

Central City CRA Revised Scope (Add-Ons)

Featured Map Series and Visualization: TMPG will provide a series of maps that include illustrations to help articulate re-zoning recommendations brought forth to the CC CRA Advisory Board. This is different from the mapping proposed within the original scope because the number of revisions and meetings has increased. The illustrations shall include buildings at rezoning locations - as they might appear on the ground. The level of detail provided in the map series will also include a dry-run assessment of the usable land area (buildable land space), which accounts for landscaping, wider sidewalks, and public open spaces. Once the CC CRA Advisory Board provides feedback, the map series can be adjusted for use in other public meetings. The images can also be placed onto the project web page. The tasks required to complete the Featured Map Series and Visualization include the following:

Additional GIS Mapping & Analysis – TMPG Planner will conduct a GIS analysis, and present the results in the Featured Map Series. The analysis will include a lot-fit assessment for re-zoning locations on NW 13th Street, NW 9th Avenue, and Sunrise Boulevard, as requested by the Central City CRA Advisory Board. The lot-fit analysis will be used to create diagrams that articulate the recommendations in a conceptual format (similar to pictometry).

Alternative Build-out Analysis – Previously, a build-out analysis was performed on the existing regulations to determine the extent of growth that could occur in the area with existing zoning. This information was used, in tandem with stakeholder input, to create the zoning map recommendations. An alternative analysis will be performed for areas where the residential FLU can be used for commercial flex allocation (parcels needed to provide additional lot depth for commercial redevelopment), as the City's flex allocation strategy will require the use of other Broward County provisions to attain mixed uses in the study area.

Design and Story Boards – After completion of the lot-fit analysis, our Urban Design Planner will design and create story boards to provide the CC CRA Advisory Board with a sense of the look and feel of development within the realm of the proposed rezoning recommendations. The story boards can also be used for Planning and Zoning Board, as well as City Commission

meetings. Copies of the story board images can also be posted to the re-zoning project's web page.

GIS & Mapping Analysis, Alternative Build-out Analysis, Story Boards - \$6,000

Additional Meetings: Additional meetings are necessary to ensure that the proposed rezoning is fully understood and supported by the Neighbors, Advisory Board, and City Commission. While we agree that the meetings should occur to avoid a "false consensus," our original scope of services did not include the extent and number of meetings requested as the project progressed. As such, we would require a revision to the scope to include these critical meetings. We also request that the City Attorney be included in the 1-2 of these meetings.

In addition, we recognize the need to see progress on this project and balance that with the need for ensuring full consensus and understanding of the zoning recommendations. Therefore, we will likely propose a phased approach to the rezoning project, which allows incremental progress toward the community's preferences. This will help reassure the neighbors that we are taking progressive and positive steps toward their goals; however, additional fees will occur for tasks and time dedicated to additional ordinances and community meetings.

The tasks required to adequately address the needs for Additional Meetings include the following:

Additional Workshop(s) - The CRA Advisory Board has requested another full workshop at their regularly scheduled meeting in November. We are happy to provide another workshop; however, this additional meeting and the preparation and time for facilitating the discussion of the additional workshop was not addressed in the original scope of work for the rezoning project. We anticipate 2 additional meetings with the Advisory Board, including the one scheduled for November.

Two CC CRA AB Meetings - \$2,500

Additional CC CRA AB Meetings - \$150/hr.

Additional Community Workshops/Community Meetings - \$200/hr

Additional Meetings:

TOC Overlay – Currently, the Urban Design and Planning Department is working with another consultant to establish a Transit Oriented Code Overlay. While we are aware that this effort is underway, we are not currently familiar with the status of the project, and how it may/may not be used for the northeast portion of the CC CRA, which lies just west of the proposed station area. Transit Oriented Design (TOD) is mentioned in the Central City Redevelopment Plan; and, has been the topic of discussion/interest of several stakeholders.

One Meeting to Discuss the Proposed TOC Overlay Implications - \$900

Two General Technical Committee Meetings - \$1,800

Additional General Technical Committee Meetings - \$150/hr.

Split Parcel Future Land Use (FLU) and Split Parcel Zoning – The current data we have for the Future Land Use Map (FLUM) reflects there are several parcels within the CC CRA that have been split between 2-3 land use designations and/or zoning districts. Ideally, and as a common practice, there should not be two different districts or designations on one parcel. We need to explore and discuss this further, along with the Urban Design and Planning staff to reach a workable solution, which requires additional meetings that were not contemplated in the original scope of work. This meeting would occur outside of the regular Technical Committee Meetings, as this is a set-aside discussion that wouldn't require participation from the rest of the group.

One Meeting to Discuss current issues regarding FLUM and Zoning Map - \$900

Additional FLUM and Zoning Map Meetings - \$150/hr.

Opportunity Zones - Opportunity Zones, another potential source of redevelopment investment, has become a major point of interest to our team since the study area received approval for designation in late April. With its Opportunity Zone designation, Central City CRA is uniquely positioned to identify and market its neighborhood assets. There are opportunities to use permitting and zoning to entice and encourage investment within Central City CRA, and we'd like to be a part of that effort. We believe that it will be beneficial to actively engage a coalition of City Economic Development staff to help craft innovative incentives for Central City. This group would meet separately from the current Technical Committee, with one session that includes a few of the Industry Experts Roundtable participants. These additional meetings will help us craft new incentives and processes that can help shift the narratives and assumptions about investment viability in the CRA, once the rezoning takes place.

One Opportunity Zones Discussion Meeting - \$900

Additional Opportunity Zones Discussion Meetings - \$150/hr.

Additional time and tasks will be required if the CRA Project Manager, CC CRA Advisory Board, and City Commission find that it is best to proceed with incremental phasing of the zoning changes, thus requiring more than one ordinance and additional public hearings.

Additional zoning ordinance(s) & related tasks for phasing recommended changes - \$150/hr.

TASKS	hours	cost
Task A - Project Orientation / Issue Identification	93	\$11,660.00
Task B - Analyze Planning Documents	96	\$12,065.00
Task C - Public Involvement Program (includes public hearings and community	93	\$12,220.00
Task D1 - Prepare Land Use Amendment (includes County Application submittal, coordination with State and Regional review agencies, staff reports and all legislation, attendance at all public hearings; and, County recertification once	110	\$13,770.00
Task D2 - Prepare New Mixed Use Zoning Classification Outline	149	\$18,560.00
Task E - Prepare Draft ULDR Amendments	204	\$25,535.00
Task F - Prepare Final Ordinance, Districts, & Map	22	\$2,785.00
Task G - Progress Reports (Includes meetings with staff and revisions to drafts)	108	\$14,295.00
TOTAL	875	\$110,890.00

Work Fee Schedule		
Role	Rate	Hours
Principal-in-Charge	\$195/HR	68
Managing Principal	\$185/HR	28
Senior Associate	\$150/HR	334
Planner/Urban Designer	\$100/HR	387
Intern/Administrative	\$50/HR	51