Planning
- Public Outreach
- Stakeholder Coordination
- Development of Safety-Related Innovation

### EXPERIENCE

#### US 1 Conceptual Streetscape/Complete Streets Project

Project Manager | City of Melbourne, FL | 2021 - 2022 | S&ME

Developed conceptual plan to address access and speed management along a portion of US 1 in the City of Melbourne.

- The proposed concept plan includes mid-block pedestrian crossings with HAWK signals, narrowed travel lanes, and potential lane repurposing
- This concept plan will work towards conversion of the current context classification of C3C into C4, more appropriately reflecting the more densified Future Land Use

#### US19/Marine Parkway Bicycle/Pedestrian Bridge Feasibility Study

Project Manager | New Port Richey, FL | 2022 | S&ME

Managing a study to determine the feasibility of a pedestrian/bicycle bridge and connecting trails, over US Hwy 19 adjacent to the intersection with Marine Parkway.

- Managing the creation of a "Place" for pedestrians and bicyclists
- Managed the linking of existing and future trails and sidewalks and maintaining reasonable access and mobility for motorized vehicle users

#### SR 37 (S. Florida Avenue) FDOT D-1 Lane Repurposing Project

Traffic Operations Manager | Lakeland, FL | 2019 - 2020 | City of Lakeland

Project manager for the traffic analysis component of the SR 37 lane repurposing project.

- Traffic data analysis includes traffic speed and volume, Traffic Movement Counts, travel time utilizing "Bluetooth" sensor equipment, and crash data analysis
- Significant data analysis in conjunction with FDOT D-1 forces

#### City of Lakeland Complete Streets Program

Project Manager | Lakeland, FL | 2015 - 2020 | City of Lakeland

As an employee of the City of Lakeland, managed the traffic operations portion of the Complete Streets Program.

- Managed the lane repurposing of Massachusetts Avenue, New York Avenue Cycle Track

# TERRY MCKLOSKI

## AICP

### SENIOR TRANSPORTATION PLANNER



30 Years of Experience

AICP #022275



### PROFILE

Terry is a veteran transportation planner with extensive modeling experience. His unique combination of planning knowledge and technical proficiencies make him an effective advocate for positive change and the development of integrated land use and transportation systems.

### EDUCATION

- Master of Urban and Regional Planning, Florida State University, Tallahassee, Florida, 2006
- Bachelor of Urban and Regional Planning, Florida Atlantic University, Boca Raton, Florida, 2002

### SKILLS

- Transportation Planning
- Land Use Planning
- Complete Streets
- Development
- Travel Demand Modeling
- Traffic Simulation

### EXPERIENCE

#### Community Redevelopment Plan Update (Channel District)

Transportation Planner | Tampa, FL | 2021 - 2022 | S&ME

S&ME led a community-driven planning process to develop a redevelopment vision and implementation strategy for the Tampa Channel District, which has an annual budget of more than \$8 million.

- Performed field review of existing land use and structure use in the district

#### US 27 Corridor Vision Plan

Transportation Planner | Clewiston, FL | 2020 | S&ME

An integrated land use and transportation vision plan for a 6.5-mile corridor.

- Performed existing conditions analysis, land use, traffic analysis, and quantified bike and pedestrian use
- Oversaw the development of a corridor vision plan for a conceptual design to accommodate all modes of transportation

#### Complete King Street Master Plan

Transportation Planner | St. Augustine, FL | 2018 - 2020 | S&ME

This important corridor serves as a primary gateway into to the City and experiences high pedestrian use.

- Performed existing conditions analysis, forecast of future conditions, traffic analysis, traffic simulation using VISSIM, and conceptual design
- Worked on concepts for the Bridge of Lions approach, street circulation and rerouting, and automated transit

#### US 1 US 1 Conceptual Streetscape/Complete Streets Project

Transportation Planner | City of Melbourne, FL | 2021 - 2022 | S&ME

Developed conceptual plan to address access and speed management along a portion of US 1 in the City of Melbourne.

- Assisting with promoting a walkable environment that is safe for pedestrians while reducing the impact to parcel access along the corridor

# TOM MCGILLOWAY

## PLA

### PLANNER



36 Years of Experience



LA MD #777

MAHAN  
RYKIEL  
ASSOCIATES INC

### PROFILE

Tom McGilloy has over 35 years of experience managing and participating in a broad range of master planning and implementation projects. His experience ranges from strategic planning to detailed site and landscape architectural design for both private and public sector clients, providing him with a thorough understanding of the project process from concept development through implementation. Projects include downtown, neighborhood, and corridor revitalization.

### EDUCATION

- Bachelor of Science, in Landscape Architecture, Pennsylvania State University, University Park, PA, 1984

### SKILLS

- Downtown Master Planning and Revitalization
- Park and Open Space Master Planning and Design
- Campus Master Planning
- Community Engagement

### EXPERIENCE

#### New Port Richey Downtown Corridor and Master Plan

Principal in Charge | New Port Richey, FL | 2020 - 2021 | Mahan Rykiel

Master plan for the downtown area and the Highway 19 corridor, building upon recent investment, the project team's economic analysis, and previous planning studies including the most recent CRA. Focus on infill and new development potential, bike and pedestrian accommodations, downtown placemaking, streetscape, façade enhancements, and wayfinding using the team's community brand.

- Served as urban design lead and oversaw all physical design and development recommendations
- Co-facilitated community and stakeholder engagement
- Oversaw final master plan report

#### Town Center Revitalization Plan

Principal in Charge | Glen Burnie, MD | 2021 - 2022 | Mahan Rykiel

Vision plan for the downtown area of Glen Burnie, MD, with a focus on key redevelopment parcels for new mixed-use development and strengthening connections to adjacent neighborhoods. The plan is grounded in economic analysis and stakeholder engagement. A key component includes leveraging the existing Baltimore and Annapolis Trail for economic development.

- Served as project lead and urban design lead and oversaw all physical design and redevelopment recommendations and led/facilitated stakeholder engagement
- Managed other project team members and their contributions including market analysis, façade improvements, and community branding. Oversaw production of final products

#### General Plan Update

Principal in Charge | Howard County, MD | 2020 - Ongoing | Mahan Rykiel

Update to Howard County's General Plan. The update-HOCO BY DESIGN- is a long-range, visionary document that guides land use, growth, and development decisions.

- Urban design lead as part of multi-disciplinary planning team
- Responsible for six area plans showing redevelopment opportunities along existing corridors and within the new town of Columbia, MD
- Oversaw graphic production of urban design plans and 3D renderings

# TOM MCGILLOWAY

## PLA

### EXPERIENCE CONTINUED

#### **Ellicott City Watershed Master Plan**

Principal in Charge | Ellicott City, MD | 2017 - 2021 | Mahan Rykiel

Master plan for historic downtown and its surrounding watershed with a focus on community resiliency. The master planning effort was informed by two devastating floods in a two-year period and was grounded in extensive community engagement.

- Project lead for multi-disciplinary planning team comprised of six disciplines
- Responsible for managing project and team members' work
- Responsible for urban design and planning recommendations
- Facilitated community and stakeholder engagement
- Oversaw production of all plans, graphics and final report

#### **Downtown Master Plan**

Principal in Charge | Gulfport, MS | 2018 | Mahan Rykiel

Update to a downtown master plan that the same team completed in 2008, following Hurricane Katrina. Master plan builds upon implementation successes from the 2008 planning effort and includes strengthened neighborhood connections, an expansion of downtown, infill development, focus on housing, and placemaking.

- Urban design lead for multi-disciplinary team
- Responsible for streetscape recommendations, placemaking strategies, open space design
- Infill development strategies

#### **Economic Development Strategic Plan**

Principal in Charge | Lancaster, PA | 2014 - 2015 | Mahan Rykiel

Plan served as an update to an earlier strategic plan that guided 15 years of successful implementation for downtown Lancaster. This initiative, "Building on Strength," provides a framework for economic development within the downtown area and five commercial hubs/corridors connecting to downtown.

- Project lead for multi-disciplinary planning team
- Responsible for managing project and team members' work
- Led urban design components of the plan
- Co-facilitated stakeholder and community engagement

## PROJECT MANAGER

LAURA CANARY, CECD, FRA-RA

**Laura Canary, CEcd, FRA-RA, Project Manager**, has over 20 years of experience working in local government. Over the last 12 years her focus has been in economic development and redevelopment. Laura is committed to growing and enhancing vibrant, sustainable communities. Laura received her Master of Public Administration and her Bachelors of Arts from the University of South Florida, in Tampa, FL. She is a member of the International Economic Development Council (IEDC) and the Florida Redevelopment Association (FRA). Some key projects Laura has worked on include the *City of Weston Economic Development Existing Conditions Analysis* (Project Manager | Weston, FL | 2022 - Ongoing), the *St. Augustine Historic Area Community Redevelopment Plan Update* (Project Manager | St. Augustine, FL | 2022 - Ongoing), the *Pinellas Park Community Redevelopment Plan Update* (Project Manager | Pinellas Park, FL | 2020), and the *Pinellas Park City Center Master Plan* (Project Manager | Pinellas Park, FL | 2021). Additionally, Laura is highly skilled in community engagement through the collection, synthetization and presentation of public information.

## GEORGE KRAMER, AICP, LEED AP

PRINCIPAL-IN-CHARGE

**George Kramer, AICP (#020533), LEED AP, Principal-in-Charge**, possesses a keen understanding of technical, administrative, and political issues and specializes in the successful execution of complex projects. Strategy and implementation are at the forefront of his approach to planning. George is committed to an interdisciplinary approach to Placemaking that emphasizes collaboration across professional disciplines to deliver innovation and value to clients. George received his Master of Urban and Regional Planning and his Bachelor of Political Science from the University of Florida, in Gainesville, FL. He is a member of the American Planning Association (APA), the Urban Land Institute (ULI), and the National Complete Streets Coalition (Smart Growth America). George has many technical skills including strategic master planning, comprehensive planning, land use entitlements, redevelopment planning, and complete streets/multi-modal transportation planning. Some of the key projects George has worked on include, the *Community Redevelopment Plan Update(s)* for the Tampa Channel District (Principal-in-Charge | Tampa, FL | 2021 - 2022), Kissimmee Downtown (Principal-in-Charge | Kissimmee, FL | 2020), Pinellas Park (Principal-in-Charge | Pinellas Park, FL | 2018), and St. Andrews (Principal-in-Charge | Panama City, FL | 2018). In addition to CRA plans, George has worked on numerous comprehensive plans, master plans, trails, and complete streets projects during his time with S&ME.


 PLANNING

## PATRICIA TYJESKI, AICP

**Patricia Tyjeski, AICP (#069120), Principal Planner,** has extensive experience with long range comprehensive planning, land development regulations, zoning, historic preservation and development review. Over the course of her career, Pat has worked with over 30 jurisdictions on numerous comprehensive planning projects. She received her Master of Regional Planning from Cornell University in Ithaca, NY, and her Bachelor of Architecture from the Universidad of Javeriana from Bogotá, Colombia. She is a part of many professional organizations including the American Planning Association (APA), American Institute of Certified Planner (AICP), and the Florida Planning and Zoning Association (FPZA). Additionally, Pat has received numerous awards over the years, some of which include the FPZA Award for Outstanding Long-Range Plan for the *Manatee County Urban Corridors* in 2017 and the FPZA and FAPA Awards for the *City of Miami Gardens Future Land Use Plan* in 2007. Some of the notable projects Pat has worked on include the *Community Redevelopment Plan Update(s)* for Kissimmee Downtown, FL (Principal-in-Charge | 2020), Fort Pierce, FL (Principal-in-Charge | 2019), Sebring, FL (Principal-in-Charge | 2021 - 2022), and Palatka, FL (Principal-in-Charge | 2021 - 2022), as well as many comprehensive plans, land development code updates, trail projects, development reviews, complete streets and more.


 CHRIS DOUGHERTY, AICP

## PLANNING

**Chris Dougherty, AICP (#026356), Senior Planner/GIS Specialist,** has extensive experience providing private and public sector planning services. He excels at comprehensive planning, land development code writing, visioning/public engagement, parks and recreation planning, and entitlements. He also has a strong background in GIS and manages the GIS operations in the Orlando office. Chris received his Master of Arts in Regional Planning and his Bachelor of Arts in Criminology from the University of Florida, in Gainesville, FL. He is a member of the American Planning Association (APA) and the American Institute of Certified Planners (AICP). Some of his key projects include the **Community Redevelopment Plan Update(s)** for Kissimmee Downtown, FL (Senior Planner | 2020), Lake Wales, FL (Project Planner | 2017 - 2018), and Polk County, FL (Eloise) (Project Manager | 2017 - 2018). Additionally, he has worked on the *Curry Ford Vision Plan* (Project Planner | Orlando, FL | 2020 - 2021), as well as many other master plan projects, development reviews, complete streets projects, trail projects, land development codes, and comprehensive plans.



