

# CORAL GABLES FLORIDA

GENERAL PLANNING SERVICES

RFQ #2024-034 | OCTOBER 22, 2024, 2:00PM



TITLE PAGE, TABLE OF  
CONTENTS, REQUIRED  
FORMS, & MINIMUM  
QUALIFICATION  
REQUIREMENTS

# 01



# CORAL GABLES FLORIDA

GENERAL PLANNING SERVICES

RFQ #2024-034 | OCTOBER 22, 2024, 2:00PM

TITLE PAGE



**Inspire**  
PLACEMAKING COLLECTIVE

25 SE 2nd Ave, Suite 414, Miami, Florida 33131  
Jared Beck, PM: [Jbeck@inspireplacemaking.com](mailto:Jbeck@inspireplacemaking.com); 329.821.2765

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October 22, 2024, 2:00pm

Attn: Eduardo Hernandez, Procurement Specialist  
Finance Department/Procurement Division  
405 Biltmore Way  
Coral Gables, FL 33134

**Re: RFQ #2024-034 | General Planning Services**

Dear Members of the Selection Committee,

Coral Gables, the "City Beautiful", has flourished since its establishment in 1925. Rooted in Mediterranean Revival architecture, the City now blends historic charm with modern innovation. Today, Coral Gables boasts over 11 nationally recognized landmarks, with picturesque streets shaded by dense canopies of oak trees and charming public gathering spaces like Giralda Plaza and Miracle Mile that offer a stroll through history. Natural treasures like the Fairchild Botanical Gardens and recreational gems such as the Venetian Pool provide a serene oasis, while the University of Miami adds vibrancy to the community. In recent years, Coral Gables has experienced remarkable growth, exemplified by large mixed-use development projects that bring additional hotel, residential, office, retail, dining, art, and public areas for residents and visitors. With upcoming projects like The Avenue, Gables Village, and Ponce Park Residences, as well as outdoor attractions such as the Underline Trail, the City continues to evolve. Now is the moment for thoughtful planning and innovative strategies that foster economic development while preserving the Mediterranean Revival character. This balance of progress and preservation will ensure that Coral Gables remains a beacon of history, natural beauty, and culture for generations to come.

**Inspire Placemaking Collective, Inc. (Inspire)** was founded in 2022 as a formal spin-off of S&ME, Inc.'s planning and landscape architecture divisions which operated for more than 20 years. With a team of 22 planners that have more than 300 years of collective experience, Inspire offers a traditional city planning practice, with a depth and breadth that is unique within today's marketplace.

Our practice focuses on comprehensive planning, land development code updates, form-based codes, design guidelines, community redevelopment, economic development, historic preservation, and small area studies. We have assisted numerous cities and counties with the preparation of streamlined, user-friendly land use plans, comprehensive plans, land development regulations, form-based codes, design standards, and technical manuals. Our current and previous clients range from rural counties to fast-growing urban communities. Placemaking, a design perspective that recognizes the relationship between transportation, private development, and civic spaces, is the foundation of all our work. We think beyond project site boundaries and plan for the people and experiences of the larger place and community. ***Inspire is committed to creating great places, safe streets, and thriving communities.***

Thank you for this opportunity to present our qualifications for your consideration. We hope to have the opportunity to expand upon our ideas and experience through the interview process.

Sincerely,

**Inspire Placemaking Collective, Inc.**



Jared Beck, AICP, FRP  
Project Manager  
Jbeck@inspireplacemaking.com



George Kramer, AICP  
President/Authorized Representative  
Gkramer@inspireplacemaking.com

## CITY OF CORAL GABLES, FL

2800 SW 72<sup>nd</sup> Avenue, Miami, FL 33155  
Finance Department / Procurement Division  
Tel: 305-460-5102 / Fax: 305-261-1601

### PROPOSER'S ACKNOWLEDGEMENT

<b>RFQ Title: 2024-034</b> <b>General Planning Services</b>  A cone of silence is in effect with respect to this RFQ. The Cone of Silence prohibits certain communication between potential vendors and the City. For further information, please refer to the City Code Section 2-1027 of the City of Coral Gables Procurement Code.	<b>Electronic submittals must be received prior to 2:00 p.m., Tuesday, October 22, 2024, via INFOR; and will remain valid for 120 calendar days. Submittals received after the specified date and time will not be accepted.</b>  Contact: Eduardo Hernandez Title: Procurement Specialist Telephone: 305-460-5108 Email: <a href="mailto:ehernandez2@coralgables.com">ehernandez2@coralgables.com</a> / <a href="mailto:contracts@coralgables.com">contracts@coralgables.com</a>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Proposer's Name: Inspire Placemaking Collective, Inc.	FEIN or SS Number: 92-1495717
Complete Mailing Address: 4767 New Broad Street, Orlando, FL 32814	Telephone No.: 407.202.8387 Cellular No.: 407.202.8387
Indicate type of organization below: Corporation: <input checked="" type="checkbox"/> Partnership: ____ Individual: ____ Other: ____	Fax No.: N/A
Bid Bond / Security Bond (if applicable) <u>N/A</u> %	Email: Gkramer@inspireplacemaking.com

**ATTENTION: THIS FORM ALONG WITH ALL REQUIRED RFQ FORMS MUST BE COMPLETED, SIGNED (PERFERABLY IN BLUE INK), AND SUBMITTED WITH THE RESPONSE PRIOR TO THE SUBMITTAL DEADLINE. FAILURE TO DO SO MAY DEEM PROPOSER AS NON-RESPONSIVE.**

THE PROPOSER CERTIFIES THAT THIS SUBMITTAL IS BASED UPON ALL CONDITIONS AS LISTED IN THE RFQ DOCUMENTS AND THAT THE PROPOSER HAS MADE NO CHANGES IN THE RFQ DOCUMENT AS RECEIVED. THE PROPOSER FURTHER AGREES IF THE RESPONSE IS ACCEPTED, THE PROPOSER WILL EXECUTE AN APPROPRIATE AGREEMENT FOR THE PURPOSE OF ESTABLISHING A FORMAL CONTRACTUAL RELATIONSHIP BETWEEN THE PROPOSER AND THE CITY OF CORAL GABLES FOR THE PERFORMANCE OF ALL REQUIREMENTS TO WHICH THIS RFQ PERTAINS. FURTHER, BY SIGNING BELOW PREFERABLY IN **BLUE INK**, ALL RFQ PAGES ARE ACKNOWLEDGED AND ACCEPTED AS WELL AS ANY SPECIAL INSTRUCTION SHEET(S) IF APPLICABLE. THE UNDERSIGNED HEREBY DECLARES (OR CERTIFIES) ACKNOWLEDGEMENT OF THESE REQUIREMENTS AND THAT HE/SHE IS AUTHORIZED TO BIND PERFORMANCE OF THIS RFQ FOR THE ABOVE PROPOSER.

  
\_\_\_\_\_  
Authorized Name and Signature

\_\_\_\_\_  
President  
Title

10/2/24  
\_\_\_\_\_  
Date

## **SOLICITATION SUBMISSION CHECKLIST**

### **Request for Qualifications (RFQ) No. 2024-034**

COMPANY NAME: (Please Print): Inspire Placemaking Collective, Inc.

Phone: 407.202.8387

Email: Gkramer@inspireplacemaking.com

**Please provide the PAGE NUMBER in the blanks provided as to where compliance information is located in your Submittal for each of the required submittal items listed below:**

#### **SUBMITTAL - SECTION I: TITLE PAGE, TABLE OF CONTENTS, REQUIRED FORMS, AND MINIMUM QUALIFICATION REQUIREMENTS.**

- 1) Title Page: Show the RFQ number and title, the name of your firm, address, telephone number, name of contact person, e-mail address, and date. PAGE # 1
- 2) Provide a Table of Contents in accordance with and in the same order as the respective "Sections" listed below. Clearly identify the material by section and page number. PAGE # 2-3
- 3) Fill out, sign, and submit the Proposer's Acknowledgement Form. PAGE # 5
- 4) Fill out and submit the Solicitation Submission Check List. PAGE # 6-8
- 5) Fill out, sign, notarize (as applicable), and submit the Proposer's Affidavits and Schedules A through H. PAGE # 9-18
- 6) Minimum Qualification Requirements: submit detailed verifiable information affirmatively documenting compliance with the Minimum Qualifications Requirements shown in Section 3. PAGE # 19
- 7) Indicate whether the Proposer is a State of Florida and/or County Certified Small Business or Minority Business Enterprise. If so, indicate the certifying organization or jurisdiction and include a copy of the certification with your submittal. PAGE # 20
- 8) Fill out Employer E-Verify Affidavit. PAGE # 21
- 9) Fill out Lobbyist Registration & Oral Registration Forms. PAGE# 22-25

#### **SUBMITTAL - SECTION II: EXPERIENCE AND QUALIFICATIONS**

##### **(i) FOR PROPOSER**

- 1) Provide a complete history and description of your company, including, but not limited to: the number of years in business, size, number of employees, office location where work is to be performed, copy of applicable licenses/certifications, credentials, capabilities and capacity to effectively meet the City's needs, relevant experience and proven track record of providing the scope of services as identified in this solicitation to public sector agencies. PAGE # 26-31
- 2) Provide a statement detailing Proposer's familiarity with permitting agencies and permitting procedures, especially in Miami-Dade County. PAGE # 32-33
- 3) Describe the Proposer's expertise and experience in working with other disciplines, including coordination with other design professionals and sub-consultants. PAGE # 32-33
- 4) Provide at least two (2) Evaluation & Appraisal Report (EAR) based amendments completed within the last 7 years exemplifying experience and capacity in performing EAR-based amendments. PAGE # 34-36.  
Each project shall include:
  - a. Project name
  - b. Project description, including the scope of services
  - c. Agency/client name, contact, telephone and email address
  - d. Years and term of engagement



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## (ii) FOR KEY PERSONNEL

- 1) The Proposer's Principal in Charge must have an American Institute of Certified Planners (AICP) certification that has been active for at least the past five (5) years, along with a diverse background in land use planning, land development regulations, comprehensive planning, project implementation, and other related fields. A copy of applicable certification shall be provided with the proposal response. PAGE # 37
- 2) The Proposer's Project Manager must have an active American Institute of Certified Planners (AICP) certification for the past two (2) years, along with a diverse background in land use planning, land development regulations, comprehensive planning, project implementation, and other related fields. A copy of applicable certification shall be provided with the proposal response. PAGE # 38

## SUBMITTAL – SECTION III: PROJECT UNDERSTANDING, PROPOSED APPROACH, AND METHODOLOGY

- 1) Describe in detail, your approach and methodology to perform the services solicited herein., Include detailed information, as applicable, which addresses, but need not be limited to: Proposer's understanding of the RFQ scope and requirements, strategies for assuring assigned work is completed on time, innovative interaction and communication with the community, City staff, and multiple stakeholders. PAGE # 64-70
- 2) Provide the recent, current, and projected workload of the Proposer and key personnel that will be assigned to the City. Explain how this potential contract will fit into the Proposer's workload. PAGE # 71-74

The detailed list should include at a minimum the following:

- a. The company/agency
  - b. Dates of services
  - c. Name/Contract # of the project
  - d. Scope
- 3) Describe the Proposer's ability to address conflicts of interest. Explain how proposer will assure that there are not conflicts of interest with regard to employees working on any project for the city for which the proposer is assisting or representing private owners and developers. PAGE # 75
- 4) Describe Proposer's ability to successfully deliver similar projects that have significant community and business involvement. PAGE # 75

## SUBMITTAL – SECTION IV: PAST PERFORMANCE AND REFERENCES

- 1) Using the required Attachment D - Reference Form, provide a minimum of three (3) references (but no more than five (5) for which Proposer has performed similar scope of services in the last three (3) years. **DO NOT include work/services performed for the City of Coral Gables or City employees as reference (City related experience will be outlined in the request below).** PAGE # 76-78
- 2) List all contracts which the Proposer has performed (past and present) for the City of Coral Gables. The City will review all contracts the Proposer has performed for the City in accordance with Section 4.10 Evaluation of Responses (c) (4) which states the City may consider "Proposer's unsatisfactory performance record, judged from the standpoint of conduct of work, workmanship, progress or standards of performance agreed upon in the Contract as substantiated by past or current work with the City". PAGE # 87

As such the Proposer must list and describe all work performed for Coral Gables and include

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for each project:

- a. Name of the City Department for which the services are being performed,
  - b. Scope/description of work,
  - c. Awarded value of the contract/current value
  - d. Effective dates and term of the contract
  - e. City project manager's name and phone number,
  - f. Statement of whether the Proposer was the prime contractor or subcontractor, and
  - g. Results of the project.
- 3) Provide a list with contact information of public sector clients, if any, that have discontinued use of Proposer's services within the past two (2) years and indicate the reasons for the same. The City reserves the right to contact any reference as part of the evaluation process. PAGE # 87
- 4) Please identify each incident within the last five (5) years where (a) a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Proposer's rights, remedies, or duties under a contract for the same or similar type services to be provided under this RFQ (*See Schedule D of Attachment A*). PAGE # 87

## SUBMITTAL – SECTION V: AGREEMENT COMMENTS/ EXCEPTIONS

- 1) Please follow the instructions as outlined in Section 1.6 Agreement Execution. The acceptance of or any exceptions taken to the terms and conditions of the City's Agreement shall be considered a part of a Proposer's submittal and will be considered by the Evaluation Committee.