#### PLANNING

**JOHN JONES, AICP, FRA-RP**

**John Jones, AICP (#023078), FRA-RP, Senior Redevelopment/Economic Development Planner,** has over 30 years of experience specializing in redevelopment and economic development planning. John understands the relationship between design and development regulations that can create healthy and economically vibrant communities. John is passionate about the positive social and community impacts that can be realized through prudent planning and redevelopment. John received his Master of Public Administration and his Bachelor of Science in Economics from the University of Central Florida, in Orlando, FL. He is a member of the American Planning Association (APA), the American Institute of Certified Planners (AICP), and Florida Redevelopment Association (FRA). John is highly skilled in redevelopment planning, economic development planning, regulatory incentives, comprehensive planning and land development codes, and community engagement. John has worked on numerous *Community Redevelopment Plan Updates* for the cities of Tampa, FL (Channel District) (Project Manager | 2021 - 2022), Kissimmee Downtown, FL (Project Manager | 2020), Pinellas Park, FL (Project Manager | 2018), Sebring, FL (Project Manager | 2018), Panama City, FL (St. Andrews) (Project Manager | 2018), Panama City, FL (North Downtown) (Project Manager | 2021 - Ongoing), and many more.



**NICK HILL, AICP**

#### PLANNING

**Nick Hill, AICP (#33455), Planner,** is well-versed in the field of contemporary urban and regional planning. His professional experience has included updating comprehensive plans and community redevelopment plans, performing reviews of development applications for municipalities, and facilitating entitlement research, land use and rezoning amendments, special use permits and variance requests. Nick is also a highly skilled Geographic Information System (GIS) technician. Nick received his Master of Arts in Urban and Regional Planning from the University of Florida in Gainesville, FL, and his Bachelor of Science in Public Administration from the University of Central Florida in Orlando, FL. Nick is a member of the American Planning Association (APA) and the American Institute of Certified Planners (AICP). Notable *Community Redevelopment Plan Updates* Nick has worked on include CRA Updates for Tampa, FL (Channel District) (GIS Specialist | 2020 - 2022), Kissimmee Downtown, FL (Project Planner | 2020), and Fort Pierce, FL (Project Planner | 2019 - 2021). He has also worked on many comprehensive plans, land development codes, complete street projects, development reviews, and other planning-related projects.



## PLANNING

## JALISA HARRIS (AICP CANDIDATE)

**Jalisa Harris (AICP Candidate), Planner,** has a meaningful background in community engagement with early roots in providing services through a global civic organization and leading problem-resolution discourse. Bringing that experience into urban planning, Jalisa's public engagement approach centers on cultural relevance, self-empowerment, and interpersonal education to ascertain and reflect aspects of the community's collective identity through the planning process. Jalisa received her Master of Urban and Regional Planning, and her Master of Public Administration from the University of Central Florida in Orlando, FL, and her Bachelor of East Asian Languages & Culture - Chinese from the University of Florida in Gainesville, FL. She is highly skilled in development review, comprehensive planning, master planning, and redevelopment planning. Jalisa is a member of the American Planning Association (APA), the Women in Transportation Seminar (WTS), the National Forum for Black Public Administrators (NFBPA), and the International City Manager Association (ICMA). Some key projects Jalisa has worked on include the *Community Redevelopment Plan Updates* for Sebring, FL (Project Planner | 2021 - 2022), Palatka, FL (Project Planner | 2020 - 2021), Panama City, FL (Downtown) (Project Planner | 2021 - Ongoing), and Tampa, FL (Channel District) (Project Planner | 2021 - 2022).

## KATIE MARTIN (AICP CANDIDATE)



## PLANNING

**Katie Martin (AICP Candidate), Planner,** is passionate about sustainability, resiliency, walkability, and community development. She thrives in working with data and much of her work revolves around geospatial analysis, report creation, writing, and editing. Her experience with crafting comprehensive plans, adaptation action plans and sustainability plans demonstrate her focus on the environmental wellbeing of communities. Her versatility is further shown through her skills creating economic redevelopment plans, historic preservation plans, form-based codes, and visioning plans. Katie received her Master of City and Regional Planning and her Master of Science in Public Policy from the Georgia Institute of Technology, in Atlanta, GA, and her Bachelor of Science in Earth and Environmental Science from Mercer University in Macon, GA. She is also a member of the American Planning Association (APA). Katie has worked on *Community Redevelopment Plan Updates* for the following cities: Tampa, FL (Channel District) (Planner | 2021 - 2022), Panama City, FL (Downtown North) (Planner | 2021 - Ongoing), Sebring, FL (Planner | 2020 - 2022), and Palatka, FL (Planner | 2020 - 2021). She has also worked on many comprehensive plans and development reviews.

## PLANNING

TOM MCGILLOWAY, PLA

**Tom McGilloway, PLA (MD #777), Planner,** has over 35 years of experience managing and participating in a broad range of master planning and implementation projects. Tom received his Bachelor of Science degree in Landscape Architecture from Pennsylvania State University in 1984. His experience ranges from strategic planning to detailed site and landscape architectural design for both private and public sector clients, providing him with a thorough understanding of the project process from concept development through implementation. Projects include downtown, neighborhood, and corridor revitalization. Some key project examples Tom has worked on during his time with Mahan Rykeil include, *The City of New Port Richey Downtown and Highway 19 Corridor Master Plan* (New Port Richey, FL | Principal-in-Charge | 2020 - 2021), the *Town Center Revitalization Plan* (Glen Burnie, MD | Principal-in-Charge | 2021 - 2022), *General Plan Update* (Howard County, MD | Principal-in-Charge | 2020 - Ongoing), and the *Ellicott City Watershed Master Plan* (Ellicott City, MD | Principal-in-Charge | 2017 - 2021).

CARRIE READ, PLA, ASLA, LEED AP

LANDSCAPE  
ARCHITECTURE

**Carrie Read, PLA (FL #6667316), ASLA, LEED AP, Senior Landscape Architect,** has over 15 years of experience in site design and landscape architecture throughout the Southeast. Some areas of focus include streetscape design, green infrastructure and sustainable sites utilizing LEED principles, educational and institutional facilities, parks and recreation, and multi-modal transportation and bike/trail facilities. Carrie has extensive experience in managing interdisciplinary teams on a variety of projects from planning and design through construction. Carrie received her Master of Science from the University of Wisconsin-Madison and her Bachelor of Science from the University of Kentucky. She is a member of the American Society for Landscape Architects (ASLA), the Florida Recreation and Park Association (FRPA), and the ACE Mentor Program. Carrie has received numerous awards, some of which include the Outstanding Development Award for the Ocoee Lakefront Park Phase I and the Project of the Year Award for the South Central Park in Winter Haven, FL. Additionally, Carrie has a few publications: *AIA Orlando, Low Impact Development, S&ME Technical Conference Speaker, "3D Visualization", and Re-imagining Public Engagement - Strategies for Community Input*. Some of Carrie's key projects include, the *City Center Master Plan* (Sr. Landscape Architect | Pinellas Park, FL | 2021), the *St. Andrews CRA Landscape Design Improvements* (Sr. Landscape Architect/Project Manager | Panama City, FL | 2018), and the *SoDo O-Line Greenway* (Sr. Landscape Architect/Project Manager | Orlando, FL | 2019 - 2020).



**COMMUNITY  
ENGAGEMENT/  
GRAPHIC DESIGN**

**EM SCHAEFER**

**Em Schaefer, Senior Graphic Designer/Public Outreach Specialist**, adds creative insight to projects through branding, visual communications, marketing, community engagement, wayfinding, and illustration. Her vast experience using various media to tell compelling brand stories elevates our Clients' identity and brand across private and public sectors. She provides direction on the creative process of municipal branding and ensures we engage with the communities in which we serve through exciting and communicative ways. Em received her Master of Science in Digital Marketing from the University College Dublin Michael Smurfit Business School in Dublin, Ireland, and her Bachelor of Arts in Visual Communications from Ball State University in Muncie, IN. Em is highly skilled in brand positioning, community engagement, website design, logos/branding, marketing collateral, social media design/strategy, video/motion graphics, signage/wayfinding/environmental graphics, and sketching/illustrations. Her key projects include *Community Redevelopment Plan Updates* for the cities of Tampa, FL (Channel District) (Senior Graphic Designer | 2021 - 2022), Kissimmee Downtown, FL (Senior Graphic Designer | 2020), Fort Pierce, FL (Senior Graphic Designer | 2020 - 2021), Panama City, FL (Downtown North) (Senior Graphic Designer | 2021 - Ongoing), and many more. She also has extensive experience in branding for comprehensive plans, trails, wayfinding, and gateway projects.

**ANGELO RAO, PE**



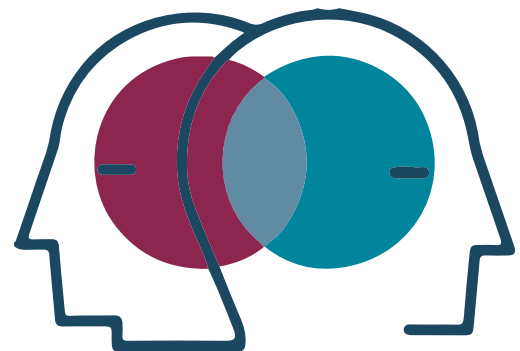
**TRANSPORTATION  
ENGINEERING/  
PLANNING**

**Angelo Rao, PE (FL #58147), Complete Streets Engineer**, has a passion for reinventing transportation infrastructure and embodying the notion of S.A.M. (Safety, Accessibility, and Mobility) for ALL transportation users. He develops innovative traffic operational systems with a view of reducing fatality and serious injury (FSI) crashes towards meeting a "Vision Zero" environment, while enhancing operational mobility. Angelo strives to create viable, elegant, and lasting solutions – Places where people want to be! Angelo received his Bachelor of Applied Science in Civil Engineering from the University of Toronto in Canada. He is a member of the Institute of Transportation Engineers (ITE) and an Active Voting Member in the National Complete Streets Steering Committee. In addition to being highly skilled in vision zero planning and implementation, Angelo excels at complete streets planning, public outreach, stakeholder coordination, and the development of safety-related innovation. Some of Angelo's notable projects include the *US 1 Conceptual Streetscape/Complete Streets Project* (Project Manager | City of Melbourne, FL | 2021 - 2022), the *US 19/Marine Parkway Bicycle/Pedestrian Bridge Feasibility Study* (Project Manager | New Port Richey, FL | 2019 - 2020), the *SR 37 (S. Florida Avenue) FDOT D1 Lane Repurposing* (Traffic Operations Manager | Lakeland, FL | 2019 - 2020), and the *City of Lakeland Complete Streets Program* (Project Manager | Lakeland, FL |

### TRANSPORTATION ENGINEERING/ PLANNING

### TERRY MCKLOSKI, AICP

**Terry McKloski, AICP (# 022275), Senior Transportation Planner,** has experience in transportation planning and urban design with extensive knowledge of land use planning, complete streets development, travel demand modeling and traffic simulation. Terry's unique combination of planning knowledge and technical proficiencies make him an effective advocate for positive change and the development of integrated land use and transportation systems. Terry received his Master in Urban and Regional Planning from Florida State University and his Bachelor of Arts in Urban and Regional Planning from Florida Atlantic University. Terry is a member of the American Planning Association (APA) and the American Institute of Certified Planners (AICP). Some of his key project experience includes the Community Redevelopment Plan (Channel District) Update (Transportation Planner | Tampa, FL | 2021-2022), the US 27 Corridor Vision Plan (Transportation Planner | Clewiston, FL | 2021), the Complete King Street Master Plan (Transportation Planner | St. Augustine, FL | 2020), and the US 1 Conceptual Streetscape/Complete Streets Project (Transportation Planner | City of Melbourne, FL | 2022). Additionally, Terry has completed numerous projects in growth management, comprehensive planning, complete streets, traffic studies, and travel demand modeling.



## ABOUT US

## PROJECT UNDERSTANDING

### **Review and Update the Plan:**

S&ME understands that the City of New Port Richey wishes to review and prepare an update to the New Port Richey Community Redevelopment Plan. We recognize that the Community Redevelopment Plan was updated in 2018. Subsequent to the adoption of the 2018 Community Redevelopment Plan update, the City completed the Downtown and Highway 19 Corridor Master Plan. This Master Plan outlines a vision for Downtown New Port Richey and identifies redevelopment strategies, infrastructure and public realm improvements, and specific redevelopment opportunities, many being within the Community Redevelopment Area (CRA). S&ME has teamed with Mahan Rykiel and Associates, the contributing consultant team that assisted the City's efforts to develop the Downtown and Highway 19 Corridor Master Plan. **The S&ME**

**and Mahan Rykiel and Associates team will provide a continuation of the institutional knowledge that helped develop the vision, strategies and projects for Downtown New Port Richey.** The consultant team's familiarity with the community and S&ME's in-depth experience developing successful Community Redevelopment Plans and implementation

programs will be a significant benefit for the City and the Community Redevelopment Agency.

S&ME's approach to updating the New Port Richey Community Redevelopment Plan will be to incorporate the redevelopment strategies, capital projects and vision for Downtown New Port Richey and the Highway 19 Corridor into the updated Community Redevelopment Plan. This update will be complete in strict accordance with the standards and requirements set forth in Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes. The updated Community Redevelopment Plan will be designed to be consistent with the Goals and Objectives of the City's adopted Comprehensive Plan, Land Development Regulations and seek to implement the community vision identified in the Downtown and Highway 19 Corridor Master Plan while also positively addressing the conditions identified in the Finding of Necessity Studies.

### **Authentic Downtowns - A Re-Emerging Trend:**

As Florida, and the entire country, continues to recover from the Great Recession and the impact of the Covid-19 pandemic, new development trends have emerged. Based on consumer preferences for



### APPROACH

authenticity and walkable urban environments, historic downtowns are making a comeback. Established and character-rich urban areas, offering the type of historic charm that cannot be readily duplicated in new communities, offer a great residential amenity and can serve as a catalyst for infill mixed-use and residential development. The historic urban design assets of downtown New Port Richey provide the City an intrinsic advantage to seize the opportunity presented by this trend. The New Port Richey Community Redevelopment Plan update will include strategies and incentives that promote and foster context sensitive projects and redevelopment projects in and around the historic downtown.



The S&ME team includes planners and designers that have prepared urban design guidelines for historic Florida cities throughout the state. **S&ME has an in-depth knowledge of the CRA toolkit and has helped develop and implement redevelopment plans and land development codes across the state utilizing these types of approaches to facilitate compatible and complementary redevelopment that builds upon the City's authenticity and historic development pattern.** The City's recent detailed planning and community visioning efforts have established a clear goal and identified critical projects and programs to realize that vision. The updated Community Redevelopment Plan will provide an implementation mechanism to achieve that vision.

#### **Areas of Focus and key Considerations:**

S&ME considers earlier planning efforts for qualitative and quantitative data and pertinent information to properly inform the direction of the Community Redevelopment Plan update. We strive to build upon existing knowledge and utilize existing information as the foundation for the Plan update. We have learned that public engagement is key to building consensus. We also understand that plans can change, even midway through the process, based on opportunities, challenges, market conditions, and financial or political feasibility. We

provide valuable and effective two-way communication at all levels of an organization and understand the importance of using different tools and techniques for various target audiences. Most importantly, we know that in order to learn and help build a community, *we must first listen to the community.*

A few of the targeted redevelopment opportunity areas include the Downtown and Highway 19 Corridor, the Gateway area (Main Street and Highway 19), and the southern section of Highway 19 on the east side that is primed for a planned Medical District. Throughout the Community Redevelopment Area, we also see much potential for neighborhood planning and improved neighborhood transportation nodes (east-west connectors). Neighborhood development and connectivity are often critical components to help drive the success of the opportunity sites and areas.

There are many prime redevelopment opportunities within the Community Redevelopment Area, specifically in the downtown and along the US 19 corridor. Moreover, there are challenges and considerations to focus on to ensure that an appropriate long-term redevelopment strategy is in place. Primarily, the Community Redevelopment Area's vulnerability to natural disasters must be addressed within the update. S&ME will gather approaches and policies from FEMA, the Tampa Bay Regional Planning Council and the Pasco County Local Mitigation Strategy (LMS) to incorporate suitable strategies into the Community Redevelopment Plan update.

## PROJECT APPROACH

The following activities and tasks comprise S&ME's proposed approach for the update of the New Port Richey Community Redevelopment Plan. The S&ME team is committed to working with City/CRA staff to tailor the final scope in a manner that best serves the CRA and the City.

### TASK 1: EXISTING CONDITIONS - THE CITY, THE CRA, THE COMMUNITY

#### **1.1: Kick Off Meeting, Resource Assignments, and Site Tour:**


S&ME staff and City/CRA representatives will convene for a kick-off meeting to introduce the team, review the requested services, identify key City and Consultant contacts and resources and conduct a familiarization site tour of the CRA.

**Laura Canary, S&ME Project Manager,** will coordinate closely with the CRA Director on the various aspects of the project including: establishing the initial project schedule and performance milestones, identifying resources, reviewing public hearing/workshop options, reviewing key stakeholder interviews, reviewing the project budget and scope, and establishing a standing briefing schedule (weekly or bi-weekly) to provide the City and CRA timely project budget status and project completion updates.

S&ME will perform an initial familiarization site tour with staff of the New Port Richey CRA to learn more about the special sites of interest, the CRA redevelopment conditions, the successful application of the CRA's redevelopment programs and visually evaluate areas of the CRA for their redevelopment potential and/or development constraints. Subsequent visits will include staff briefings and status updates, stakeholder and focus group interviews, community participation workshops, and presentations to the Planning & Zoning Board, Citizens Advisory Committee, and the New Port Richey Community Redevelopment Agency/City Council.

Resource identification and data sources will also be identified at the kick-off meeting with City and CRA staff. Potential resources may include, the CRA's establishing documents and previous Community Redevelopment Plans, the Downtown and Highway 19 Corridor Master Plan, the New Port Richey Parks and Recreation Master Plan, Progress Update for 2016 Strategic Plan, the Downtown Shopability Analysis, the Building Facade Design Guidelines for the Downtown Land Use District, the Architectural Design Guidelines for the Downtown Zoning District, the City's Comprehensive Plan, the City's Capital Improvement Plan, Stormwater Master Plans, Brownfield designations, the City's Land Development Code and other resources to be identified with the City and CRA staff. Laura Canary and CRA staff will identify key resource contacts for use during the project's production at the kick-off meeting.

Key community contacts and stakeholder groups will also be discussed and identified at the kick-off meeting. Early identification, contact and inclusion of key community stakeholders will be an integral component of an effective Public-Involvement process.



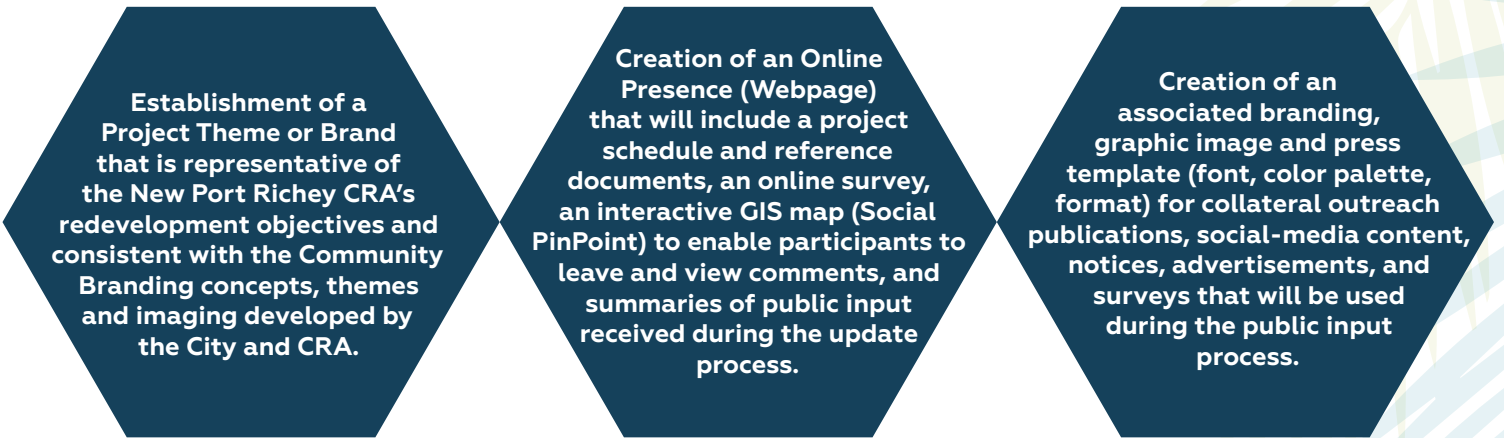
***“If stakeholders help write the Plan, there is a good chance that they will help underwrite its implementation”- Anonymous***

## APPROACH

### 1.2: Public-Involvement Process:

A robust public participation process is an integral component to gaining public trust and buy-in and developing a Community Redevelopment Plan that is representative of New Port Richey’s vision and priorities. The provision of multiple methods of public participation also improves public understanding and input to the process, which is critical to achieving community buy-in and enthusiasm. The S&ME team, in close coordination with the City and CRA staff, will develop a Public Involvement Plan that maximizes the opportunity for New Port Richey’ residents, neighbors, business owners, employers, and visitors to participate in the process. The following Public Involvement activities and Community Events have been proposed to provide maximum opportunity for public input and participation in the New Port Richey CRA Plan update.

Key aspects of the Public Involvement Plan developed by S&ME and the New Port Richey CRA will include:



### Approach to Public Involvement:

S&ME will coordinate with the New Port Richey CRA and City staff to review the most appropriate and effective public outreach tools that the CRA has effectively utilized in the past. The S&ME team will then suggest additional community outreach mechanisms that we have found effective in increasing community participation and engagement. S&ME’s community outreach strategy is an integrated multiple media approach that implements traditional advertising and notice mechanisms, online and social media applications, in person outreach and one-on-one interviews with key stakeholders and focus groups, and activity-based community workshops.



### Stakeholder Interviews/Focus Groups:

Stakeholder and focus group interviews will be an integral component of the New Port Richey Community Redevelopment Plan update and are key to the creation of community-driven programming and the identification of place-based economic development opportunities. S&ME will utilize the information collected at the kick-off meeting, including the stakeholder and focus groups identified by the CRA Director, to schedule and conduct a series of one-on-one and focus group interviews. The objective of these interviews is to identify shared community concerns, issues, and preferences.

## 02 | STATEMENT OF QUALIFICATIONS | TEAM ORGANIZATION

### APPROACH

As an example, the S&ME multiple media approach to maximize Public Involvement may include:

- Post Kick-off Press Releases to local media outlets announcing the Community Redevelopment Plan update process, identifying objectives, key contacts and upcoming community input schedule and workshops
- Establishment of a project Homepage and Facebook Page for the Community Redevelopment Plan update articulating the update objectives, key contacts, upcoming community input schedule and workshops, survey and workshop summaries and project status updates and offering an input (comment) form/mechanism for 24/7 community accessibility to the CRA Plan update process
- Development and posting of a pre-community workshop online Community Survey
- Issuance of Press Releases and Notifications of the CRA Plan update process to neighboring cities, towns and villages, and Pasco County government public information officers for posting on their respective websites
- Development of Public Service Announcements (PSAs) for distribution and utilization by Pasco Television
- Direct e-mail contact of key stakeholders or focus group representatives that have been identified by the City and CRA
- In-person notification and introduction of the CRA Plan update process at local community, business and faith-based organizations:



Chamber of Commerce (Pasco, Greater Pasco, West Pasco)

New Port Richey Main Street

Pasco Economic Development Council

New Port Richey Rotary

Pasco Fine Arts Council, Inc.

Regional Ministries' and Church organizations

- In-person presentations and notification at local business and community events such as:

Chasco Fiesta

Cotee River Seafest

River Lights Boat Parade

- Traditional Public Meeting notifications, postings, and print advertisements
- Utility Bill stuffers containing Community Workshop notifications and flyers regarding the CRA Plan update process and available public input mechanisms
- Post Community Workshop summaries and updates placed on CRA Homepage, City Homepage, CRA Plan update project website, Facebook page, and directly emailed to key stakeholders and focus group representatives

## APPROACH

The S&ME public outreach approach is designed to provide multiple, coordinated notification systems of the public input means available and to have a variety of input mechanisms (online, in-person, community workshops, etc.). This is to maximize community input throughout the Community Redevelopment Plan process by amplifying the community's awareness of the New Port Richey CRA Plan update process and maximizing the community's opportunity to contribute and participate in the Plan update process.

**Pinellas Park, FL - CRA Plan**  
Link: [Click Here](#)



### Creating an Online Presence:

The internet has become the primary place where citizens get their feedback. While the City of New Port Richey has a great website of its own, creating a standalone site for the CRA Plan update process is a simple way to centralize information and a great way to collect information from those who visit the site. S&ME is well versed in the customization of such websites to include: surveys, meeting materials, FAQs about CRAs, a project overview and a contact form.

The website will be updated weekly to notify residents of upcoming or past meetings, to host surveys and results, and to publicize completed work. It is an outreach tool which promotes transparency throughout the Plan Update process to citizens.

### Developing or Reinforcing the CRA Brand:

In addition to creating a website and highlighting the character of the CRA, developing a compatible brand for the project or reinforcing an established Downtown/CRA brand or theme will reinstate its presence, purpose and importance among these other organizations.