## **-- NOTICE --**

### **BEFORE SUBMITTING YOUR RFQ RESPONSE MAKE SURE YOU:**

- ☒ 1. Carefully read and have a clear understanding of the RFQ, including the Scope of Services and enclosed Professional Services Agreement (*draft*).
- ☒ 2. Carefully follow the Submission Requirements outlined in Section 6 of the RFQ.
- ☒ 3. **Prepare and submit ONE (1) ORIGINAL RESPONSE electronically via INFOR.**
- ☒ 4. Make sure your Response is submitted prior to the submittal deadline. **Late responses will not be accepted.**

**FAILURE TO SUBMIT THIS CHECKLIST AND THE REQUESTED DOCUMENTATION MAY RENDER YOUR RESPONSE SUBMITTAL NON-RESPONSIVE AND CONSTITUTE GROUNDS FOR REJECTION. THIS PAGE IS TO BE RETURNED WITH YOUR RESPONSE PACKAGE.**

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## PROPOSER'S AFFIDAVIT


**SOLICITATION:** RFQ 2024-034 General Planning Services

**SUBMITTED TO:** City of Coral Gables  
Procurement Division  
2800 SW 72 Avenue  
Miami, Florida 33155

The undersigned acknowledges and understands the information contained in response to this solicitation and the referenced Schedules A through H shall be relied upon by Owner awarding the contract and such information is warranted by the Proposer to be true and correct. The discovery of any omission or misstatements that materially affects the Proposer's ability to perform under the contract shall be cause for the City to reject the solicitation submittal, and if necessary, terminate the award and/or contract. I further certify that the undersigned name(s) and official signatures of those persons are authorized as (*Owner, Partner, Officer, Representative or Agent of the Proposer that has submitted the attached Response*). Schedules A through H are subject to Local, State and Federal laws (as applicable); both criminal and civil.

- SCHEDULE A – STATEMENT OF CERTIFICATION
- SCHEDULE B – NON-COLLUSION AND CONTINGENT FEE AFFIDAVIT
- SCHEDULE C – DRUG-FREE STATEMENT
- SCHEDULE D – PROPOSER'S QUALIFICATION STATEMENT
- SCHEDULE E – CODE OF ETHICS, CONFLICT OF INTEREST, AND CONE OF SILENCE
- SCHEDULE F – AMERICANS WITH DISABILITIES ACT (ADA)
- SCHEDULE G – PUBLIC ENTITY CRIMES
- SCHEDULE H – ACKNOWLEDGEMENT OF ADDENDA

This affidavit is to be furnished to the City of Coral Gables with its RFQ response. It is to be filled in, executed by the Proposer and notarized. If the response is made by a Corporation, then it should be executed by its Chief Officer. This document MUST be submitted with the response.

  
\_\_\_\_\_  
Authorized Name and Signature

President

\_\_\_\_\_  
Title

10/21/24  
\_\_\_\_\_  
Date



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STATE OF Florida

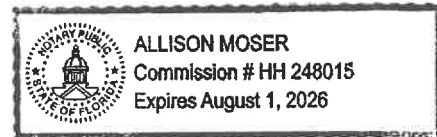
COUNTY OF Orange

On this 21 day of October, 2024, before me the undersigned Notary Public of the State of Florida, personally appeared George Kramer  
(Name(s) of individual(s) who appeared before Notary)

And whose name(s) is/are subscribes to within the instrument(s), and acknowledges it's execution.

  
NOTARY PUBLIC, STATE OF Florida

Allison Moser  
(Name of notary Public; Print, Stamp or Type as Commissioned.)



NOTARY PUBLIC  
SEAL OF OFFICE:

Personally know to me, or Produced Identification:

Personally Known  
(Type of Identification Produced)

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**SCHEDULE "A" - CITY OF CORAL GABLES – STATEMENT OF CERTIFICATION**

Neither I, nor the firm, hereby represented has:

- a. employed or retained for a commission, percentage brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the Proposer) to solicit or secure this contract.
- b. agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any firm or person in connection with carrying out the contract, or
- c. paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee working solely for me or the Proposer) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the contract except as here expressly stated (if any):

**SCHEDULE "B" - CITY OF CORAL GABLES - NON-COLLUSION AND CONTINGENT FEE AFFIDAVIT**

1. He/she is the President  
*(Owner, Partner, Officer, Representative or Agent)*

of the Proposer that has submitted the attached response.

2. He/she is fully informed with respect to the preparation and contents of the attached response and of all pertinent circumstances respecting such response;
3. Said response is made without any connection or common interest in the profits with any other persons making any response to this solicitation. Said response is on our part in all respects fair and without collusion or fraud. No head of any department, any employee or any officer of the City of Coral Gables is directly or indirectly interested therein. If any relatives of Proposer's officers or employees are employed by the City, indicate name and relationship below.

Name: N/A Relationship: N/A

Name: N/A Relationship: N/A

4. No lobbyist or other Proposer is to be paid on a contingent or percentage fee basis in connection with the award of this Contract.

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## **SCHEDULE "C" CITY OF CORAL GABLES – VENDOR DRUG-FREE STATEMENT**

Preference may be given to vendors submitting a certification with their bid/proposal certifying they have a drug- free workplace in accordance with Section 287.087, Florida Statutes. This requirement affects all public entities of the State and becomes effective January 1, 1991. The special condition is as follows:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under solicitation a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under solicitation, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section. As the person authorized to sign the statement, I certify that this form complies fully with the above requirements.

The company submitting this solicitation has established a Drug Free work place program in accordance with State Statute 287.087



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## **SCHEDULE "D" CITY OF CORAL GABLES – PROPOSER'S QUALIFICATION STATEMENT**

The undersigned declares the truth and correctness of all statements and all answers to questions made hereinafter:

### **GENERAL COMPANY INFORMATION:**

Company Name: Inspire Placemaking Collective, Inc.

Address: 4767 New Broad Street Orlando FL 32814  
Street City State Zip Code

Telephone No: (407) 202.8387 Fax No: ( ) N/A Email: Gkramer@inspireplacemaking.com  
1 yr, 8mo

How many years has your company been in business under its present name? 1 Years (over 24 years under previous names)

If Proposer is operating under Fictitious Name, submit evidence of compliance with Florida Fictitious Name Statue:

N/A

Under what former names has your company operated? : S&ME, Inc & Littlejohn Engineering\*

At what address was that company located? 1615 Edgewater Drive, Suite 200, Orlando, FL 32804

Is your Company Certified? Yes ☒ No If Yes, **ATTACH COPY** of Certification.

Is your Company Licensed? Yes ☒ No If Yes, **ATTACH COPY** of License

Has your company or its senior officers ever declared bankruptcy?

Yes \_\_\_\_\_ No ☒ If yes, explain: \_\_\_\_\_

### **LEGAL INFORMATION:**

Please identify each incident ***within the last five (5) years*** where a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Proposer's rights, remedies or duties under a contract for the same or similar type services to be provided under this RFQ (***A response is required. If applicable please indicate "none" or list specific information related to this question. Please be mindful that responses provided for this question will be independently verified***):

None

Has your company ever been debarred or suspended from doing business with any government entity?

Yes \_\_\_\_\_ No ☒ If Yes, explain \_\_\_\_\_

\*Inspire was founded in 2022 as a formal spin-off of S&ME, Inc's planning & landscape architecture divisions which operated for more than 20 years. This purchase provided a legal transition of personnel, projects, and portfolio from S&ME, Inc. to Inspire.

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## **SCHEDULE "E" CITY OF CORAL GABLES – CODE OF ETHICS, CONFLICT OF INTEREST, AND CODE OF SILENCE**

THESE SECTIONS OF THE CITY CODE CAN BE FOUND ON THE CITY'S WEBSITE, UNDER GOVERNMENT, CITY DEPARTMENT, PROCUREMENT, PROCUREMENT CODE (CITY CODE CHAPTER 2 ARTICLE VIII); SEC 2-1023; SEC 2-606; AND SEC 2-1027, RESPECTIVELY.

IT IS HEREBY ACKNOWLEDGED THAT THE ABOVE NOTED SECTIONS OF THE CITY OF CORAL GABLES CITY CODE ARE TO BE ADHERED TO PURSUANT TO THIS SOLICITATION.

## **SCHEDULE "F" CITY OF CORAL GABLES - AMERICANS WITH DISABILITIES ACT (ADA) DISABILITY NONDISCRIMINATION STATEMENT**

I understand that the above named firm, corporation or organization is in compliance with and agreed to continue to comply with, and assure that any sub-contractor, or third party contractor under this project complies with all applicable requirements of the laws listed below including, but not limited to, those provisions pertaining to employment, provision of programs and service, transportation, communications, access to facilities, renovations, and new construction.

The American with Disabilities Act of 1990 (ADA), Pub. L. 101-336, 104 Stat 327, 42 U.S.C. 12101, 12213 and 47 U.S.C. Sections 225 and 661 including Title I, Employment; Title II, Public Services; Title III, Public Accommodations and Services Operated by Private Entities; Title IV, Telecommunications; and Title V, Miscellaneous Provisions.

The Florida Americans with Disabilities Accessibility Implementation Act of 1993, Sections 5553.501-5553.513, Florida Statutes

The Rehabilitation Act of 1973, 229 U.S.C. Section 794

The Federal Transit Act, as amended, 49 U.S.C. Section 1612

The Fair Housing Act as amended, 42 U.S.C. Section 3601-3631

## **SCHEDULE "G" CITY OF CORAL GABLES - STATEMENT PURSUANT TO SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

1. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any Proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
2. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

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3. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), **Florida Statutes**, means:

1. A predecessor or successor of a person convicted of a public entity crime; or 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

4. I understand that a "person" as defined in Paragraph 287.133(1)(e), **Florida Statutes**, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which Proposals or applies to Proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **[Must indicate which statement below applies.]**

☒ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

\_\_\_ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

\_\_\_ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list.

**[Attach a copy of the final order]**

**I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, **FLORIDA STATUTES** FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.**



01 | TITLE PAGE, TABLE OF CONTENTS, REQUIRED FORMS, & MINIMUM QUALIFICATION REQUIREMENTS

SCHEDULE "H" CITY OF CORAL GABLES - ACKNOWLEDGEMENT OF ADDENDA

- 1. The undersigned agrees, if this RFQ is accepted, to enter in a Contract with the CITY to perform and furnish all work as specified or indicated in the RFQ, any associated addendum and Contract Documents within the contract time indicated in the RFQ and in accordance with the other terms and conditions of the solicitation and contract documents.
- 2. Acknowledgement is hereby made of the following Addenda, if any (identified by number) received since issuance of the Request for Proposal.

Addendum No. 1 Date 10/7/2024 Addendum No. Date

Addendum No. Date Addendum No. Date

Addendum No. Date Addendum No. Date

Failure to adhere to changes communicated via any addendum may render your response non-responsive.



**Request For Qualifications  
RFQ 2024-034  
General Planning Services**

**ADDENDUM NO. 1  
Issued Date: October 7, 2024**

The following answers, changes, additions and attachment (s) amend the (RFQ) document of the above captioned solicitation and shall become a part of the contract documents.

**I. Questions & Answers:**

**Question 1.**

Are there any incumbents for this contract, and if so, can you please provide the names of those firms?

**Answer 1.**

No. This is a new contract for the City.

**Question 2.**

For the two EAR based amendment examples – does the City want us to include the entire report within our proposals, or are links acceptable, as some of these reports are over 100-200+ pages?

**Answer 2.**

Yes. Links to the EAR reports, analyses, and legislation are acceptable.

**Question 3.**

Should the 2 EAR examples be placed in Section 1 where it requests our minimum qualifications, or within Section 2 where it requests the 2 EAR based amendments? Currently the RFP requests these EAR examples in two sections.

**Answer 3.**

EAR document should be attached under the "Questions" tab for question number 3.

This addendum shall be acknowledged (Schedule "H" - Acknowledgement of Addenda) on the specified form.

*Please be advised that the responses contained in this document were provided by Planning and Zoning Division and are meant to address any necessary change or inquiry in its' entirety.*

**All terms and conditions of the subject solicitation and any addenda issued thereto shall apply, except to the extent herein amended.**

Sincerely,

A handwritten signature in blue ink, appearing to read "Celeste S. Walker-Harmon", is written over the name and title.