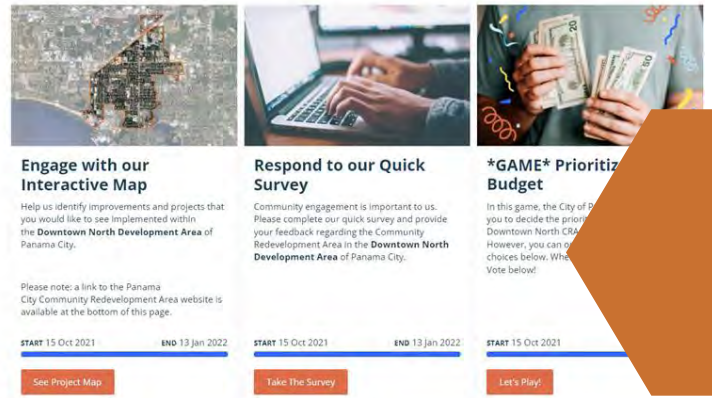
### 1.3: Community Redevelopment Plan Assessment:

The initial component of the New Port Richey CRA Plan update is a thorough review and understanding of the Goals and Objectives of the 2019 CRA Plan and an assessment of the Plan's accomplishments, efficacy and impacts upon the conditions identified in Finding of Necessity Studies. S&ME will also examine individual CRA projects and CRA programs to evaluate their impact upon the attainment of the Plan's stated Goals and Objectives.

Attainment of the Plan's Goals and Objectives will be presented in a Technical Memorandum format that identifies full and partial achievements and shortcomings if Plan objectives were not fully realized along with recommendations for goal and objective attainment to be utilized in the CRA Plan update. (Technical Memorandum #1)

Subsequent to assessment of the CRA Plan accomplishments, S&ME will evaluate the 2019 CRA Plan for consistency with the current applicable Florida Statutes, Florida Administrative Code and Attorney General (AG) determinations. The findings for the 2019 CRA Plan's consistency with the aforementioned regulations will also be included in the Technical Memorandum #1 findings along with recommended revisions (if necessary) to be placed in the updated CRA Plan to ensure compliance with applicable State Statutes, Codes and AG determinations.

SHARE YOUR INPUT BELOW!



## APPROACH



### 1.4: Existing Conditions and Trends Analysis:

A key component of the update to the New Port Richey Community Redevelopment Plan is a thorough understanding of the physical, social, economic and regulatory context that affects the City in general and the Community Redevelopment Area in particular.

**The City of New Port Richey is a unique and evolving community that is moving from looking at not only “what is possible”, but actively asking “what is next?” for our community.**

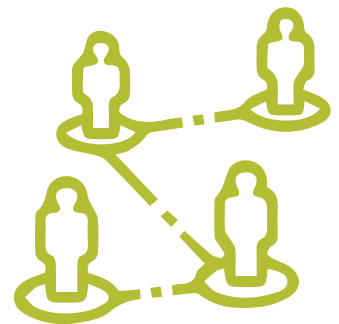
These community specific characteristics, aspirations and conditions will shape the update of the Community Redevelopment Plan. S&ME will conduct a thorough Existing Conditions and Trends analysis to understand the interrelated nature of these conditions and how they may be best addressed through the update of the CRA Plan.

The interdisciplinary nature of S&ME provides the New Port Richey CRA a unique advantage with regards to the analysis of the physical, social, economic and regulatory conditions affecting redevelopment within the CRA. S&ME staff includes redevelopment planners, urban designers, land use planners, historic preservation specialists, civil engineers, transportation planners, environmental engineers, geotechnical specialists and place-based economic development specialists. Within these discipline areas, S&ME has team members that hold more specified certifications and licenses such as Certified Flood Plain Managers and LEED accredited Professionals. This diverse interdisciplinary team can provide unique “deeper and more detailed” insights into the range of conditions that will be analyzed and provide the New Port Richey CRA with qualitative and quantitative data opinions and recommendations that address the wide range of interrelated conditions that affect redevelopment within the New Port Richey CRA.

S&ME will evaluate the following social, regulatory and physical attributes of the City and CRA area:

- Demographics characteristics
- Housing characteristics
- Planned public infrastructure projects and identified infrastructure needs
- Available parking inventory and parking patterns
- Parks and open space inventories, service areas and locations
- Crime statistics and trends
- Existing land use patterns
- Future land use and zoning designations
- Community vulnerability and resiliency
- Sustainability
- Economic and retail market conditions
- Overall physical conditions of the built environment, noting any specific areas where deterioration or improvement of physical conditions have occurred

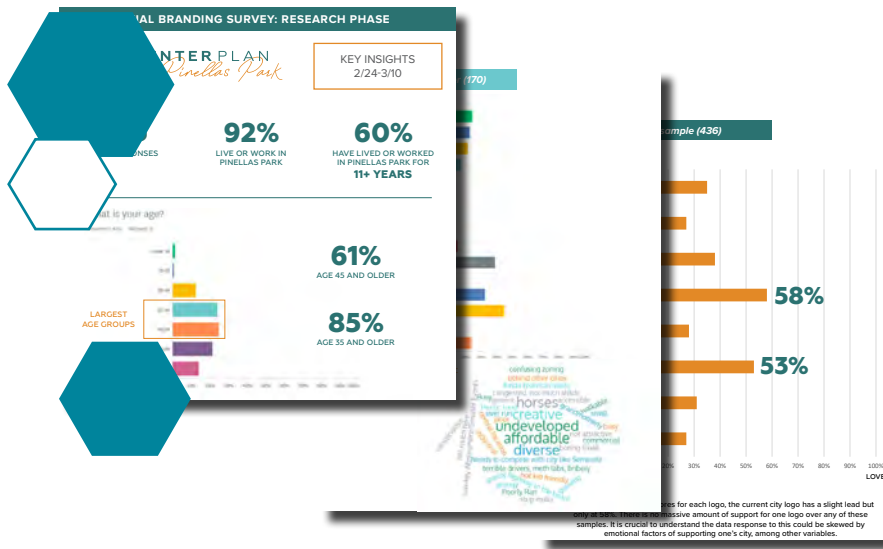
The evaluation of the social, regulatory and physical environment provides only a partial picture of the existing conditions within and affecting the New Port Richey CRA. Economic trends, external and regional market conditions along with local economic conditions and institutions will also be examined.



## APPROACH

S&ME will evaluate and review the following components of the economic environment affecting the New Port Richey CRA:

- Continuing and emerging economic trends- National, State, Regional and Local
- Economic Forecasts- National, State, Regional and Local
- Local market Stakeholder roles (Business Owners, Property Owners, Economic Development Organizations)
- Identification of local and regional economic drivers and employment generators
- Available land (for sale, for lease, publicly owned) within the CRA
- Property valuation and ownership within and adjacent to the CRA
- Retail Market opportunities.
- Employment characteristics
- Available labor (workforce skills),
- Market area demographics (population and income characteristics)
- Housing characteristics (median home value, tenure of housing units, age of housing, and rents)
- Retail expenditures and leakage (ESRI BAO)
- Local economic development service providers and agencies
- State, Regional and Local economic development programming and funding for development assistance or incentives
- Existing CRA grant programs
- Current, planned, or permitted development
- Recent sales activity and pricing
- Recent development activity
- Place-based economic development opportunities



The results of a comprehensive Existing Conditions Analysis, including the evaluation of social, regulatory and physical environments and the evaluation of the economic environment affecting the New Port Richey CRA, will be summarized in a Technical Memorandum format. The Technical Memorandum will identify challenges and opportunities that were identified during the analysis to provide the analytical underpinning for the development of strategies, goals and objectives during the update of the Community Redevelopment Plan. (Technical Memorandum #2)

### 1.5: Community Online Survey:

To maximize the opportunities for community input during the CRA Plan update process S&ME, in close coordination with New Port Richey CRA Executive Director, will prepare an on-line Community Survey instrument and questionnaire to solicit input from residents, business owners, employers and visitors. S&ME will utilize the stakeholder and focus group members identified in Task 1.2 Public Involvement Process to provide direct links to the on-line survey from the host organizations' websites, such as New Port Richey Main Street, West Pasco Chamber of Commerce, the Pasco Economic Development Council and the City of New Port Richey government homepage. S&ME will also directly e-mail the link to key stakeholders.

### APPROACH

S&ME will use any collateral marketing, public involvement materials and press releases created during Task 1.2 to increase community awareness of the availability of the on-line survey and to increase its utilization.

S&ME has successfully employed websites, on-line surveys and interactive GIS maps on numerous projects. The use of on-line engagement greatly enhances the opportunity for public input and also increases community awareness of the overall project.

The results of the On-Line Community Opinion survey will be summarized in a Technical Memorandum format. The responses and information collected will be categorized by criteria of the survey instrument developed with the CRA and will be able to sort respondents by their residence, employment, age, length of residency and whether or not they own or operate a business within or outside of the CRA. The information will be applied in the formation of redevelopment strategies and potential redevelopment programming for use in the Community Redevelopment Plan update. (Technical Memorandum #3)

### **Task 1 Deliverables:**

The following deliverables are proposed for Task 1 of the New Port Richey CRA Community Redevelopment Plan update:

- Kick off meeting and site tour summary
- Public Involvement Plan
- On-Line Community Survey Questionnaire and posting/distribution of survey
- Stakeholder and Focus Group interviews
- Tech Memo #1: Redevelopment Plan Assessment
- Tech Memo #2: Existing Conditions and Trends Analysis and Summary report
- Tech Memo #3: Survey Results Summary

### **TASK 2: LOOKING FORWARD - DEVELOPING AND REFINING THE VISION FOR THE CRA**

The S&ME team will utilize the base information, CRA Plan assessment information and insight of the local community and economy gathered in the completion of Task 1 activities to develop the CRA Vision that is compatible and reflects the shared values and objectives with the community vision developed for the Downtown and Highway 19 Corridor.

The development of a clear, concise Vision for the New Port Richey CRA will provide guidance with regard to the prioritization of redevelopment strategies, implementation of previously identified projects, identification of new projects, implementation of previously identified programming, and the creation of new specific programming for the updated CRA Plan. S&ME is adept at facilitating Community Workshops and Community participation events to identify community visions, strategies for attainments and specific goals and objectives to help implement the selected strategies. The following tasks and activities are proposed to develop the New Port Richey CRA Vision and outline a path towards the realization of that Vision.

***“If you don’t know  
where you are  
going, you’ll end up  
someplace else.”-  
Yogi Berra***



### 2.1: Community Redevelopment Plan Walk-In Workshop:

S&ME will facilitate a Community Redevelopment Walk-In Workshop at a facility reserved by the City. The specific activities proposed to be implemented during the Workshop will be discussed and agreed upon with the CRA Executive Director prior to the Workshop.

The goal of the Walk-in Workshop is for the CRA to gather feedback and public input on projects and community priorities. The day-long Community Workshop/Open House will be held within a central location within the community redevelopment district. The City shall be responsible to reserving the venue. The specific activities to be carried out during the Workshop will include: (1) an educational session, (2) a hands-on base-map exercise and a (3) project/programming prioritization exercise. S&ME will coordinate with the City of New Port Richey Community Redevelopment Agency to identify key stakeholders for participation in the public input activities. The Community Workshop/Community Open House program will be held over an entire day to maximize the opportunity for public participation.

### 2.2: New Port Richey CRA Vision Refinement and Priority Establishment:

Using the input and insights received from the Community Redevelopment Walk-In Workshop, the S&ME team will meet with the CRA Executive Director to develop a concise Vision Statement that succinctly captures the essence of the Community Input received at the Workshop. At this meeting, the S&ME team and the New Port Richey CRA Executive Director will establish redevelopment goal statements and priorities that refine the aspirational visions for the New Port Richey CRA that were identified by the Workshop participants and other sources of community input (i.e., surveys, interviews, focus groups, etc.).

## Task 2 Deliverables:

- Community Redevelopment Walk-In Workshop
- Community Redevelopment Walk-In Workshop materials (sign-in sheets, agenda, presentation, comment forms etc.)
- Community Redevelopment Walk-In Workshop Survey Results, Discussion Notes, Base Maps
- Community Redevelopment Walk-In Workshop Summary memo
- New Port Richey refined CRA Vision and Redevelopment Goals and Priorities Summary memo
- New Port Richey refined CRA Vision and Redevelopment Goals and Priorities Summary

## APPROACH

### TASK 3: IMPLEMENTING THE VISION - STRATEGIC FRAMEWORK AND GOALS, OBJECTIVES AND POLICIES

The Strategic Framework and associated Goals, Objectives and Policies will serve as the guides to the development of specific redevelopment projects and programming to be used in the New Port Richey Community Redevelopment Plan update. This Strategic Framework and associated Goals, Objectives and Policies will incorporate applicable redevelopment strategies, projects and programming identified through the plan update process and within the Downtown and Highway 19 Corridor Master Plan.

S&ME will develop the Strategic Framework and Goals, Objectives and Policies for implementation during the 2023-2049 Community Redevelopment Plan timeframe, based on the input received from Task 1 and Task 2 and guidance from the Citizen Advisory Committee.

#### 3.1: TIF Revenue Projections:

Prior to finalization of the Community Redevelopment Plan Goals, Objectives and Policies S&ME, in close coordination with the CRA Executive Director, will develop individual Tax Increment Fund (TIF) Revenue projections through the 2049 planning horizon. The TIF revenue estimates will be based on the current applicable City and County millage rates and assume a collection rate of 95%. The TIF revenue estimates will be key factors in prioritizing proposed Goals, Objectives and Policies, capital projects and programming for the updated Community Redevelopment Plan.

#### 3.2: Development of Strategic Framework and Goals, Objectives and Policies:

S&ME, working in close coordination with the CRA Executive Director, will draft a Strategic Framework and corresponding Goals, Objectives and Policies to assist in the realization of the refined Community Vision developed for the New Port Richey CRA and the aspirational goals identified to achieve the refined Community Vision. At the direction of the CRA Executive Director, S&ME may develop Goals, Objectives and Policies that are described generally so as to provide the CRA flexibility and enable the undertaking of activities, projects and programs that were not explicitly contemplated or identified during the Community Redevelopment Plan update process update but whose implementation would further advance the refined Community Vision for the New Port Richey CRA Community Redevelopment Plan Goals.

#### 3.3: Five-year Community Redevelopment Agency Budget Worksheet:

S&ME will prepare a five-year (5-year) budget capital and operating budget for the New Port Richey Community Redevelopment Agency utilizing the strategic framework, GOPs and the 2023-2049 TIF revenue projections. This budget will enable the Community Redevelopment Agency to evaluate potential projects and programming for inclusion in annual workplans and evaluate different budget impacts and funding sources associated with scheduling and prioritization.



### 3.4: Community Redevelopment Agency Briefing- Redevelopment Plan Update Status:

S&ME will provide a status report of the activities and accomplishments regarding the update process of the New Port Richey Community Redevelopment Plan. The presentation will be held at a regularly scheduled Community Redevelopment Agency Board Meeting.

## Task 3 Deliverables:

- TIF Revenue Projections
- Community Redevelopment Plan Strategic Framework and Goals, Objectives and Policies
- Five-year Community Redevelopment Agency Budget Worksheet
- Community Redevelopment Agency Board Briefing

### TASK 4: DRAFT COMMUNITY REDEVELOPMENT PLAN UPDATE (DOCUMENT COMPILATION AND ASSEMBLY)

S&ME will compile and assemble the various components of the Draft New Port Richey Community Redevelopment Plan update developed during Tasks 1-3. The Draft New Port Richey Community Redevelopment Plan update will be provided to City and CRA staff, the Citizen Advisory Committee, and other applicable governing entities and key community stakeholders as per the CRA Executive Director’s guidance for comment and review.

#### 4.1: Plan Components:

The New Port Richey Community Redevelopment Plan update will contain robust graphic components including an Existing Conditions (Community X-Rays) Map series, demographic and socio-economic info graphics and a Conceptual Master Plan detailing the New Port Richey CRA and the locations of built projects, projects under construction, planned improvements, special project locations, interconnection to roadway networks and trail networks, parks, public spaces and other key community features.



S&ME will prepare the New Port Richey Community Redevelopment Plan update in strict accordance with the standards and requirements set forth in Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes. The specific contents of a Community Redevelopment Plan are outlined in Chapter 163.362 Florida Statutes. The updated New Port Richey Community Redevelopment Plan will contain the following items in addition to the above referenced Florida Statute requirements:

- Community Redevelopment Agency Background
- Public involvement process and results
- Existing Conditions and Trends
- Assessment of CRA Accomplishments
- Evaluation of the boundary of the CRA district and updated map
- Refined Community Vision for the Community Redevelopment Area
- Goals, Objectives and Policies
- Tax Increment Fund Projections
- Implementation Schedule through 2049
- Existing Conditions Map Series, and a large format Conceptual Master Plan

## APPROACH

### Recommendations:

- Area-wide Strategies and Goals, Objectives and Policies
- Catalyst site actions

### Plan Elements:

- Community Redevelopment Area Conceptual Master Plan Map
- Community enhancements
- Neighborhood impact
- Tax base
- Land use
- Zoning and other land development regulation
- Strategies to address underperforming areas
- Adaptive reuse and historic preservation
- Infrastructure
- Resiliency
- Sustainability
- Community policing innovations

### Capital Projects and Programs:

- Five-year Budget Worksheet
- Long-term Implementation Schedule

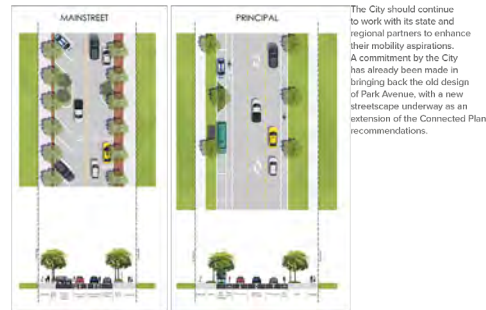
### Proposed Budget:

- Funding sources
- Utility Funds
- Public/Private Partnerships (P3s)
- Tax increment financing revenue projections
- Other revenues
- Financing options (as appropriate)
- Supporting information
- Establishing Documents and Adoption Resolutions
- Existing Conditions Maps
- Financial data
- Legal description
- Updated CRA District Map
- Documentation of Satisfaction of Statutory requirements

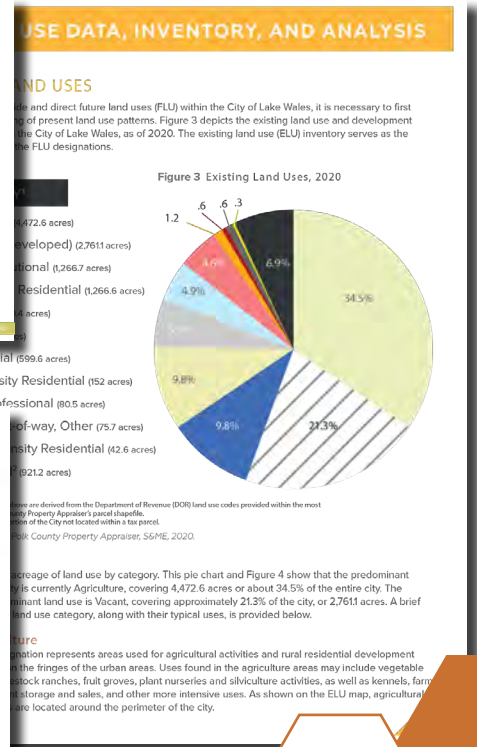
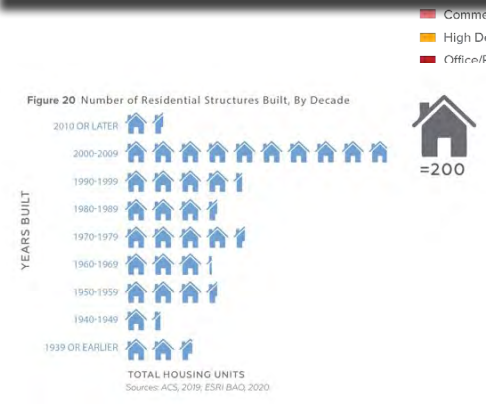
### 4.2: Submit Draft Plan to LPA/Council:

S&ME will submit the draft update of the New Port Richey Community Redevelopment Plan to the New Port Richey Local Planning Agency (LPA) to review for consistency with the City's Comprehensive Plan.

S&ME will also submit the draft update of the New Port Richey Community Redevelopment Plan to the New Port Richey City Council for review and comments.



TRANSPORTATION



APPROACH

**4.3: S&ME Revisions to draft Community Redevelopment Plan Update:**

S&ME will incorporate the comments and revisions provided by the LPA and the City Council into a final community plan update for submittal and consideration for adoption by the New Port Richey CRA and New Port Richey City Council.

**4.4: Submittal of Completed Community Redevelopment Plan Update:**

S&ME will submit a completed Community Redevelopment Plan update for consideration for adoption by the New Port Richey CRA and New Port Richey City Council.

**Task 4 Deliverables:**

- Updated draft Community Redevelopment Plan
- Transmittal of draft Community Redevelopment Plan update to Local Planning Agency and City Council Staff
- Incorporation of revisions and comments into final revised Community Redevelopment Plan Update
- Final revised Community Redevelopment Plan Update

**FEES**

Our professional fees for the CRA Plan Update addressed in the above-described services are as follows:

TASKS	FEE
Task 1: Existing Conditions - The City, The CRA, The Community	\$16,228.00
Task 2: Looking Forward - Developing And Refining The Vision For The CRA	\$15,179.00
Task 3: Implementing The Vision-Strategic Framework And Goals, Objectives, And Policies	\$11,147.00
Task 4: Draft Community Redevelopment Update	\$17,173.00
<b>TOTAL PROJECT FEES*</b>	<b>\$59,727.00</b>

\* Project Service Fees includes travel and associated expenses, and reimbursables

## SCHEDULE

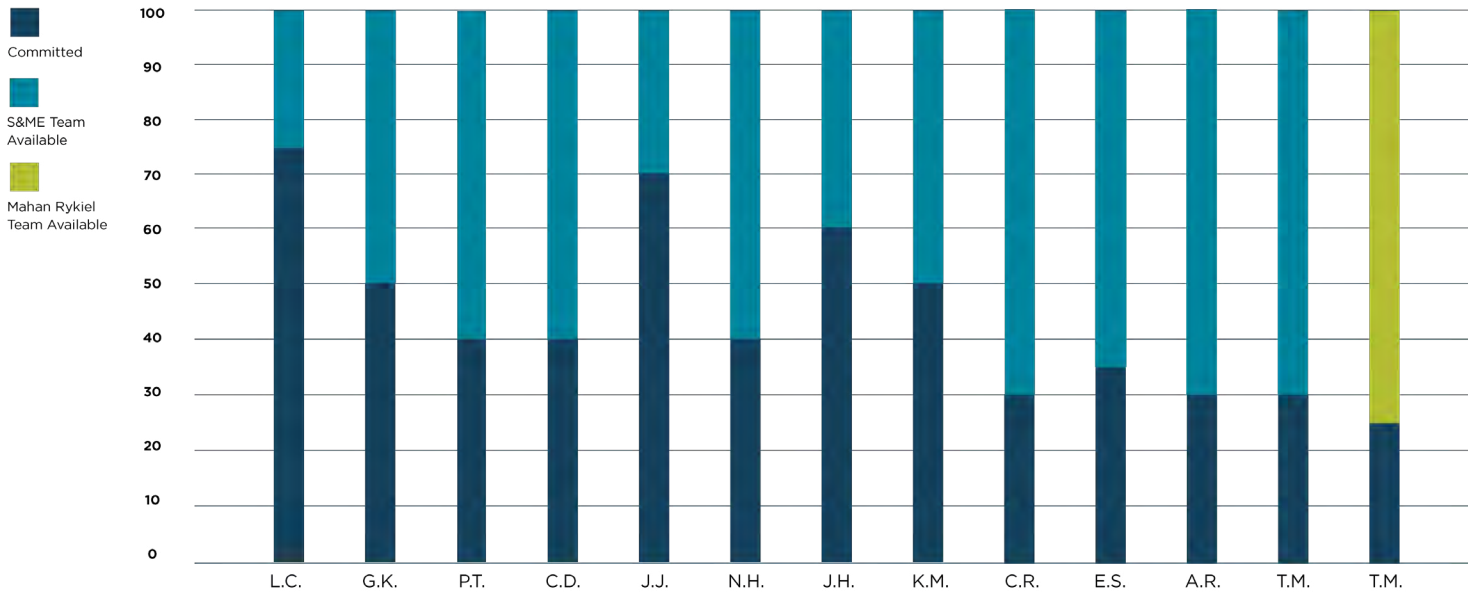
The proposed schedule for the update of the New Port Richey Community Redevelopment Plan is approximately eight (8) months as follows:

TASKS	MONTHS							
	1	2	3	4	5	6	7	8
<b>Task 1: Existing Conditions - The City, The CRA, The Community</b>	█							
<b>Task 2: Looking Forward - Developing And Refining The Vision For The CRA</b>			█					
<b>Task 3: Implementing The Vision- Strategic Framework And Goals, Objectives, And Policies</b>				█				
<b>Task 4: Draft community Redevelopment Plan Update</b>						█		



AVAILABILITY & CAPACITY

The project team has the availability and capacity to complete the New Port Richey Community Redevelopment Plan update in eight (8) months. The lead Project Manager, Laura Canary, is based out of our Tampa office. Her close proximity to New Port Richey enables her to be easily accessible and available during the planning process.