Celeste S. Walker-Harmon  
Chief Procurement Officer

# *State of Florida*

## *Department of State*

I certify from the records of this office that INSPIRE PLACEMAKING COLLECTIVE, INC. is a corporation organized under the laws of the State of Florida, filed on December 27, 2022, effective October 27, 2022.


The document number of this corporation is P22000094175.

I further certify that said corporation has paid all fees due this office through December 31, 2024 and that its status is active.

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

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Fifth day of February, 2024*



  
*Secretary of State*

Tracking Number: 8683342267CU

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

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

## MINIMUM QUALIFICATION REQUIREMENTS

Inspire Placemaking Collective, Inc. fulfills all of the Minimum Qualification Requirements as outlined in Section 3 of the RFQ.

As demonstrated on **Attachment D - Reference Form**, on **page 76**, this response shows that Inspire:

1

Has regularly engaged in the business of providing goods and/or services similar in scope and size as described in the Scope of Services for a minimum of three years.

2

Has a minimum of three similar engagements that we have satisfactorily performed in the last three years. Our references outline the specific dates when we provided the services and cover the full minimum number of years of experience as stated above.

Additionally, Inspire has provided examples of 3 **Evaluation & Appraisal Report (EAR)** based amendments completed within the last seven years on **pages 34-36**, exemplifying our experience and capacity in performing EAR-based amendments.

**Pages 37-38** of our RFQ response demonstrates that our **Principal-in-Charge** and **Project Manager** have an active American Institute of Certified Planners (AICP) certification for the past two years, along with a diverse background in land use planning, land development regulations, comprehensive planning, project implementation, and other related fields. We have also provided copies of their certificates in that section of our response.

Lastly, Inspire has provided proof of active status with the **Florida Department of State, Division of Corporations**. **Page 18** of our response contains our **FL Sunbiz Certification**.



## FL/COUNTY CBE/MBE

*Inspire Placemaking Collective, Inc. is not a State of Florida and/or County Certified Small Business or Minority Business Enterprise.*







**City of Coral Gables  
Finance Department/Procurement Division**

**Employer E-Verify Affidavit**

By executing this affidavit, the undersigned employer verifies its compliance with F.S. 448.095, stating affirmatively that the individual, firm or corporation has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in F.S. 448.095 which prohibits the employment, contracting or sub-contracting with an unauthorized alien. The undersigned employer further confirms that it has obtained all necessary affidavits from its subcontractors, if applicable, in compliance with F.S. 448.095, and that such affidavits shall be provided to the City upon request. Failure to comply with the requirements of F.S. 448.095 may result in termination of the employer's contract with the City of Coral Gables. Finally, the undersigned employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

92-1495717

Federal Work Authorization User Identification Number

12/27/2024

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on 10/2/24 in Orlando (city), FL (state).

[Signature]  
Signature of Authorized Officer or Agent

George Kramer, President

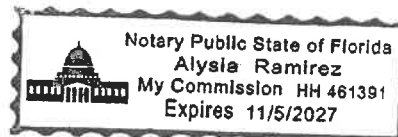
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE 2nd DAY OF October, 2024.

[Signature]  
NOTARY PUBLIC

My Commission Expires:

11-5-2027



# 01 | TITLE PAGE, TABLE OF CONTENTS, REQUIRED FORMS, & MINIMUM QUALIFICATION REQUIREMENTS

CITY OF CORAL GABLES  
FINANCE DEPARTMENT/PROCUREMENT DIVISION  
LOBBYIST REGISTRATION FORM

SOLICITATION NAME/NUMBER: General Planning Services | RFQ #2024-034

The Bidder/Proposer certifies that it understands if it has retained a lobbyist(s) to lobby in connection with this specific competitive solicitation that each lobbyist retained has timely filed the registration or amended registration required under the City of Coral Gables Lobbyist Registration requirement pursuant to Ordinance 2021-24 as outlined below:

*Lobbyist* means an individual, firm, corporation, partnership, or other legal entity employed or retained, whether paid or not, by a principal, or that contracts with a third-party for economic consideration to perform lobbying activities on behalf of a principal.

*Lobbying activity* means any attempt to influence or encourage the passage or defeat of, or modification to, governmental actions, including, but not limited to, ordinances, resolutions, rules, regulations, executive orders, and procurement actions or decisions of the city commission, the mayor, any city board or committee, or any city personnel. The term "lobbying activity" encompasses all forms of communication, whether oral, written, or electronic, during the entire decision-making process on actions, decisions, or recommendations which foreseeably will be heard or reviewed by city personnel. This definition shall be subject to the exceptions stated below.

*Procurement matter* means the city's processes for the purchase of goods and services, including, but not limited to, processes related to the acquisition of: technology; public works; design services; construction, professional architecture, engineering, landscape architecture, land surveying, and mapping services; the purchase, lease or sale of real property; and the acquisition, granting, or other interest in real property.

*City personnel* means those city officials, officers and employees who are entrusted with the day-to-day policy setting, operation, and management of certain defined city functions or areas of responsibility, even though ultimate responsibility for such functions or areas rests with the city commission, with the exception of the City Attorney, Deputy City Attorney, and Assistant City Attorneys, advisory personnel (members of city advisory boards and agencies whose sole or primary responsibility is to recommend legislation or give advice to the city commission); and any employee of a city department or division with the authority to participate in procurement matters, when the communication involves such procurement.

**Affidavit requirement.** The following provisions shall apply to certain individuals who, in procurement matters participate in oral presentations or recorded negotiation meetings and sessions:

- a. The principal shall list on an affidavit form, provided by the City, all technical experts or employees of the principal whose normal scope of employment does not include lobbying activities and whose sole participation in the city procurement matter involves an appearance and participation in a city procurement matter involves an appearance and participation in an oral presentation before a city certification, evaluation, selection, technical review or similar committee, or recorded negotiation meetings or sessions.
- b. No person shall appear before any procurement committee or at any procurement negotiation meeting or session on behalf of a principal unless he/she has been listed as part of the principal's presentation or negotiation team or has registered as a lobbyist. For purposes of this subsection only, the listed members of the oral presentation or negotiation team shall not be required to separately register as lobbyists or pay any registration fees. The affidavit will be filed by the city procurement staff with the city clerk at the after the proposal is submitted or prior to the recorded negotiation meeting or session. Notwithstanding the foregoing, any person who engages in lobbying activities in addition to appearing before a procurement committee to make an oral presentation, or at a recorded procurement negotiation meeting or session, shall comply with all lobbyist registration requirements.

The Bidder/Proposer hereby certifies that: (select one)

☒ It has not retained a lobbyist(s) to lobby in connection with this competitive solicitation; however, if one is retained anytime during the competitive process and prior to contract execution for this project, the lobbyist will properly register with the City Clerk's Office within two (2) business days of being retained with copy to the city procurement staff.

☐ It has retained a lobbyist(s) to lobby in connection with this competitive solicitation and certified that each lobbyist retained has timely filed the registration or amended registration required under the City of Coral Gables

# 01 | TITLE PAGE, TABLE OF CONTENTS, REQUIRED FORMS, & MINIMUM QUALIFICATION REQUIREMENTS

## CITY OF CORAL GABLES FINANCE DEPARTMENT/PROCUREMENT DIVISION LOBBYIST REGISTRATION FORM

Lobbyist Registration requirement pursuant to Ordinance 2021-24 Section and that the required affidavit has been properly filed

It is a requirement of this solicitation that the following information be provided for all lobbyists retained to lobby in connection with this solicitation be listed below:

Name of Lobbyist: N/A  
Lobbyist's Firm (if applicable): N/A  
Phone: N/A  
E-mail: N/A

Name of Lobbyist: \_\_\_\_\_  
Lobbyist's Firm (if applicable): \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Name of Lobbyist: \_\_\_\_\_  
Lobbyist's Firm (if applicable): \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Name of Lobbyist: \_\_\_\_\_  
Lobbyist's Firm (if applicable): \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Authorized Signature:   
Printed Name: George Kramer  
Date: 10/2/24  
Title: President  
Bidder/Proposer Name: Inspire Placemaking Collective, Inc.

01 | TITLE PAGE, TABLE OF CONTENTS, REQUIRED FORMS, & MINIMUM QUALIFICATION REQUIREMENTS

CITY OF CORAL GABLES  
FINANCE DEPARTMENT/PROCUREMENT DIVISION

LOBBYIST AFFIDAVIT

Solicitation Name/Number: General Planning Services | RFQ #2024-034

The following provisions shall apply to certain individuals who, in procurement matters participate in oral presentations or recorded responsiveness, responsibility or negotiation meetings and sessions:

- a. The principal shall list below all technical experts or employees of the principal whose normal scope of employment does not include lobbying activities and whose sole participation in the city procurement matter involves an appearance and participation in an oral presentation before an evaluation, selection, technical review or similar committee, or recorded responsiveness, responsibility or negotiation meetings or sessions.
- b. No person shall appear before any procurement committee or at any procurement responsiveness, responsibility or negotiation meeting or session on behalf of a principal unless he/she has been listed as part of the principal's team pursuant to this affidavit or has registered as a lobbyist. For purposes affidavit only, the listed members of the oral presentation or negotiation team shall not be required to separately register as lobbyists or pay any registration fees.

This affidavit will be provided by the city procurement staff to the city clerk after the proposal is submitted or prior to the oral presentation. Any changes after the original affidavit is submitted by the proposer and prior to the oral presentations, an updated copy shall be presented to the Procurement Division and the City Clerk at least twenty-four (24) hours prior scheduled time for the oral presentation session. Notwithstanding the foregoing, any person who engages in lobbying activities in addition to appearing before a procurement committee to make an oral presentation, or at a recorded procurement negotiation meeting or session, shall comply with all lobbyist registration requirements.

List of employees & technical experts:

NAME	TITLE	ROLE	COMPANY/FIRM
Jared Beck	Director of Redevelopment	Project Manager	Inspire Placemaking Collective, Inc.
Patricia Tyjeski	Principal Planner	Senior Reviewer	Inspire Placemaking Collective, Inc.
Leslie A. Del Monte	Senior Urban Designer	Senior Urban Designer	Inspire Placemaking Collective, Inc.
Viviana Castro	Director of Landscape Architecture	Director of Landscape Architecture	Inspire Placemaking Collective, Inc.
Christina Miller	Senior Architect/Urban Designer	Senior Architect/Urban Designer	Inspire Placemaking Collective, Inc.
Emilee Aguerrebere	Planner	Planner	Inspire Placemaking Collective, Inc.

# 01 | TITLE PAGE, TABLE OF CONTENTS, REQUIRED FORMS, & MINIMUM QUALIFICATION REQUIREMENTS

CITY OF CORAL GABLES  
FINANCE DEPARTMENT/PROCUREMENT DIVISION

## LOBBYIST AFFIDAVIT

I do solemnly swear that all of the foregoing information is true and correct and I will fully comply with requirements of this affidavit and the associated City of Coral Gables Lobbyist Registration requirement pursuant to Ordinance 2021-24 Section.

Authorized Signature: [Signature]

Printed Name: George Kramer Title: President

Date: 10/2/24

Bidder/Proposer's Name: Inspire Placemaking Collective, Inc.

## NOTARY PUBLIC

STATE OF Florida

COUNTY OF Orange

On this 2<sup>nd</sup> day of October, 2024, before me the undersigned Notary Public of the State of Florida, personally

appeared George Kramer (Name(s) of individual(s) who appeared before Notary

And whose name(s) is/are subscribes to within the instrument(s), and acknowledges it's execution.

[Signature]  
NOTARY PUBLIC, STATE OF Florida  
Alysia Ramirez

(Name of notary Public; Print, Stamp or Type as Commissioned.)

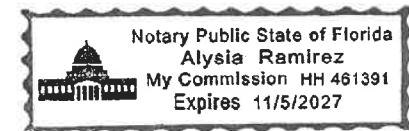
SEAL OF OFFICE:

Personally know to me, or Produced

Identification:

Driver's License

(Type of Identification Produced)





# CORAL GABLES FLORIDA

GENERAL PLANNING SERVICES

RFQ #2024-034 | OCTOBER 22, 2024, 2:00PM



EXPERIENCE &  
QUALIFICATIONS

02

## EXPERIENCE & QUALIFICATIONS OF THE COMPANY

### FIRM PROFILE/HISTORY/STRUCTURE

**Committed to creating great places, safe streets, and thriving communities.**

**We are interdisciplinary.** We are committed to extensive collaboration across disciplines in order to develop bold ideas and cutting-edge designs without undermining function.

**We seek partnerships.** We seek clients that share our vision and values to build long-term relationships. Strong partnerships can support and create transformative initiatives.

**We are committed to excellence.** What we do is impactful and important. We provide compelling ideas, creative designs and complete, clear documents.

**We are Placemakers.** Our team leads efforts starting from planning to design and through construction. The ultimate metric of our success is quality-built projects designed for people and experiences.

Inspire Placemaking Collective, Inc. (Inspire) is a newly formed company, comprised of an established planning and landscape architecture practice that has operated since 1999. Inspire was established in 2022 as a formal spin-off of S&ME, Inc.'s planning and landscape architecture divisions. This purchase provided a legal transition of personnel, projects, and portfolio from S&ME, Inc. to Inspire.

Inspire includes 22 planners with more than 300 years of collective experience. Our team focuses on traditional planning, including Comprehensive Planning, Land Development Codes, Community Redevelopment, Economic Development, Historic Preservation, and Small Area Studies.

**We are specialists.**

**64**

Comprehensive  
Planning Projects

**61**

Land Development  
Code Projects

**55**

Community  
Redevelopment  
Agency Clients

**8**

Active Development  
Review Clients

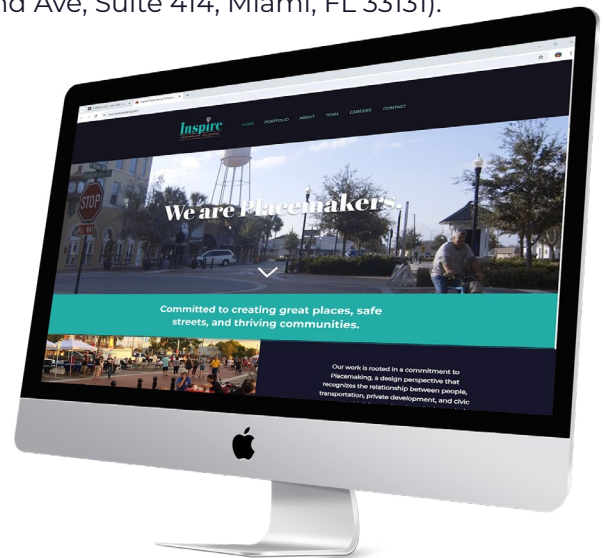
*Comprehensive Plan and Land Development Code projects include assessments, amendments, and full re-writes.*

Our approach to planning focuses on intense public participation and visioning coupled with analysis of the latest economic and demographic data. Our plans are user-friendly, with concise writing and clear graphics illustrating concepts that provide clarity and predictability for the local government, the development community, and the general public.

Inspire Placemaking Collective is incorporated in Florida. The practice has been providing planning services, including master planning, for over 24 years under different names (S&ME, Inc., Littlejohn Engineering Associates), and almost two years as Inspire.

The office that will be performing the work is located at: **25 SE 2nd Ave, Suite 414, Miami, FL 33131.**

The primary contacts for this project are **George Kramer, Authorized Negotiator** (407.202.8387 | Gkramer@inspireplacemaking.com | 4767 New Broad Street, Orlando, FL 32814), and **Jared Beck, Project Manager**, (329.821.2765 | Jbeck@inspireplacemaking.com | 25 SE 2nd Ave, Suite 414, Miami, FL 33131).



**CHECK US OUT!**

[www.inspireplacemaking.com](http://www.inspireplacemaking.com)

1. Boston, MA Office
2. Durham, NC Office
3. Atlanta, GA Office
4. Orlando, FL Office (HQ)
5. Tampa, FL Office
6. Miami, FL Office

### PRINCIPALS OF FIRM

**35**  
EMPLOYEES

George Kramer  
(AICP #020533)

Chris Dougherty  
(AICP #026356)

Sarah Sinatra Gould  
(AICP #021533, CZO)

Eric Raasch  
(AICP #026377)

Patricia Tyjeski  
(AICP #069120)

Em Schaefer



## CAPABILITIES & CAPACITY TO MEET CITY'S NEEDS & PROVEN TRACK RECORD OF PROVIDING SCOPE OF SERVICES

The Inspire team has a proven track record of successful delivery within the outlined scope of services. We bring diverse professional backgrounds, including roles in public agencies, private sector consulting, development, and non-profit organizations. Together, we bring over 300 years of experience in planning. We have extensive work experience throughout Florida and have been recognized with numerous awards for our contributions.

Many of our team members maintain one or more professional certifications or licenses, including the American Institute of Certified Planners (AICP), Certified Economic Developer (CEcD), Florida Redevelopment Administrator and Professionals (FRA-AD, FRA-RP), American Institute of Architects (AIA) and Registered Landscape Architects (RLA). Additionally, many maintain active roles in the APA-FL, Congress for New Urbanism, and the Urban Land Institute. Inspire has full capacity to perform the work as required.

### LICENSES/CERTIFICATIONS/REGISTRATIONS

#### Inspire Firm License (SubBiz)

- #P22000094175

#### FL PLA

- Viviana Castro (#LA6667568)
- Hunter McKibben (#LA6667370)

#### CEcD

- Laura Canary (#2828)

#### NCARB

- Leslie A. Del Monte (#308593)
- Christina Miller (#78215)

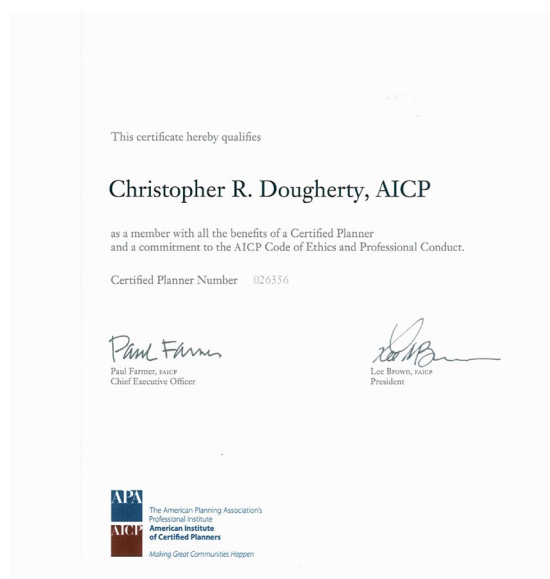
#### FL Architect

- Christina Miller (#AR97005)

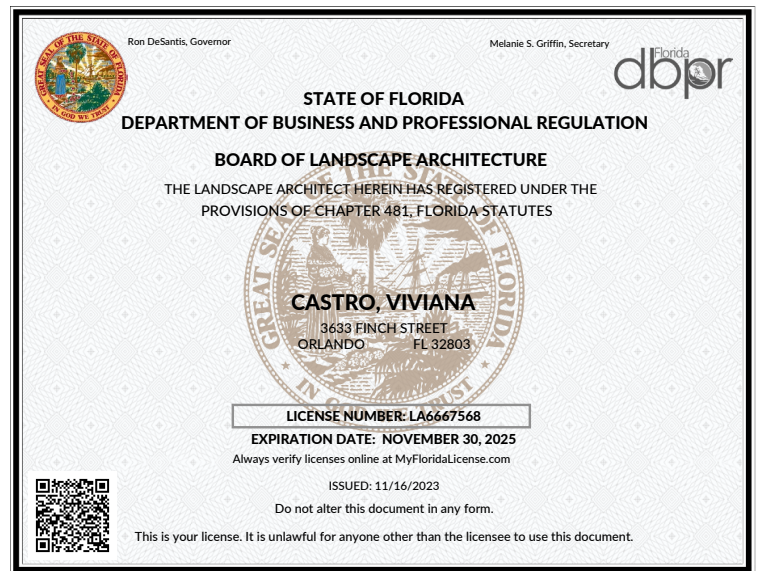
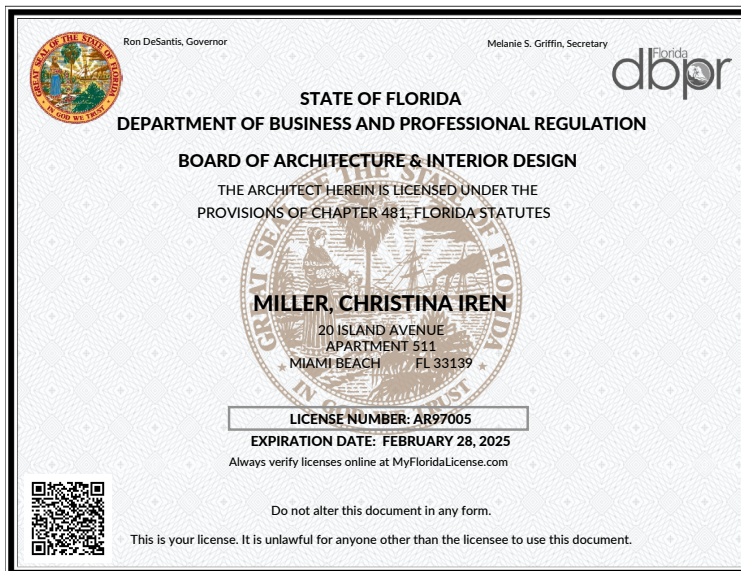
#### AICP

- Jared Beck (#027911)
- Sarah Sinatra Gould (#021533)
- Erik Bredfeldt (#011971)
- Gabriela Castro (#030965)
- Eric Raasch (#026377)
- Christina Miller (#030652)
- George Kramer (#020533)
- Patricia Tyjeski (#069120)
- Chris Dougherty (#026356)
- David Henning (#31045)

## TEAM LICENSES/CERTIFICATIONS







This certificate hereby qualifies

### Eric Raasch

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: 026377

*Joel Albizo*  
Joel Albizo, FASAE, FAICP  
Chief Executive Director

*Mitchell J. Silver*  
Mitchell J. Silver, FAICP  
President



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



This certificate hereby qualifies

### Erik Bredfeldt

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

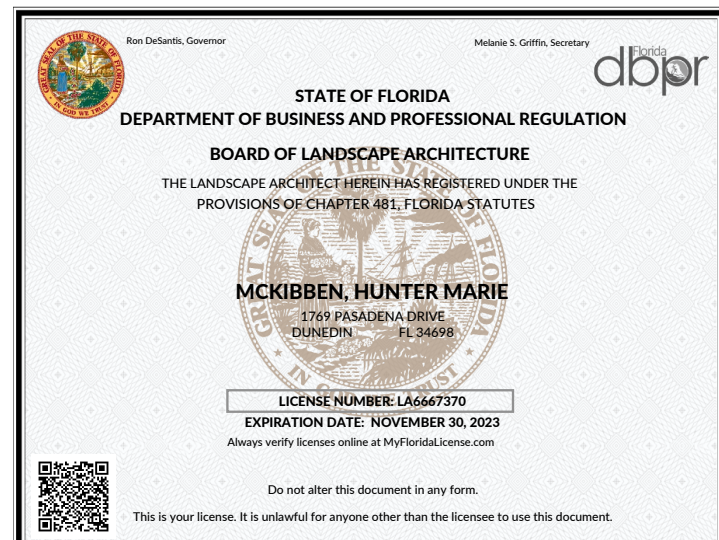
Certified Planner Number: 011971

*Joel Albizo*  
Joel Albizo, FASAE, FAICP  
Chief Executive Director

*Mitchell J. Silver*  
Mitchell J. Silver, FAICP  
President



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



## The American Institute of Certified Planners

The Professional Institute of the American Planning Association

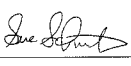
hereby qualifies

**George Malcolm Kramer**

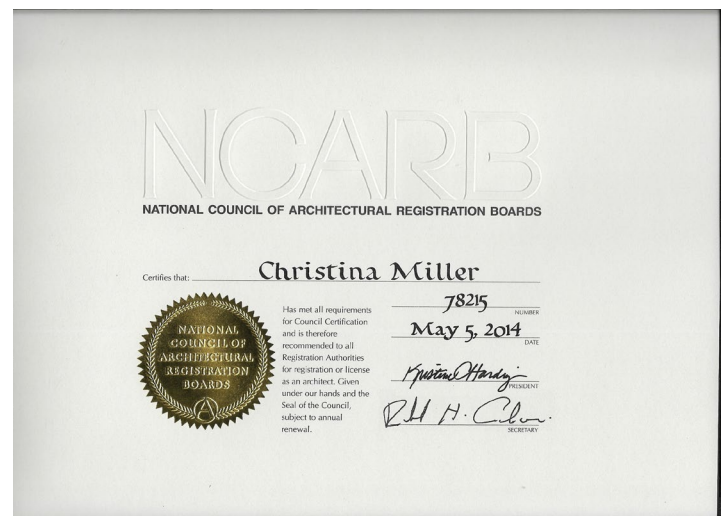
as a member  
with all the benefits  
of a Certified Planner and  
responsibility to the  
AICP Code of Ethics  
and Professional Conduct.