**LAURA CANARY:** TAMPA, FL

**GEORGE KRAMER:** ORLANDO, FL

**PATRICIA TYJESKI:** ORLANDO, FL

**CHRIS DOUGHERTY:** ORLANDO, FL

**JOHN JONES:** ORLANDO, FL

**NICK HILL:** ORLANDO, FL

**JALISA HARRIS:** ORLANDO, FL

**KATIE MARTIN:** RALEIGH, NC

**CARRIE READ:** ORLANDO, FL

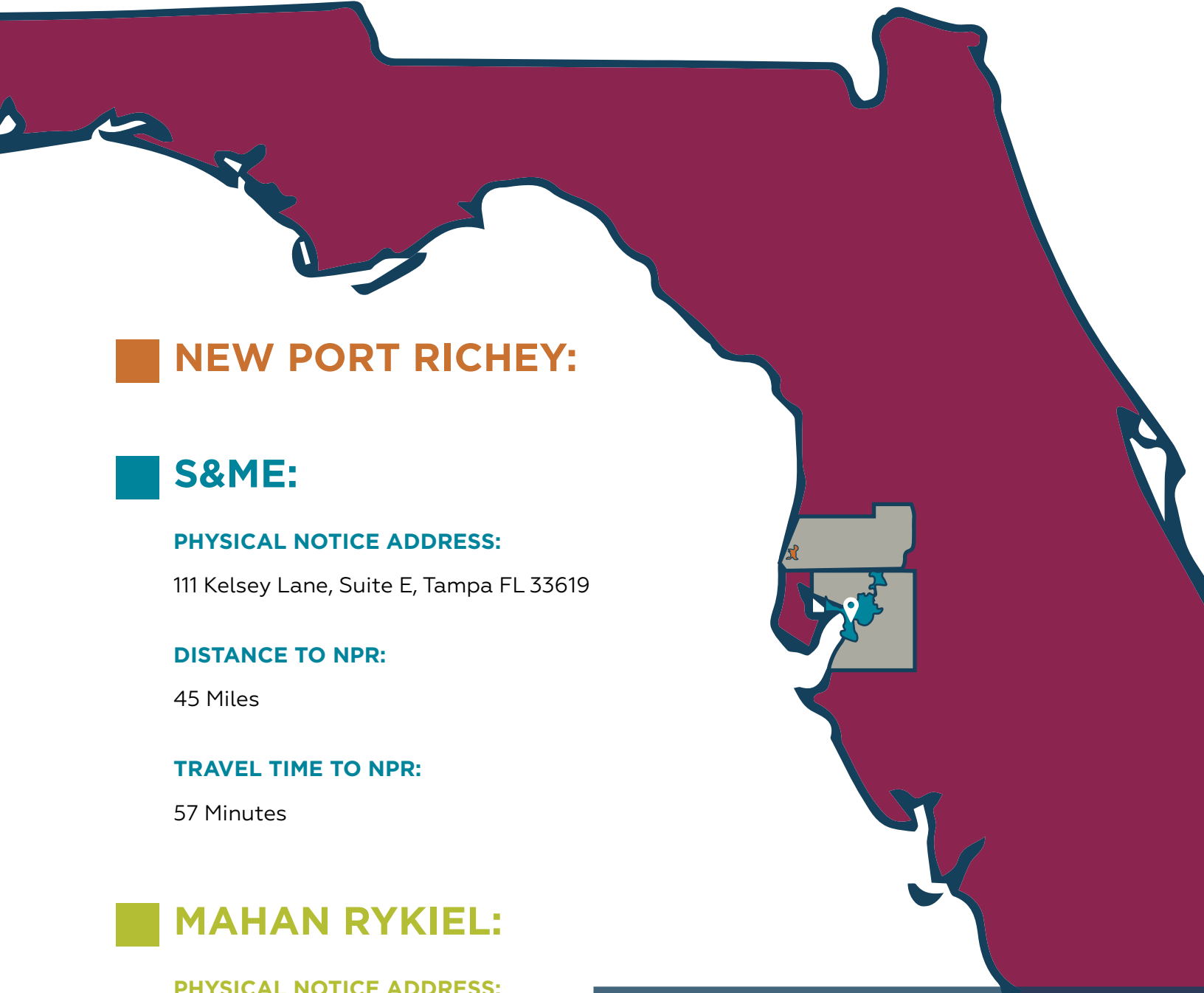
**EM SCHAEFER:** ORLANDO, FL

**ANGELO RAO:** TAMPA, FL

**TERRY MCKLOSKI:** TAMPA, FL

**TOM MCGILLOWAY:** BALTIMORE, MD

LOCATION



**NEW PORT RICHEY:**

**S&ME:**

**PHYSICAL NOTICE ADDRESS:**

111 Kelsey Lane, Suite E, Tampa FL 33619

**DISTANCE TO NPR:**

45 Miles

**TRAVEL TIME TO NPR:**

57 Minutes

**MAHAN RYKIEL:**

**PHYSICAL NOTICE ADDRESS:**

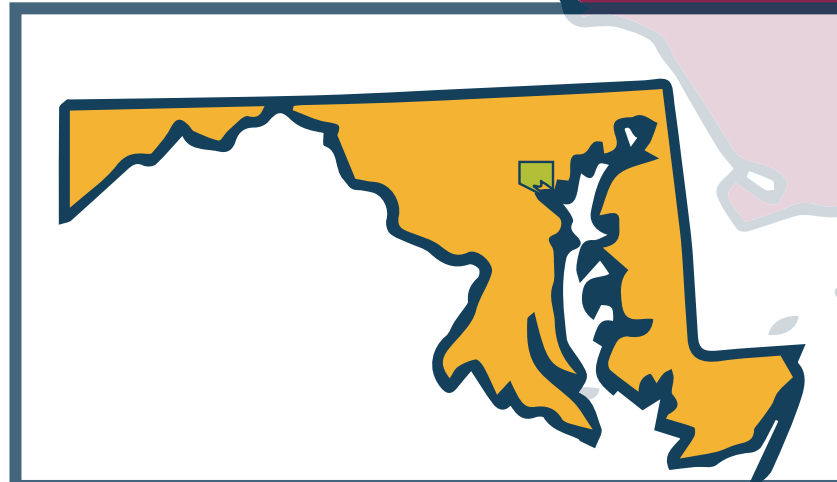
3300 Clipper Mill Road, Suite 200,  
Baltimore, MD 21211

**DISTANCE TO NPR:**

958 Miles

**TRAVEL TIME TO NPR:**

2 Hours, 30 Minutes Flight



### Channel District Community Redevelopment Plan Update

**Client/Owner:** Downtown Channel District/  
Tampa Heights Riverfront/Central Park  
Community Redevelopment Department | Jeff  
Burton, Community Redevelopment Department

**Address:** 1400 North Boulevard, Tampa, FL  
33607

**Email/Phone Number:** T: 813.274.8152 |  
E: Jeffrey.Burton@tampagov.net

### Community Redevelopment Plan Update

**Client/Owner:** City of Kissimmee, Community  
Redevelopment Agency, Development Services |  
Samiya Singleton, CRA Manager

**Address:** 101 Church Street, Kissimmee, FL 34741

**Email/Phone Number:** T: 407.518.2587 |  
E: Samia.singleton@kissimmee.gov

### Community Redevelopment Plan

**Client/Owner:** City of Titusville,  
Community Redevelopment Agency |  
Tim Ford, Redevelopment Planner

**Address:** P.O. Box 2806, Titusville, FL  
32781-2806

**Email/Phone Number:** T: 321.567.3860 |  
E: Timothy.ford@titusville.com

### Community Redevelopment Plan Update

**Client/Owner:** City of St. Augustine, Community  
Redevelopment Agency | Jaime D. Perkins, CRA  
Administrator

**Address:** 75 King Street, St. Augustine, FL 02085

**Email/Phone Number:** T: 904.209.4254 |  
E: Jperkins@citystaug.com

### Community Redevelopment Plan Update

**Client/Owner:** City of Sebring,  
Community Redevelopment Agency |  
Kristie Vazquez, CRA Executive Director

**Address:** 309 Circle Park Drive, Sebring,  
FL 33870

**Email/Phone Number:** T: 863.471.5104 |  
E: Kristievazquez@mysebring.com

### Community Redevelopment Plan Update

**Client/Owner:** City of Palatka, Community  
Redevelopment Agency | Jonathan Griffith,  
General Services Director

**Address:** 201 N. 2nd Street, Palatka, FL 32177

**Email/Phone Number:** T: 386.329.0100 |  
E: Jcgriffith@palatka-fl.gov

### Pinellas Park City Center Plan

**Client/Owner:** City of Pinellas Park  
Nick A. Colonna, AICP | Community  
Development Administrator

**Address:** 6051 78th Avenue N. Pinellas Park, FL  
33781

**Email/Phone Number:** T: 727.369.5680 |  
E: Ncolonna@pinellas-park.com

# CHANNEL DISTRICT COMMUNITY REDEVELOPMENT PLAN & STRATEGIC ACTION PLAN UPDATE

 TAMPA, FL



#### DATES

2020 - 2021



#### OWNER

Downtown Channel District/Tampa Heights Riverfront/Central Park Community Redevelopment Department  
 Jeff Burton, Community Redevelopment Department  
 1400 North Boulevard, Tampa, FL 33607  
 T: 813.274.8152  
 E: Jeffrey.Burton@tampagov.net



#### KEY SERVICES

- Planning
- Urban Design
- Multi-Modal Transportation
- Graphics/Visualization



Tampa's 200-acre Channel District includes Port Tampa Bay, the Florida Aquarium, and numerous newly constructed high-rise residential buildings. Once an industrial working waterfront, the area is rapidly transforming into a densely-populated urban district. S&ME identified future district needs, prepared Tax Increment Fund projections, developed cost estimates, formulated redevelopment strategies, and prioritized capital projects as part of these coordinated plan update efforts.

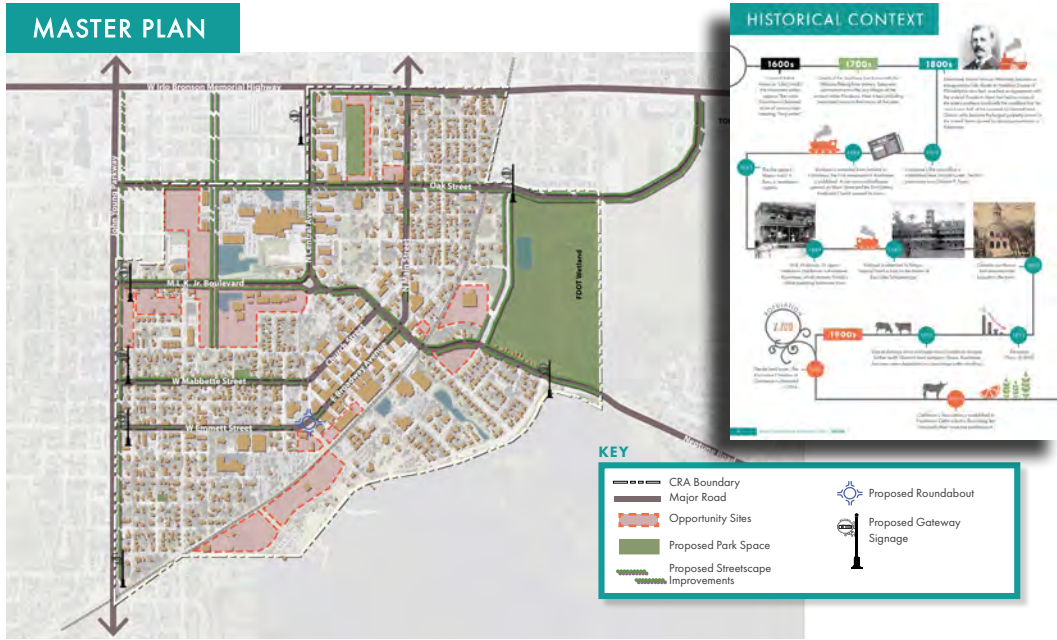


## OVERVIEW

- Facilitated hybrid community engagement (in-person/virtual)
- Researched comparable cities to identify the dynamic needs of 21st Century urban neighborhoods
- Developed an integrated plan that included recommendations for both infrastructure (including streets and parks) and land uses
- **CRP:** [Click Here](#)
- **SAP:** [Click Here](#)