Certified Planner Number: **020533**

February 17, 2006

  
PRESIDENT

  
EXECUTIVE DIRECTOR





## BACKGROUND INFORMATION & EXPERIENCE PROVIDING SERVICES

Inspire specializes in local government planning for cities and counties throughout Florida. Through this work, our staff has an in-depth knowledge of Florida Statutes affecting cities and counties, including the provisions of Chapter 163, and implications of the Live Local Act. Our team includes 14 Florida based planners who are active members of APA-FL and stay abreast of the latest laws, policies, programs and trends affecting Florida's cities and counties. Multiple public sector agencies in Florida have entrusted Inspire to operate their planning departments or serve as an extension of staff, leading a wide-range of planning efforts. This experience has provided our team with an invaluable first-hand perspective that grounds and influences our approach. We currently perform similar professional planning support services to several cities and counties, including **West Park, Hallandale Beach, Melbourne, Kissimmee, Fort Pierce, Winter Park, and Minneola.**

1

### KNOWLEDGE OF PRINCIPLES & PRACTICES

Inspire understands the principles and best practices of urban planning, development, and all fundamentals of economics, municipal finance, sociology, and research procedures, as they pertain to the planning, preservation, and design of urban areas, zoning and community redevelopment.

### KNOWLEDGE OF CITY CHARTER, CODE, & ORDINANCES

Inspire has a solid understanding of the role City Charters, Codes, and Ordinances have in the effective management and growth of our communities. We have worked extensively with regulations, zoning codes, land use policies, and environmental ordinances that are common throughout Florida. We have also reviewed the Charter, Codes, and Ordinances specific to the City of Coral Gables.

2



## 3

### KNOWLEDGE OF PRINCIPLES & PRACTICES & FEDERAL/STATE LAWS

Inspire is well-versed in the principles and practices of planning and has a deep understanding of the federal and state laws that apply to cities in Florida. We have a decades-long history working within growth management laws, especially as they relate to land use, transportation, housing, and environmental considerations. **Many of our team members have previously served in public positions**, and as a **firm that works heavily with public agencies**, we are also well-versed in the nuances of the Sunshine Law and other laws as they apply to municipal operations.

### FAMILIARITY WITH PERMITTING AGENCIES & PERMITTING PROCEDURES

## 4

Our team members are highly proficient in preparing, reading, comprehending, and processing design documents. Many of our team members have previously served as municipal staff, responsible for the review, revisions, approvals, staff reports, and presentations for design submittals; and therefore, understand the development review and permitting processes from the inside. Additionally, many have also previously worked as consultants for private sector development and are well versed in the preparation, coordination, and processing of design documents.

A key member of our team, **Emilee Aguerrebere**, brings invaluable experience from her previous role with the City of Coral Gables, where she acquired first-hand knowledge of the innerworkings, processes, and regulations, as well as a comprehensive understanding of the community's needs and desires. With Emilee's unique insights, Inspire is well-positioned to provide tailored solutions that align with the City's specific needs and goals, ensuring successful project implementation and sustainable community development.

## 5

### INTERDISCIPLINARY APPROACH

Inspire's interdisciplinary approach to placemaking is rooted in fostering a collaborative atmosphere, ensuring a holistic approach to planning that integrates diverse expertise and perspectives for optimal project outcomes. Our in-house team of planners, architects, landscape architects, and graphic designers is committed to extensive collaboration across disciplines and consultants to develop bold ideas and cutting-edge designs without undermining function.

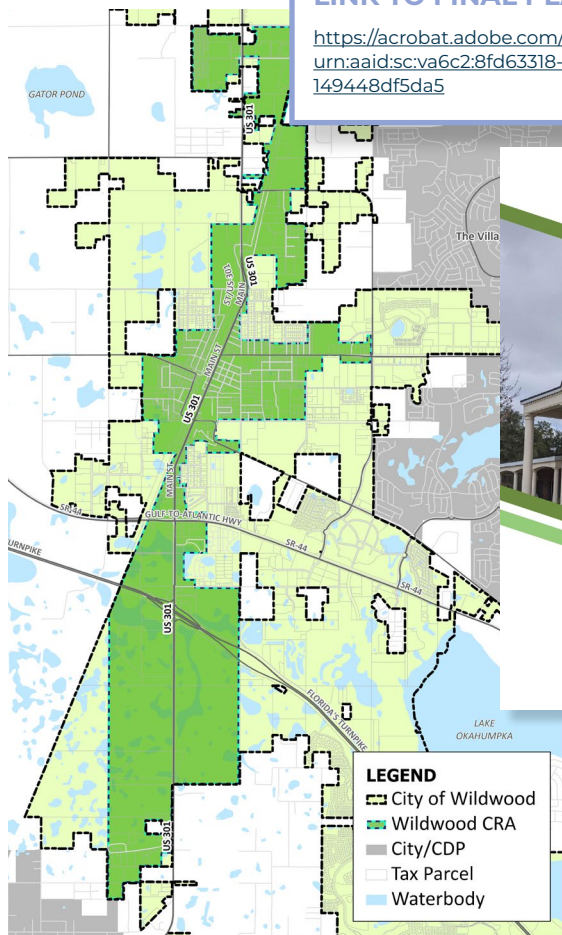


## EAR &amp; COMPREHENSIVE PLAN UPDATE EXAMPLE 1

## EAR &amp; COMPREHENSIVE PLAN UPDATE

## LINK TO FINAL PLAN:

<https://acrobat.adobe.com/id/urn:aaid:sc:va6c2:8fd63318-lccd-4761-9a82-149448df5da5>



**2050**  
COMPREHENSIVE PLAN

0 1,250 2,500 5,000  
1 inch = 2,500 Feet



## WILDWOOD

### COMPREHENSIVE PLAN

DATA &amp; ANALYSIS



2050

## TRANSPORTATION

Traffic (AADT) for 2020 is counted, and the adopted LOS standards that reflect a roadway operating above congested or failure conditions. The City has an adopted LOS of D for all local roadways, while the Turnpike has an adopted LOS of C. The majority of the local roadways are operating above the adopted LOS. Florida's Turnpike shows a current LOS of E between US 301 and the Sumter/Lake County boundary and US 301 is F from Warm Springs Avenue to Florida's Turnpike.

## 6. Projected Roadway Performance

This subsection provides an analysis of the projected roadway performance for 2025 and 2040. Projections for 2025 and 2040 were generated by the Lake-Sumter MPO for their Long Range Plan forecasts.

Table 2-4 and Maps 2-4 and 2-7 show projected LOS for 2025 and 2040. Based on the traffic projections, the LOS on local roads in the City are projected to be operating at or above the adopted LOS. Based on these projections, roadway segments with an LOS that falls below the adopted LOS include Buena Vista Boulevard, CR-466A Warm Springs Avenue, Churchill Downs, CR 104, US 301, and Florida's Turnpike.

The 2040 forecasts were generated by growing the 2040 volumes out to 2050 based on a growth rate derived using the 2020 to 2040 growth rate implied in the MPO forecasts. This is a conservative forecast based on the long-term horizon and does not take into account additional capacity projects that may occur within the 30-year forecast.

Table 2-5 shows projected levels of service for 2050. Based on the traffic projections, several roadway links will experience failing conditions, if growth continues as projected. The projections are based on historic trends and do not account for the future buildout of the areas in or around the City. During the next evaluation and appraisal process of the comprehensive plan, the projected traffic scenarios should be re-evaluated. With the advent of autonomous technology, future traffic patterns and volumes may bring rise to reduced trips and a more efficient transportation network.

Table 2-3. Current and Adopted Level of Service

Highway	From	To	Adopted LOS	Daily Service Volume	2020 AADT	2040 LOS
C-466A	Churchill Downs	D	11,320	9,193	D	
		D	29,160	12,455	C	
		D	29,160	6,048	C	
		D	29,160	22,107	D	
C-466A	St. Charles Pl	D	24,200	1,512	B	
		D	24,200	1,512	B	
		D	11,320	3,161	C	
		D	30,780	7,533	C	
C-462	Buena Vista Blvd	D	24,200	1,604	B	
		D	24,200	1,577	B	
		D	24,200	3,117	B	
		D	24,200	3,140	B	
C-466	US 301/SR 35	F	33,300	11,862	C	
		F	33,300	14,941	C	
		F	33,300	8,050	B	
		D	24,200	8,182	B	

(May 2022)

WILDWOOD COMPREHENSIVE PLAN | 2050

2-13

## GOAL 3 - HOUSING

To promote the provision of a diverse, affordable and high-quality housing stock to accommodate the needs of current and future residents while preserving and enhancing established neighborhoods

CITY OF WILDWOOD, FL  
2020 - 2022

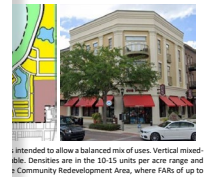
Melanie Strickland, CPM, AICP,  
Development Services Director  
100 North Main Street  
Wildwood, FL 34785  
T: 352.330.1334  
E: Mstrickland@wildwood-fl.gov

## D USE ELEMENT

that assisted the City in its recovery effort was the plan of the State's transportation network. Other roadways of Florida, Wildwood had the advantage of being intersecting with the City such as Florida's 10th State Road (SR) 44. This advantage was amplified by its proximity to I-75 just a few miles west of the City. Location within this network has largely been a byproduct of its economic success over the last half-century, but today, much of the City is only accessible via automobile. It is needed to support a robust pedestrian, cycling, and transit network. The City's urban core is tangibly and intangibly a major four-lane roadway.



To ensure the predominance of residential use throughout the City, the City is intended to allow a balanced mix of uses. Vertical mix of uses, while the HDU only regulates FAR. Both categories are intended to be monitored on a district-wide basis.



## D USE ELEMENT

## 1-2

## D USE ELEMENT

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## EAR &amp; COMPREHENSIVE PLAN UPDATE EXAMPLE 2

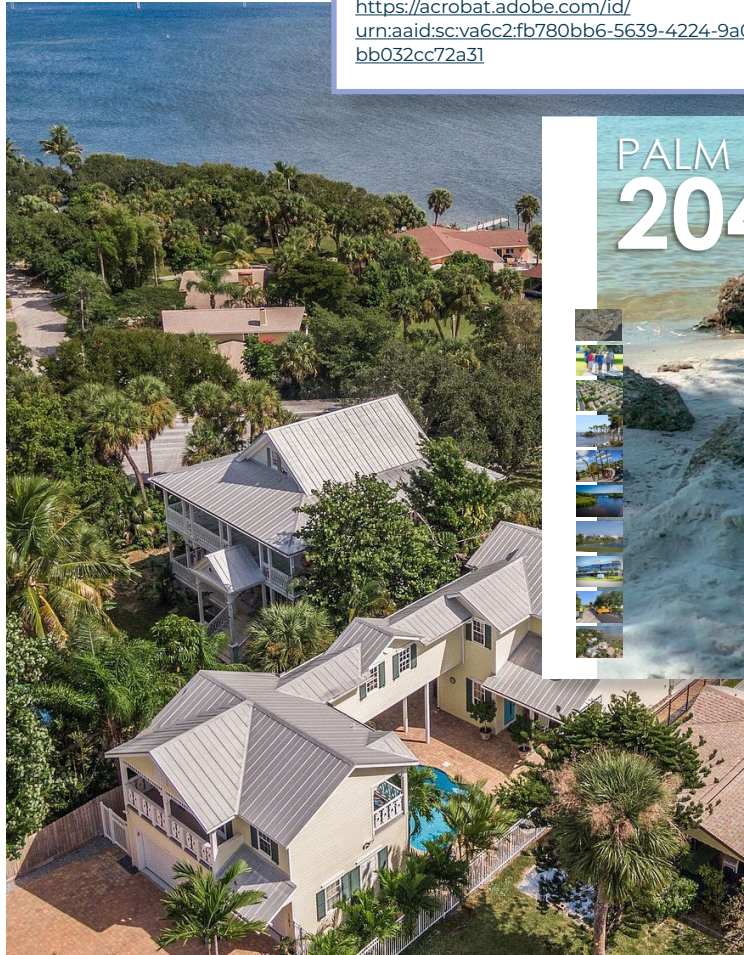
## EAR &amp; COMPREHENSIVE PLAN UPDATE/VISIONING

## LINK TO FINAL PLAN:

<https://acrobat.adobe.com/id/urn:aaid:sc:va6c2:fb780bb6-5639-4224-9a07-bb032cc72a31>

CITY OF PALM BAY, FL  
2020 - 2023

Joan Junkala-Brown,  
Deputy City Manager  
120 Malabar Road,  
Palm Bay, FL 32907  
T: 321.409.7187  
E: Joan.junkala@palmbayflorida.org

PALM BAY  
2045

COMPREHENSIVE PLAN

Table FLU-10: City of Palm Bay Future Land Use Composition

Land Use Category	Acres	Percentage of Total
Single-Family (RSP)	1,621	5.5%
Density Residential (LDR)	24,171	52.1%
Low Density Residential (LDR)	308	0.6%
Density Residential (HCR)	2,097	4.5%
Neighborhood Center (NC)	0.0	0.0%
Employment Center (EC)	0.0	0.0%
Neighborhood Center (NC)	149	0.3%
Activity Center (AC)	0.0	0.0%
Office (PO)	193	0.4%
Office (PO)	36	0.1%
Office (PO)	2,098	4.5%
Office (PO)	1,567	3.4%
Office (PO)	1,793	3.9%
Office (PO)	662	1.4%
Office (PO)	1,876	4.0%
Office (PO)	1,051	2.3%
Office (PO)	4,988	10.8%
Office (PO)	1,981	4.3%
Office (PO)	1,168	2.5%
Office (PO)	161	0.3%
Office (PO)	12	0.0%
Office (PO)	46,170	100.0%

Revised on the FLU  
If Palm Bay Future Land Use (FLU) designations used to perform these calculations do not include some rights-of-way were considered as part of the existing land use analysis shown in Table FLU-6. As such, there is a slight increase in acreage between the two data sets.

Source: City of Palm Bay, 2022

## GROWTH CAPACITY

These estimates highlight the City's estimated prior (Table FLU-11) and existing (Table FLU-12) capacity for residential growth within Palm Bay. These estimates were developed by taking the total acreage within the City (see Map FLU-9), subtracting the wetland acreage, and multiplying the remaining by the maximum density afforded to them by their FLU designation. In the case of vacant lands, the City would develop as residential.

Based on the City's estimated prior (Table FLU-11) and existing (Table FLU-12) capacity for residential growth within Palm Bay, the City would need to develop as residential to accommodate an additional 128,720 residents by the year 2045, for a total capacity needed to be 128,720 residents.

Figure 3: St. John's Heritage Parkway Potential Alignments

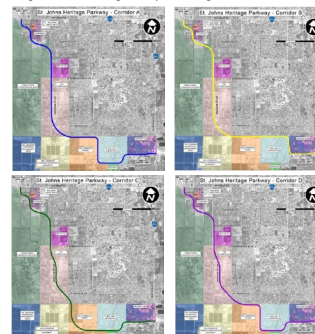


Figure 5: Renter Households, Cost Burden by Income (2020)

Housing Cost Burden	Total Households	Percentage of Total
30% or less	98	12%
30.1-50%	250	18%
50.1-70%	1,857	28%
70.1-90%	1,064	16%
90.1-100%	2,714	28%
Greater than 100%	4,895	100%

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Inspire completed a 12-month community visioning effort, as a precursor to the Comprehensive Plan update, for this fast-growing City of more than 125,000 residents. Public engagement efforts included an interactive website, stakeholder interviews, focus groups, and public workshops. The final vision plan included existing conditions, recommendations, and a vision statement. This successful visioning effort provided residents with the first cohesive community vision in Palm Bay's 63-year history. The team fully updated the Comprehensive Plan to implement the community's vision and align the Plan with the desired growth in Palm Bay.



## EAR &amp; COMPREHENSIVE PLAN UPDATE EXAMPLE 3

## EAR &amp; COMPREHENSIVE PLAN UPDATE

## LINK TO FINAL PLAN:

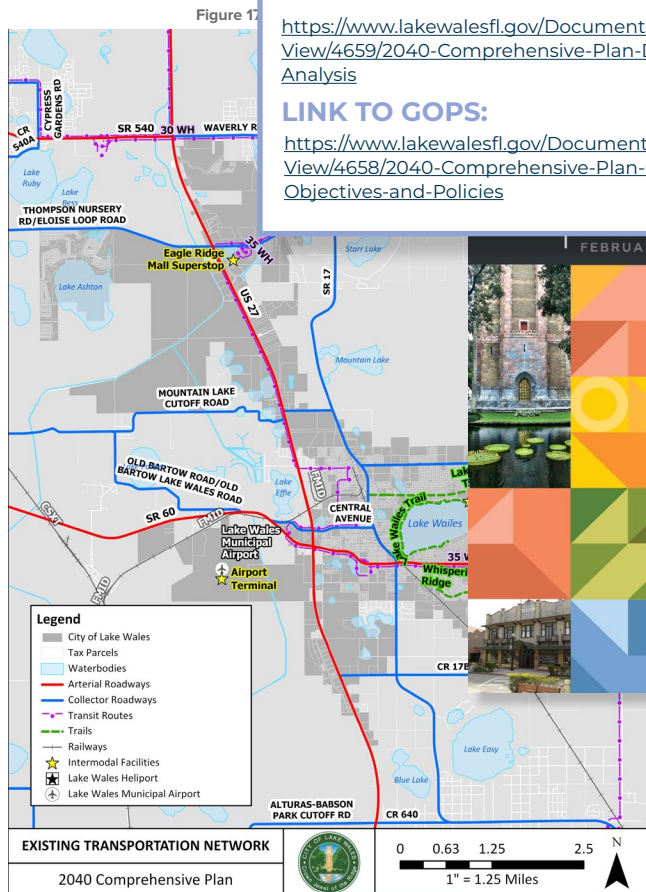
<https://www.lakewalesfl.gov/DocumentCenter/View/4659/2040-Comprehensive-Plan-Data-and-Analysis>

## LINK TO GOPS:

<https://www.lakewalesfl.gov/DocumentCenter/View/4658/2040-Comprehensive-Plan-Goals-Objectives-and-Policies>

CITY OF LAKE WALES, FL  
2020 - 2021

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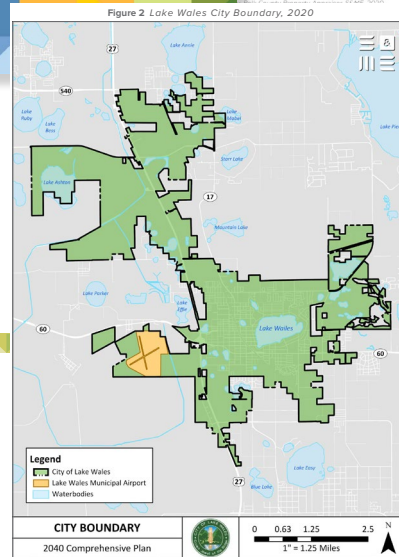
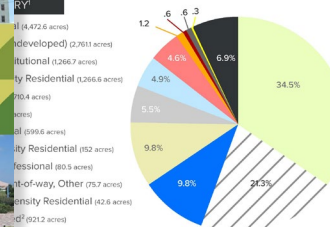


## LAND USE DATA, INVENTORY, AND ANALYSIS

## LAND USES

Guide and direct future land uses (FLU) within the City of Lake Wales. It is necessary to first identify the existing land use patterns. Figure 3 depicts the existing land use (ELU) inventory serves as the basis for the FLU designations.

Figure 3 Existing Land Uses, 2020



Inspire completed a comprehensive update of the City's Comprehensive Plan in accordance with the State of Florida's evaluation and appraisal review (EAR) process. A steering committee of local business leaders, social activists, developers and architects guided community engagement plans. These efforts included an interactive website, stakeholder interviews, and public workshops. The planning process included an overhaul of the data and analysis, which we also reformatted for clarity and to incorporate infographics and other visual aids.

EXPERIENCE & QUALIFICATIONS OF KEY PERSONNEL  
PRINCIPAL-IN-CHARGE INFORMATION



SARAH SINATRA GOULD, AICP, CZO  
PRINCIPAL-IN-CHARGE

Sarah has served as a planning director for most of her career, overseeing projects focusing on the vision of communities such as land development and zoning codes, comprehensive plans, corridor studies and form-based codes. She understands the need to actively encourage public involvement through a variety of platforms to truly gauge a community’s needs.

Sarah's focus on the “place” is reflected in the types of projects she has led, including form-based codes, sign plans coordinated with a municipality’s brand, and zoning updates relating to addressing the relationship of structures to public spaces. Sarah’s work products include innovative plans that result from community feedback and collaboration. Having spent much of her career in South Florida managing similar planning services contracts, the list of communities Sarah has served is long. A few examples include Hallandale Beach, North Bay Village, Pompano Beach, Surfside, West Park, and Weston.

**AICP #021533** *(Since June, 2007)*



PROJECT MANAGER INFORMATION

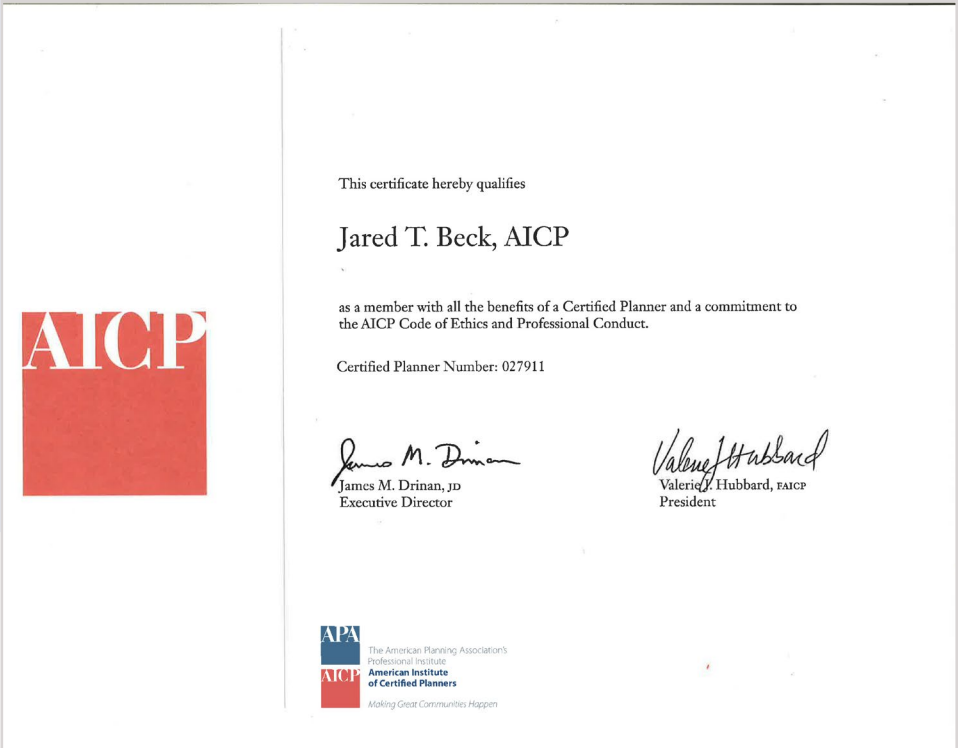


JARED BECK, AICP, FRP  
PROJECT MANAGER

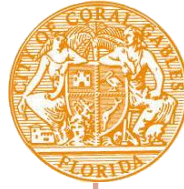
With over two decades of experience, Jared has managed a diverse range of projects, from small-scale area plans to large, complex master plans. His work has involved multidisciplinary teams across various offices. Jared's extensive background includes roles as a Principal Planner in local government and as an Executive Director of a downtown merchant district. He has collaborated with communities throughout Florida in assisting with their planning and redevelopment objectives.

Jared's expertise spans planning, design, historic preservation, and redevelopment, enabling him to cater to a wide array of community needs. He remains fully engaged in all aspects and phases of each project he leads. Our Miami based planning team will be the primary office responsible for this contract. If the assignment expertise requires it, Jared will receive support from additional Inspire offices. He follows the strategies outlined in our approach for effective management.

**AICP #027911** *(Since July, 2015)*



## ORGANIZATIONAL CHART



## KEY TEAM MEMBERS



Jared Beck, AICP, FRP  
*Project Manager*



Patricia Tyjeski, AICP  
*Senior Reviewer*



Leslie A. Del Monte, NCARB  
*Senior Urban Designer*



Emilee Aguerrebere  
*Planner*

Sarah Sinatra Gould, AICP, CZO  
*Principal-in-Charge*



Chris Dougherty, AICP  
*Principal Planner*



Christina Miller, RA, AICP, LEED AP  
*Senior Architect/Urban Designer*



Viviana Castro, PLA  
*Director of Landscape Architecture*



## SUPPORT STAFF



Erik Bredfeldt, PhD, AICP  
*Director of Economic Development*



Eric Raasch, AICP  
*Principal Planner*



Laura Canary, CEcD, FRA-RA  
*Senior Redevelopment Planner*



Gabriela Castro, AICP  
*Planner*



Laura Martinez  
*Planner*



Haiden Lewis  
*Planner*



Julia Clark  
*Planner*

Hunter McKibben, PLA  
*Senior Landscape Architect*



Abigail Shemoel  
*Senior Urban Designer*



Claudia Sicilia  
*Urban Designer/3D Visualization Specialist*



Kyle Peterson  
*Landscape Designer*



Em Schaefer  
*Creative Director*



Lainie Jones  
*Graphic Designer*



Sydney Pendergrass  
*Graphic Designer*





# Jared Beck

AICP, FRP

## PROJECT MANAGER



24 Years of Experience

AICP #027911

Miami, FL



## PROFILE

Jared is a proactive, enthusiastic, and detail-oriented self-starter with a focus on the overall end goals of each project, and the positive and long-term impact such projects have on the greater good in our communities. His passion lies in reinvestment projects and programs that create stronger social, cultural, and economically viable communities.