# COMMUNITY REDEVELOPMENT PLAN UPDATE

📍 KISSIMMEE, FL



**DATES**  
2020

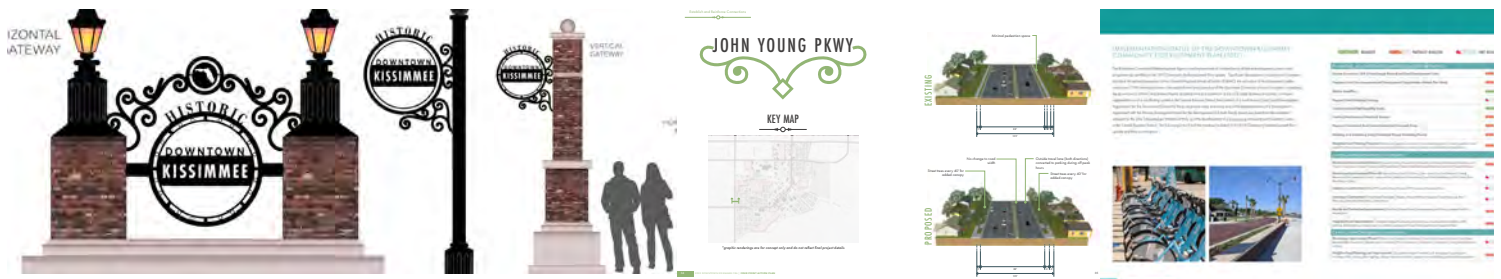
**OWNER**  
City of Kissimmee,  
Community  
Redevelopment Agency,  
Development Services,  
Samia Singleton, CRA  
Manager  
101 Church Street,  
Kissimmee, FL 34741  
T: 407.518.2587  
E: Ssingleton@kissimmee.  
org

**KEY SERVICES**

- Planning
- Landscape Architecture

74 2020 DOWNTOWN KISSIMMEE CRA | MASTER PLAN

75



Located on the doorstep to central Florida’s major tourist attractions, the City of Kissimmee has become home to thriving health care and technology industry sectors. Kissimmee’s historic downtown has experienced a renaissance benefiting from a downtown SunRail station and surge in downtown residential and retail development. As part of the update to the Downtown Redevelopment Plan, S&ME identified redevelopment strategies, targeted opportunity sites and public realm improvements to strengthen the City’s downtown neighborhoods and reinforce the City’s historic themes and development pattern.

## OVERVIEW

- Coordinated redevelopment programming in Historic Neighborhoods and Historic Downtown
- Facilitated hybrid community engagement (in-person/virtual)
- Reinforced historic themes with public realm improvements
- Connected residential and employment areas
- **CRP: [Click Here](#)**

# COMMUNITY REDEVELOPMENT PLAN UPDATE

📍 SEBRING, FL



 **DATES**  
2021 - 2022

 **OWNER**  
City of Sebring,  
Community  
Redevelopment Agency,  
Kristie Vazquez, CRA  
Executive Director  
309 Circle Park Drive,  
Sebring, FL 33870  
T: 863.471.5104  
E: Kristievazquez@  
mysebring.com

 **KEY SERVICES**

- Planning
- Landscape  
Architecture
- Public Engagement



Florida’s historic City on the Circle, Sebring is known around the world for its 24 hour automobile road race. The City’s on going redevelopment efforts have restored its historic downtown commercial district and spurred additional private sector investment and business development. S&ME’s update to the City’s Community Redevelopment identified redevelopment strategies, coordinated capital projects with the City’s planned mixed-use waterfront development, and identified targeted opportunity sites in downtown and former industrial areas.

## OVERVIEW

- Intensive public engagement and outreach activities
- Identified Opportunity Sites for redevelopment
- Extended operational timeframe of CRA
- Identified complementary capital projects to build on previous CRA investments
- Reinforced historic themes with public realm improvements

# COMMUNITY REDEVELOPMENT PLAN UPDATE

📍 PALATKA, FL



**DATES**  
2021 - 2022

**OWNER**  
City of Palatka,  
Community  
Redevelopment Agency,  
Jonathan Griffith, General  
Services Director  
201 N. 2nd Street, Palatka,  
FL 32177  
T: 386.329.0100  
E: Jcgriffith@palatka-fl.  
gov

**KEY SERVICES**

- Planning
- Landscape  
Architecture
- Public Engagement



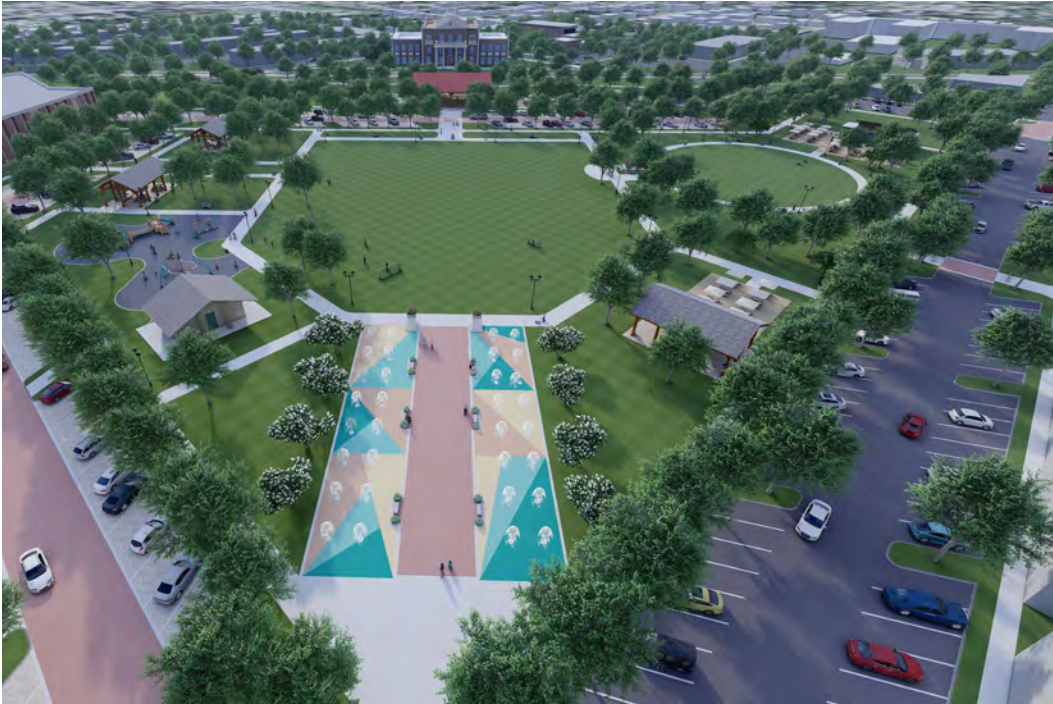
Palatka’s Community Redevelopment Area includes its historic downtown business district and two adjacent historic residential districts. Nestled on the shores of the St. Johns river the City of Palatka the City is experiencing new residents restoring historic homes and businesses growing in the downtown. S&ME prepared the City’s Community Redevelopment Plan update that presented a unifying capital improvement program for CRA’s disparate districts. Public realm improvements in the Plan connect residents, neighborhoods and businesses and creates a fecund environment for business development and private sector investment.

## OVERVIEW


- Addressed Downtown Business District and 2 Historic Residential Neighborhoods
- Proposed unified Annual Work Plan and Budgeting
- Proposed business assistance programming
- Connections for neighborhoods to waterfront and Downtown
- Extended operational timeframe of CRA

# PINELLAS PARK CITY CENTER

 PINELLAS PARK, FL



 **DATES**  
2021

 **OWNER**  
City of Pinellas Park  
Nick A. Colonna, AICP,  
Community Development  
Administrator  
6051 78th Avenue N.  
Pinellas Park, FL 33781  
T: 727.369.5680  
E: ncolonna@pinellas-  
park.com

 **KEY SERVICES**

- Planning
- Complete Streets
- Urban Design/  
Landscape  
Architecture
- Graphics/Visualization



After experiencing rapid growth in recent years, the City of Pinellas Park, currently suburban in nature and lacking a traditional downtown, selected S&ME to develop a physical place reflective of the residents’ deep sense of community. The project commenced with an interactive project website to garner public input and support as well as provide project updates. Additionally, S&ME hosted a week-long charrette including public workshops/presentations and targeted stakeholder engagement. The final deliverables included a Final Plan as well as 3D graphics and a fly-through video to provide the community with a clear and compelling visualization of the potential future.

## OVERVIEW

- **Plan Video:** [Click Here](#)
- **Full Report:** [Click Here](#)
- **Style Guide:** [Click Here](#)
- Public engagement
- Urban design & 3D visualization
- Complete Streets
- Branding/logo development
- Real Estate Market Analysis
- Utilities & stormwater planning
- Parks & Open Spaces design

# COMMUNITY REDEVELOPMENT PLAN

TITUSVILLE, FL



**DATES**  
2022 - Ongoing

**OWNER**  
City of Titusville,  
Community  
Redevelopment Agency,  
Tim Ford, Redevelopment  
Planner  
P.O. Box 2806, Titusville,  
FL 32781-2806  
T: 321.567.3860  
E: Timothy.ford@titusville.  
com

- KEY SERVICES**
- Community Redevelopment Planning
  - Landscape Architecture
  - Public Engagement



Located on the Indian River Lagoon, Titusville’s historic downtown has borne witness to the age of steam and the space age. Beginning in the 1980’s, the City’s community redevelopment efforts and investments in the public realm have revived a moribund downtown business district, created a nascent arts district and inspired additional private sector investment. S&ME identified redevelopment strategies, capital projects and targeted opportunity sites to build upon the City’s achievements and encourage additional private sector investment within the redevelopment district.

## OVERVIEW

- Proposed additional business assistance programming
- Proposed creation of Entertainment and Theatre District
- Identified Opportunity Sites
- Proposed additional connections to water
- Proposed additional open space creation

# COMMUNITY REDEVELOPMENT PLAN

📍 ST. AUGUSTINE, FL



**📅 DATES**  
2022 - Ongoing

**👤 OWNER**  
City of St. Augustine,  
Community  
Redevelopment Agency,  
Jaime D. Perkins, CRA  
Administrator  
75 King Street, St.  
Augustine, FL 32085  
T: 904.209.4254  
E: Jperkins@citystaug.  
com

**⚙️ KEY SERVICES**

- Community Redevelopment Planning
- Landscape Architecture
- Public Engagement



America’s oldest city is entering a new phase in its storied history with significant renovations to King Street planned and a re-energized downtown experiencing renewed private sector investment. As a strategic advisor to the City, S&ME prepared an update to the City’s Historic Area Community Redevelopment Plan that identified redevelopment strategies, public realm investments and redevelopment programming to enable the City to realize its long-sought redevelopment goals.

**📋 OVERVIEW**

- Extended operational timeframe of the CRA
- Proposed Transportation and Infrastructure Improvements on King Street
- Proposed Streetscape and pedestrian and cyclist improvements
- Prepared a 5-Year CRA Budget Worksheet

# DOWNTOWN AND HIGHWAY 19 CORRIDOR MASTER PLAN

📍 NEW PORT RICHEY, FL

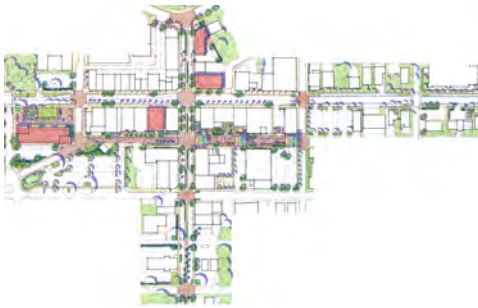


**📅 DATES**  
2020 - 2021

**👤 OWNER**  
The City of New Port Richey, Charles Rudd, MPA, FRA-RA, Economic Development Director  
5919 Main Street  
New Port Richey, FL 34652  
T: 727.853.1019  
M: 727.267.2229  
E Ruddc@cityofnewportrichey.org

**⚙️ KEY SERVICES**

- Planning and Landscape Architectural Services



## MAHAN RYKIEL

LANDSCAPE ARCHITECTURE  
URBAN DESIGN & PLANNING

Mahan Rykiel is part of a team currently preparing a Downtown Master Plan and Highway 19 Corridor Plan for the City of New Port Richey, located north of Tampa, Florida. The master planning effort builds upon an earlier phase market assessment and community marketing strategy developed by Arnett Muldrow. To date, Mahan Rykiel has conducted a design charrette and has provided realistic revitalization plans for key properties within the community, based upon the market assessment. While the planning involves a long-term vision for broad redevelopment of some under-performing districts, Mahan Rykiel is emphasizing strategies that include short-term improvements (such as façade improvements and outdoor amenity spaces) to existing properties until full redevelopment is feasible.