## EDUCATION

- Bachelor of Landscape Architecture in Urban Design, Texas Tech University, Lubbock, TX

## SKILLS

- Comprehensive Planning
- Land Use Planning
- Public Policy
- Urban Design
- Economic Development
- Historic Preservation
- Community Redevelopment
- Zoning

## EXPERIENCE

### Historic US 41 Redevelopment

Project Planner | Bonita Springs, FL

Spanning one-mile through historic downtown Bonita Springs, this award-winning project created an urban and historically appropriate streetscape to help support public activity and commercial activity while also replacing outdated infrastructure, addressing mobility constraints, and incorporating green infrastructure, among other elements.

- Led the public engagement efforts for the project
- Assisted with the streetscape design

### Downtown Redevelopment Area Expansion & Plan Update

Principal-in-Charge | Fort Myers, FL

Although the historic Downtown has experienced a remarkable renaissance over the years, nearby areas have yet to experience significant investment for which the CRA seeks to help by expanding the existing Downtown and identifying the most impactful public investments that can help catalyze additional private investment.

- Led the client and project management
- Led the public engagement for the project
- Assisted with the creation of public and private realm design
- Worked on the redevelopment goals, objectives, and policies
- Facilitated implementation framework for the CRA

### Duval Street Resiliency & Revitalization Plan

Project Manager | Key West, FL

A resiliency and revitalization plan for the historic corridor and economic engine of the City that will include stormwater and utility improvements, replace streetscape, and improve mobility. The plan also includes preservation adaptation for adjacent commercial structures and funding, among other elements.

- Led the client and project management
- Led the public engagement efforts for the project

## Jared Beck

AICP, FRP

### EXPERIENCE CONTINUED

#### Comprehensive Plan Update

Principal-in-Charge | Palmetto Bay, FL

First major rewrite and re-organization of the Comprehensive Plan since the Village incorporation to reflect the desires of the community and prioritize Village concerns including resiliency, sustainability and housing.

- Led the client and project management
- Led the public engagement programming

#### Downtown Redevelopment Area Assessment & Recommendations

Project Manager | Vero Beach, FL

Recognizing the need for a future redevelopment plan update, the CRA sought an independent expert to evaluate existing conditions and prior plans; meet with community stakeholders; develop an overall assessment; and provide key recommendations for downtown that would provide the framework for a plan update.

- Led the client and project management
- Led the public engagement for the project
- Assisted with redevelopment analysis and recommendations

#### West End Redevelopment Area FON & Plan

Project Manager | Marianna, FL

Economic challenges exacerbated by the Category 5 Hurricane Michael, the CRA sought to replicate the impact they've experienced through their Downtown Redevelopment Area in the declining "West End" or western portion of the City.

- Led the client and project management
- Led the public engagement efforts for the project
- Worked on the redevelopment goals, objectives, and policies, and facilitated the implementation framework for the CRA

#### 79th Street Vision Plan

Project Manager / Urban Planner | Miami-Dade County, FL

Funded through an EPA Brownfields Assessment Grant, the vision plan for 79th and 27th Streets identified catalyst sites for major redevelopment, and public realm improvements within including sidewalks, lighting, and signage improvements; incorporation of public art, shade trees, furnishings and bus shelters; bike lanes; and other improvements to improve circulation and strengthen access to the Metrorail Station.

- Led the Client management for the project
- Led the public engagement efforts for the project
- Assisted with the creation of public and private realm design
- Assisted with the objectives and policies for the Plan
- Facilitated the development of the implementation framework

# Sarah Sinatra Gould

AICP, CZO

PRINCIPAL-IN-CHARGE



20 Years of Experience



AICP #021553



Durham, NC



## PROFILE

Sarah has served as a planning director for numerous jurisdictions throughout her career. She understands the need to actively engage the public through a variety of platforms to truly gauge a community's needs. Sarah's work products include innovative plans based on community feedback and collaboration.

## EDUCATION

- Master of Urban & Regional Planning, Florida Atlantic University, Fort Lauderdale, FL
- Bachelor of Arts, Political Science, Florida Atlantic University, Boca Raton, FL

## SKILLS

- Land Development Codes
- Comprehensive Planning
- Public Involvement
- Corridor Analyses
- Development Review
- Sign Codes
- Supplemental Planning Support

## EXPERIENCE

### Economic Development Existing Conditions Analysis

Principal Planner | Weston, FL

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

- Evaluated existing regulations, policies, and programs
- Prepared a target industry and market analysis for the City and surrounding areas

### Planning Services

Principal-in-Charge | Hallandale Beach, FL

Providing continuing services to the City on an as-needed basis.

- Contract administration for general planning services
- Senior review of comprehensive planning projects

### Continuing Planning Services

Principal-in-Charge | West Park, FL

Currently serving as the City's in-house Planning and Zoning Department; formulating and administering the City's Comprehensive Plan and Land Development Regulations and overseeing the Development Review Process.

- Contract administration for general planning services
- Senior review of zoning and comprehensive planning projects

### Comprehensive Plan Update & Amendments

Project Manager | Surfside, FL

Update of the Comprehensive Plan with public engagement sessions.

- Identified items of concern
- Evaluated potential density changes and revised thresholds
- Provided an analysis on tourist/hotel uses
- Added resiliency and sea level rise initiatives

# Patricia Tyjeski

AICP

## PRINCIPAL PLANNER



36 Years of Experience



AICP #069120



Orlando, FL



## 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
- Bachelor of Architecture, Universidad Javeriana, Bogotá, Colombia

## SKILLS

- Comprehensive Planning
- Land Development Regulations
- Historic Preservation
- Development Review
- Community Engagement
- Small Area Plans

## EXPERIENCE

### Comprehensive Plan Update

Project Manager | Wildwood, FL

Documented a new community vision and addressed the impacts of growth for the third-fastest growing City in Florida from 2020-2023.

- Managed the update of eight elements, including data and analysis, goals, objectives, and policies, and map series
- Utilized Social Pinpoint to facilitate public input through a survey, an idea wall, and a virtual meeting portal

### EAR & Comprehensive Plan Update/Visioning

Principal-in-Charge | Palm Bay, FL

Established Palm Bay Vision 2040 through a robust and inclusive public engagement process for the 16th largest city in Florida.

- Assisted with public engagement process and facilitated community exercises at multiple workshops
- Evaluated existing comprehensive plan to determine necessary changes

### Comprehensive Plan Update

Principal-in-Charge | Cocoa, FL

Addressed resiliency issues such as flood risks, rising sea levels, and changes in storm surge modeling that an evaluation and appraisal of the plan identified.

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

### Land Development Code Update & Form-Based Code

Project Manager | Kissimmee, FL

A comprehensive evaluation and assessment of the adopted Code followed by a full rewrite to provide clarity and consistency, and the development of a form-based code for Downtown and the US 192 corridor to foster redevelopment and infill.

# Chris Dougherty

AICP

**PRINCIPAL PLANNER/GIS  
LEAD**



19 Years of Experience

AICP #026356

Orlando, FL



## PROFILE

With experience in providing private and public sector planning services, Chris's career has focused on helping clients create unique places. Chris has a passion for developing community-driven plans and excels at comprehensive planning, land development code writing, visioning/public engagement, parks and recreation planning, GIS, and entitlements.

## EDUCATION

- Master of Arts in Urban & Regional Planning, University of Florida, Gainesville, FL
- Bachelor of Arts in Criminology, University of Florida, Gainesville, FL

## 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
- Small Area Plans

## EXPERIENCE

### Greater Lacoochee Community Plan

Project Manager | Pasco County, FL

Prepared a community plan for an 11,300-acre Northeast Pasco rural community to address housing needs, infrastructure, economic development, and preservation of the rural aesthetic.

- Managed the project delivery and schedule
- Prepared and/or reviewed the existing conditions analysis, proposed strategies, and community engagement plan and activities

### Land Development Code Update & Form-Based Code

Project Planner | Kissimmee, FL

A comprehensive evaluation and assessment of the adopted Code followed by a full rewrite to provide clarity and consistency, and the development of a form-based code for Downtown and the US 192 corridor to foster redevelopment and infill.

- Assisted with public engagement
- Assisted with the development of several chapters in the LDC

### EAR/Comprehensive Plan Update

Project Manager | Lake Wales, FL

Documented a new community vision and addressed the impacts of a municipal population that had increased 50% since the update in 2000.

- Managed the project delivery and schedule
- Prepared and/or reviewed each element's data and analysis, and GOPs

### EAR/Comprehensive Plan Update

Senior Planner | Wildwood, FL

Documented a new community vision and addressed the impacts of growth for the third-fastest growing City in Florida from 2020-2023.

- Assisted with GIS analysis and future land use map series
- Assisted with the transportation analysis



# Leslie A. Del Monte

NCARB

SENIOR URBAN  
DESIGNER



22 Years of Experience

NCARB #308593

Miami, FL



## PROFILE

Leslie has extensive experience in both architectural and planning projects. Her planning experience includes small-and-large-scale master/comprehensive planning, urban design, downtown visioning, redevelopment planning, historic district inception/protection, analysis, development, and writing land use, zoning, architectural/design standards, and sustainable initiatives.

## EDUCATION

- Master of Architecture, University of Florida, Gainesville FL
- Bachelor of Design in Architecture, University of Florida, Gainesville FL

## SKILLS

- Comprehensive Planning
- Land Development Code Writing
- Development Review
- Redevelopment Planning
- GIS Analysis
- Visioning
- Land Use Entitlements
- Community Engagement

## EXPERIENCE

### Community Redevelopment Plan

Deputy Project Manager | Lauderdale Lakes, FL

Updated the City's Community Redevelopment Plan with the goal of fostering new development, consistent with the community's vision.

- Led and facilitated community engagement efforts
- Worked with administration, elected officials, and stakeholders to craft the vision for the future of the CRA

### New Haven Streetscape

Senior Urban Designer | Melbourne, FL

Provided master planning, public engagement, and conceptual design services to redesign a 0.5 mile stretch of New Haven Avenue in Melbourne's historic downtown core.

- Facilitated/created materials for various public engagement workshops
- Assisted in the creation of streetscape design options

### Forward Pinellas Urban Design Services

Senior Planner | Pinellas County, FL

The pilot program aims to assist communities in realizing local goals and objectives by offering a suite of urban design services, including urban design guidance, visualization, public participation facilitation, and regulatory framework evaluation and recommendations.

- Worked with County and City officials to host workshops/charrettes to visualize change and develop a common understanding for potential development projects

### Planning Services

Planning Director | West Park, FL

Currently serving as the City's in-house Planning and Zoning Department; formulating and administering the City's Comprehensive Plan and Land Development Regulations; and overseeing the Development Review Process.

# Christina Miller

RA, AICP, LEED AP, NCARB

SENIOR ARCHITECT/URBAN  
DESIGNER



24 Years of Experience

AICP #030652 | FL Architect #AR97005

Miami, FL



## PROFILE

Christina is an architect, urban designer, and planner whose approach includes intensive study of local context and tradition. Ms. Miller attended graduate school at the University of Miami, earning a masters in architecture with a focus on classical design as well as a masters in urban design, and the principles of the new urbanism. She subsequently worked for Duany Plater-Zyberk and Company (DPZ), and has continued her relationship with Coral Gables through several DPZ projects and her continued connection as adjunct faculty and juror. Ms. Miller is an upcoming chair of the Florida APA's Gold Coast (southeast Florida) Chapter.

## EDUCATION

- Master of Urban Design, University of Miami, Coral Gables, FL
- Master of Architecture, University of Miami, Coral Gables, FL
- Bachelor of Arts in Economics, Connecticut College, New London, CT

## SKILLS

- Architecture
- Master Planning
- Urban Design
- Site Planning
- Comprehensive Planning
- Sustainability
- AutoCAD
- Microsoft Office, Mac Suite
- Adobe InDesign

## MEMBERSHIPS

- American Planning Association
- American Institute of Certified Planners
- Congress for the New Urbanism
- National Council of Architectural Registration Boards (NCARB)

## EXPERIENCE

### Miami 21, Form-Based Zoning Code (FBC)

Designer | Miami, FL | Adopted in 2012

Reworked the City's Code into a hybrid FBC with a goal of predictability based on a Transect system providing appropriate transitions between densities, heights, intensities, and uses. Winner of numerous awards.

- Created a map reflecting existing conditions/proposed Transect zones
- Assessed and redrew City's thoroughfare standards
- Participated in multi-year public participation process

### University of Miami President's House

Architectural Designer/Project Manager | Pinecrest, FL

Designed LEED H and storm-ready Caribbean classical style house to serve as a residence, an elegant venue for University functions, and University headquarters in time of emergency. Worked closely with DPZ Principal Elizabeth Plater-Zyberk, University President Donna Shalala, MAMCO and architect of record Jorge Hernandez, interior designer Taylor and Taylor and Landscape Architect Robert Parsley from conceptual design through construction administration.