## 📋 OVERVIEW

- Design Charrette
- Master Plan
- Revitalization Plans
- Façade Improvements
- Outdoor Amenity Spaces

# GLEN BURNIE REVITALIZATION

📍 GLEN BURNIE, MD



**DATES**  
2021 - 2022

**OWNER**  
Lynn Miller, AICP,  
Assistant Planning and  
Zoning Officer  
Anne Arundel County  
Office of Planning and  
Zoning  
2664 Riva Road, MS  
6401  
Annapolis, MD 21401  
T: 410.222.7431  
E: Pzmill03@aacounty.  
org

**KEY SERVICES**  
• Planning



Existing Conditions



Proposed Treatment



**MAHAN RYKIEL** LANDSCAPE ARCHITECTURE URBAN DESIGN & PLANNING Despite some revitalization efforts in the 1990's, Glen Burnie's Town Center has not realized its full potential, Mahan Rykiel led a team to develop an assessment and revitalization plan for this property in context with the overall Town Center area. The team worked under the direction of Anne Arundel County and in consultation with key stakeholders to develop a realistic vision that is grounded in community input and will serve as a framework for future investment. The plan provides a phased approach for attracting new business and residential investment, recommends public realm improvements, creates concepts for a community brand, and illustrates realistic short-term façade improvements.

## OVERVIEW


- Planning
- Facade Treatments
- Revitalization Plans
- Facade Improvements
- Outdoor Amenity Spaces

# ELLICOTT CITY MASTER PLAN

📍 ELLICOTT CITY, MD



 **DATES**  
2017 - 2021

 **OWNER**  
Kristin O'Connor,  
Division Chief, Howard  
County Department of  
Planning and Zoning  
3430 Court House  
Drive, Ellicott City, MD  
21043  
T: 410.313.4321  
E: Koconnor@  
howardcountymd.gov

 **KEY SERVICES**

- Master Planning
- Community Engagement
- Branding and Wayfinding
- Visualizations and Renderings



**MAHAN RYKIEL**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN & PLANNING

In July, 2016 and May, 2018 Ellicott City experienced two devastating “1000 year floods”. Mahan Rykiel has been working with the County and community stakeholders since after the 2016 flood to develop a master plan for the downtown core and surrounding watershed. The plan addresses numerous challenges that include, but are not limited to: leveraging flood mitigation projects to accomplish other urban design goals, creating a more walkable community in spite of difficult topography, identifying appropriate infill development to accommodate market demands while maintaining community character and providing wayfinding and community branding.

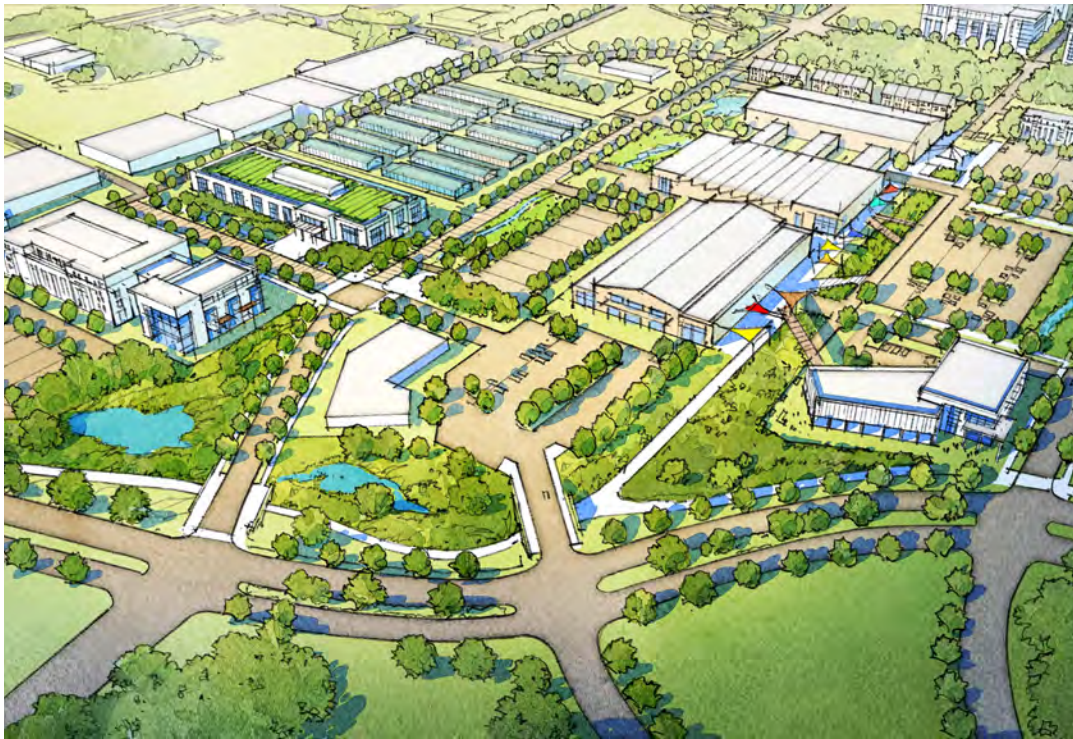
*Best in Category- National Association of Counties (NACo); MD ASLA Traveler’s Award for Innovation*

## OVERVIEW

- Design Charrette
- Master Plan
- Revitalization Plans
- Facade Improvements
- Outdoor Amenity Spaces

# HOWARD COUNTY GENERAL PLAN UPDATE

HOWARD COUNTY, MD



**DATES**  
2020 - Ongoing

**OWNER**  
Howard County  
will not provide a reference until the project is completed

**KEY SERVICES**  
• Planning



**MAHAN RYKIEL**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN & PLANNING

Mahan Rykiel provided an update to Howard County’s General Plan. The update-HOCO BY DESIGN - is a long-range, visionary document that guides land use, growth, and development decisions.

The General Plan and its supporting documents used five geographic planning areas to organize data, summarize existing conditions, track trends, and coordinate implementation activities. The boundaries of the planning areas match those presented in both the Howard County General Plan 2000 and Plan Howard 2030 General Plan. The planning areas also provided a consistent framework for sub-geography reporting or requirements in future County documents, policies, and ordinances.



## OVERVIEW

- Urban design lead as part of multi-disciplinary planning team
- Responsible for Community Character Assessment
- Responsible for six area plans showing redevelopment opportunities along existing corridors and within the new town of Columbia, MD
- Oversaw graphic production of urban design plans/3D renderings



## S&ME, INC. FIVE YEAR LITIGATION SUMMARY

### **South Carolina State Ports Authority v Moffatt & Nichol, Inc. and S&ME, Inc.**

No. 2016-CP-10-5090

In the Court of Common Pleas for the Ninth Judicial Circuit of South Carolina

This suit involved additional costs resulting from the construction of a container terminal. The case was tried before a jury with a finding of no liability.

### **Estate of Christy Brown Duncan et al. v S&ME, Inc. et al.**

No. 136LA0192

In the Seventh Judicial District for the State of Tennessee, Circuit Division

This suit involves an automobile accident. S&ME's insurance carrier has acknowledged coverage and is defending this lawsuit.

### **Recreational Ventures et al. v S&ME, Inc.**

No. 16 CVS 5076

In the General Court of Justice, Superior Court Division, State of North Carolina, Durham County

This suit involved tennis courts which have experienced subsidence. The parties to the lawsuit negotiated a mutual settlement.

### **Benbrooke Dorchester Partners, LLC v S&ME, Inc.**

No. 2017-CP-10-4196

In the Court of Common Pleas, State of South Carolina, County of Charleston

This suit involved unanticipated costs incurred during the renovation of a strip shopping center. The parties to the lawsuit negotiated a mutual settlement.

### **Construction Systems Inc. of Lumberton v S&ME, Inc., et al.**

No. 17 CVS 9367

In the General Court of Justice, Superior Court Division, State of North Carolina, County of Cumberland

This suit involved additional costs for the construction of a city bus station. The parties to the lawsuit negotiated a mutual settlement.

### **Todd Johnson Contracting, Inc. v Mercer County Sanitation District et al.**

C.A. # 18-CI-00061

In the Mercer Circuit Court, 50<sup>th</sup> Judicial Circuit, Commonwealth of Kentucky

This suit involves additional costs for the construction of sewer lines. S&ME's insurance carrier has acknowledged coverage and is defending this lawsuit.



**Emily F. Bailey et.al. v S&ME, Inc.**

C.A. No. 2018-CP-30-00935

In the Court of Common Pleas, State of South Carolina, County of Laurens

This suit involves additional costs for the rehabilitation of an earthen dam. S&ME's insurance carrier has acknowledged coverage and is defending this lawsuit.

**Darren J. Eddings v Pilot Travel Centers, LLC et al.**

C.A. No. 2018-CP-32-02759

In the Court of Common Pleas, State of South Carolina, County of Lexington

This suit involved an automobile accident. The parties to the lawsuit negotiated a mutual settlement.

**Fairfield County v Alliance Consulting Engineers, Inc. et al.**

C.A. No. 2020-CP20-00059

In the Court of Common Pleas, State of South Carolina, County of Fairfield

This suit involves additional costs for the remediation of retaining walls. S&ME's insurance carrier has acknowledged coverage and is defending this lawsuit.

**Centerstone of Tennessee, Inc. v Charles R. Curtis Construction, Inc. et al.**

C.ase Number 22CC2019CV-24

In the Circuit Court for Dickson County, Tennessee

This suit involves additional costs for the repair of subsidence to a mixed-use building. S&ME's insurance carrier has acknowledged coverage and is defending this lawsuit.

**The Metropolitan Government of Nashville and Davidson County, Tennessee v BOP Nest Nashville TRS, LLC et al.**

C.A. No. 20C323

In the Circuit Court for Davidson County, Tennessee

This suit involves the obstruction of a storm water line by earth reinforcing soil nails. S&ME's insurance carrier has acknowledged coverage and is defending this lawsuit.



*Tab 3*

**REQUIRED FORMS/  
DOCUMENTS**

• COMMUNITY REDEVELOPMENT PLANNING QUALIFICATIONS

**S&ME’s Qualifications and Experience Pertaining to CRA Plan Updates:**

The S&ME team is comprised of seasoned professionals whose professional focus is the establishment, operation, and management of Community Redevelopment Agencies; the provision of economic development and urban design services; and placemaking. All of these are services requested by the New Port Richey CRA in RFP 22-015 to update the Community Redevelopment Plan.

S&ME is one of the leading community redevelopment planning firms in the state of Florida. S&ME has extensive experience with community redevelopment planning. We have completed eight (8) community redevelopment plan updates in the last three years and (17) community redevelopment plan updates in the past ten years. We are very familiar with the regulatory requirements for CRA plan updates and are also very familiar with the various aspects of CRA establishment, CRA expansion, the extension of CRA operational timeframes, and the development of realistic implementation plans. S&ME’s diligence has been recognized by the Florida Redevelopment Association (FRA), with several Roy F. Kenzie awards for the redevelopment services provided to our clients.

S&ME is also well-versed in economic development planning, developing business recruitment and retention programs, and positioning opportunity sites for maximum return. During the past five years, S&ME has prepared two (2) strategic economic development plans for municipalities in the state and helped various CRAs in the state position target properties for redevelopment. We understand the unique heritage of the New Port Richey and the City’s long-term commitment to redevelopment.

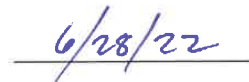
Our West Coast Florida office is located at 111 Kelsey Lane, Suite E, Tampa, FL 33619, approximately 26 miles from New Port Richey. S&ME’s Central Florida office is located at 1615 Edgewater Drive, Suite 200, Orlando, FL 32804.

Authorized representatives for the S&ME team are, from S&ME, Mr. George Kramer, AICP, LEED-AP, Principal-in-Charge, and Ms. Laura Canary, CeCD, FRA-RA, Project Manager.

The S&ME team, comprised of FRA-certified community redevelopment specialists, AICP-certified urban planners and designers, and economic development specialists, is uniquely qualified to provide the City with the community redevelopment plan update services requested by the New Port Richey CRA in RFP 22-015.



George M. Kramer, AICP, LEED AP  
Vice President, Area Manager – Placemaking



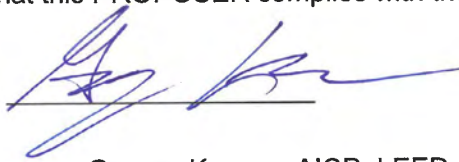
Date

**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: George Kramer, AICP, LEED AP

Date: \_\_\_\_\_

6/6/22

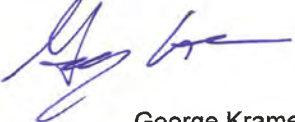
RFP 22-015 Community Redevelopment Plan Update

Schedule A  
NON-COLLUSIVE AFFIDAVIT

State of FL; County of ORANGE being first duly sworn, deposes and says that:

- (1) He/she is the Officer  
(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:   
(Printed Name) George Kramer, AICP, LEED AP

(Title) Vice President/Area Manager


ACKNOWLEDGEMENT

State of FLORIDA

County of ORANGE

The foregoing instrument was acknowledged before me this 6th day of JUNE, 2022, by, 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) JESSICA WELCH



My Commission expires on 6/4/2025