- Created all AutoCAD drawings, reviewed all VE revisions; participated in all upper level meetings for architecture, interior design/landscape design; completed LEED H and FL Green Homes assessments

### The Collection Residences

Architectural Design | Coral Gables, FL

Approved by the Coral Gables Board of Architects in 2015, this large, mixed use urban infill project was designed to obtain the Mediterranean bonus offered in the City for strict adherence to its urban/architectural design standards. The design team included the Architect of Record, Arquitectonica and Duany Plater-Zyberk and Company (DPZ).

- Designed all frontages to accommodate proper fenestration, massing, and Mediterranean elements
- Conducted in-depth analysis of local architectural precedents, including the loggia, eaves and tower of the Biltmore Hotel

# Christina Miller

RA, AICP, LEED AP, NCARB

## EXPERIENCE CONTINUED

### Downtown Business Improvement District (BID) Action Plan

Senior Project Manager | Coconut Grove, FL

Conducted regular meetings with Core Committee members, BID stakeholders, and the BID Board to find ways to rebrand towards mature clientele who would support businesses and to discourage partying college students from dominating the area. Provided the BID with immediate and longer-term steps tied to time, cost and ease of implementation.

- Worked with retail market and parking consultants to produce recommendations for streetscapes, signage, and parking, looking to the FDOT Greenbook to calibrate street type to the downtown location, and to orient the market towards local area homeowners
- Provided architectural design standards for shopfronts; sidewalk and frontage standards
- Improved pedestrian experience/streetscape standards, including tree types and planting standards
- Provided recommendations for improved parking signage and access

### Bermuda Village

Construction Administration | City of Coral Gables, FL

Assisted with construction administration for DPZ-designed infill housing. Buildings were configured to have a relatively high density and provide a continuous frontage while retaining individual street entries. They provide a transition between a large thoroughfare in the front and a quiet residential neighborhood in the rear. They were stuccoed in the Bermuda hues and given white roofs to reflect solar heat.

### Traditional Neighborhood Design (TND) Code

Code Editor/TND Author | Martin County, FL

A New Town Master Plan, designed as a sustainable community.

- Worked through all aspects of the town regulations to support sustainability, most notably water purification, and to concentrate development leaving open space
- Revised the master plan; rewrote all code sections, including sign, landscape, streetscape, urban design/architectural regulations

### Miami-Dade County Climate Change Action Task Force (CCATF)

Task Force Member | Miami FL

Assisted with the creation of the foundation of the Miami Dade, Broward, and Monroe County climate compact.

- Created numerous drawings, diagrams, and presentations regarding resiliency challenges facing SE FL, including sea level rise/erosion, flood events, stronger storms, insects/disease, vulnerabilities of larger networks (sea ports, highway egress systems, food, and tourism)
- Served on the Built Environment Adaptation Committee and participated in intensive discussions about adaptation and mitigation approaches, and potential devolution of low-lying areas
- Started resiliency matrix, which formed premise of many action steps required to adapt

### Climate Change Adaptation: A New Urbanist Perspective, Lecture CNU 2016

Presenter | Detroit, MI

Delivered a lecture prepared in conjunction with Elizabeth Plater-Zyberk to CNU Detroit regarding adaptation approaches to climate change

# Emilee Aguerrebere

## PLANNER



5 Years of Experience

American Planning Association (APA)

Miami, FL



## PROFILE

Emilee has several years of experience in planning, having spent the past year and a half as a Principal Planner at the City of Coral Gables. She specializes in updating comprehensive land use plans, zoning codes, and development review. Emilee is passionate about urban resilience and participatory planning. She strives to partake in reimagining public spaces through innovative and equitable placemaking.

## EDUCATION

- Master of Urban & Regional Planning, University of Florida, Gainesville, FL
- Bachelor of Arts in Architectural Studies & Geography, Mount Holyoke College, South Hadley, MA

## SKILLS

- Microsoft Office
- Google Suite
- Adobe Creative Cloud
- EnerGov
- SketchUp
- Rhinoceros 3D

## EXPERIENCE

### Design & Innovation District Public Parks Incentive Program

Principal Planner | Coral Gables, FL

Prepared a Comprehensive Plan future land use element text amendment to incentivize the development of more urban parks in Coral Gables within the Design and Innovation District.

- Prepared amendment, staff report, cover memo, and supporting documents for Planning & Zoning Board and City Commission meetings
- Submitted the adopted legislation to the Florida Department of Commerce and notified state land planning agencies

### Design & Innovation District Public Parks Incentive Program

Principal Planner | Coral Gables, FL

Prepared a Zoning Code text amendment to incentivize the development of more urban parks within the Design and Innovation District.

- Prepared amendment, staff report, cover memo, and supporting documents for Planning & Zoning Board and City Commission meetings
- Proposed public parks incentives

### Workforce Housing

Principal Planner | Coral Gables, FL

The proposed expedited process includes required notice and public hearing and provides direction for administrative approval of non-substantial changes.

- Prepared amendment, staff report, cover memo, and supporting documents for Planning & Zoning Board and City Commission meetings

### Comprehensive Plan Update

Planner | Auburndale, FL

Evaluation and Appraisal update to meet statutes, Community Visioning, and complete plan rewrite for a fast-growing city that is a part of the nation's fastest-growing metro-area, from 2022-2023.



# Viviana Castro

PLA

**DIRECTOR OF LANDSCAPE  
ARCHITECTURE**



10 Years of Experience

FL LA6667568

Orlando, FL



## PROFILE

Viviana has over ten years of experience working on visioning, streetscape design, community engagement, park design, urban and community developments, commercial spaces, branding, and wayfinding studies. Her international research experience, combined with her local awareness, brings innovative ways to integrate our natural resources within the built environment. She strives to create spaces where people can enjoy, appreciate, and acknowledge natural systems.

## EDUCATION

- Master of Urban Planning & Sustainability, Universitat Politècnica de Catalunya, Barcelona, Catalonia, Spain
- Bachelor of Science in Landscape Architecture, University of Florida, Gainesville, FL

## SKILLS

- Microsoft Office
- Adobe Creative Suite (Illustrator, InDesign, Photoshop)
- SketchUp
- AutoCAD
- GIS Mapping
- Landscape Architecture
- Urban Design

## EXPERIENCE

### City Hall Raingarden Plaza

Landscape Architect | Kissimmee, FL

Reinvented the existing plaza by giving it a new modern aesthetic, a sense of place, and more appropriately scaled spaces which helped foster the creation of a memorable pedestrian environment by developing conceptual designs, schematic designs, and construction documents.

- Assisted in the construction administration phase with selecting final materials and on-site modifications due to site constraints

### FDOT District 5/Robinson Street Complete Street (SR 526)

Project Manager | Orlando, FL

Design and construction documents for landscape improvements based on FDOT requirements for sight lines, offset distances and other best practices to reduce speed.

- Coordinated with civil and sub consultants on project development
- Leading the effort to take the project through implementation

### Melrose-Mercy Neighborhood Plan Update

Landscape Architect | St. Petersburg FL

A robust community engagement effort to develop a highly-visual and user-friendly document that includes a conceptual master plan, capital projects/prioritization and implementation strategy

- Assisted in creating a framework to improve neighborhood needs
- Provided streetscape and exterior studies that would be implemented as capital improvement programs

### Jax Beach Downtown Action & Implementation Plan

Landscape Designer | City of Jacksonville Beach, FL

A continuation of the 2007 Vision Plan efforts, responding to the current needs of the public realm, including park spaces, streets, plazas, and their relationship to private development.

# Eric Raasch, Jr.

AICP

## PRINCIPAL PLANNER



17 Years of Experience

AICP #026377

Orlando, FL



### PROFILE

Eric is a professional planner with more than 17 years of experience. Having spent 12 years in the public sector, including two years as Orange County's Planning Administrator, he has extensive experience with public sector planning. Eric's experience also includes comprehensive planning, land development code writing, GIS analyses, and public engagement.

### EDUCATION

- Master of Real Estate Development, University of Maryland, College Park, MD
- Bachelor of Science in Business Administration, Economics, University of Central Florida, Orlando, FL

### SKILLS

- Comprehensive Planning
- Land Use Entitlements
- Development Review
- Geographic Information Systems
- Community Engagement

### EXPERIENCE

#### West Fairbanks Study

Project Manager | Winter Park, FL

An analysis of a 66.8-acre redevelopment area with split jurisdiction between the City of Winter Park and Orange County. This effort also included the creation of new comprehensive plan policies to facilitate redevelopment within the City.

- Performed an analysis of a 67-acre area with split jurisdiction between Winter Park and Orange County
- Provided research on comparable jurisdictions
- Drafted existing conditions and policies to facilitate redevelopment

#### Pasco 2050 Visioning

Principal Planner | Pasco County, FL

Assisted the Pasco community in developing its Vision 2050 through a robust and inclusive public engagement process.

- Participated in the public engagement strategy/activities

#### Urban Service Boundary Study

Project Manager | Indian River County, FL

An analysis of the County's Urban Service Boundary to include an evaluation of the carrying capacity to accommodate growth through the year 2050. This effort also included public engagement and resulted in recommendations to the Board of County Commissioners.

- Assisted in the design of the project website and survey
- Provided direction on data and analysis for carrying capacity study

#### Development Review

Principal Planner | Kissimmee, FL

On a recurring, as-needed basis, review development applications according to the City's Land Development Code and Comprehensive Plan as part of our continuing services agreement with the City.

# Erik Bredfeldt

PhD, AICP

## DIRECTOR OF ECONOMIC DEVELOPMENT



32 Years of Experience

AICP #011971

Atlanta, GA



### PROFILE

Erik has 32 years of experience in administrative and project management, with a focus on community planning and economic development. Activities include urban planning/development services, community/economic development, and project management through an internal/external partnership philosophy emphasizing the balance between community and markets.

### EDUCATION

- Doctor of Philosophy in Urban & Regional Planning, University of Florida, Gainesville FL
- Master of Arts in Urban & Regional Planning, University of Florida, Gainesville, FL
- Bachelor of Arts in Economics, Muhlenberg College, Allentown, PA

### SKILLS

- Project Management
- Facilitative Approach
- Economic Development
- Business/Real Estate Development
- Urban Planning

### EXPERIENCE

#### Downtown Strategic Plan

Project Co-Lead | Gainesville, FL

City Project Co-Lead on GCRA/UF jointly funded Downtown Strategic Plan.

- Worked on developing the Downtown Strategic Plan and worked with multiple parties in the Plan development

#### Comprehensive Plan Update

Director of Economic Development | Auburndale, FL

Evaluation and Appraisal update to meet statutes, Community Visioning, and complete plan rewrite for a fast-growing city that is a part of the nation's fastest-growing metro-area, from 2022-2023.

- Performed review and analysis associated with assigned Comprehensive Plan elements

#### Community Redevelopment Plan Update (Downtown)

Project Director | St. Augustine, FL

Updated the Historic Area Community Redevelopment Plan and extended operational timeframe of the Agency.

- Assisted with supporting final re-write and review of the update to the Community Redevelopment Plan
- Reviewed Plan contents with client

#### Community Redevelopment Plan

Senior Reviewer | Lauderdale Lakes, FL

Updating the City's Community Redevelopment Plan with the goal of fostering new development, consistent with the community's vision.

- Supported redevelopment team in review of substance of deliverables and project approach

# Laura Canary

## CEcD, FRA-RA

### SENIOR REDEVELOPMENT PLANNER



22 Years of Experience

CEcD #2828; FRA-RA

Tampa, FL



### PROFILE

Laura has extensive experience working in local government and has a profound understanding of the inner workings of public organizations. Much of her career has been dedicated to economic development/redevelopment. She has excellent communication and collaboration skills which enable her to effectively build consensus and effectuate change.

### EDUCATION

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

### SKILLS

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

### EXPERIENCE

#### Economic Development Existing Conditions Analysis

Project Manager | Weston, FL

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

- Managed development of the assessment and industry snapshot
- Evaluated existing regulations, policies, and programs
- Prepared a target industry/market analysis for City/surrounding area

#### City Center Plan

Project Manager | Pinellas Park, FL

A community vision, master plan, and phased implementation strategy for the Park Station District; centered on the creation of Davis Commons, a new signature public space.

- Directed development of the City Center Plan
- Worked with administration and elected officials and stakeholders to ensure that the City Center Plan was a community driven plan

#### Forward Pinellas Urban Design Services

Project Manager | Pinellas County, FL

The pilot program aims to assist communities in realizing local goals and objectives by offering a suite of urban design services, including urban design guidance, visualization, public participation facilitation, and regulatory framework evaluation and recommendations.

- Worked with County/City officials to host workshops/charrettes
- Assisted with the development of maps, diagrams, and other graphic information to support the intent; and draft summary reports

#### Community Redevelopment Plan Update

Project Manager | Lake Wales, FL

Updated the Plan to incorporate a boundary expansion and reflect the recent capital improvement projects implemented by the CRA.



# Gabriela Castro

AICP

## PLANNER



9 Years of Experience

AICP #030965

Orlando, FL



## PROFILE

Gabriela has experience in reviewing development applications for municipalities. In her professional experience she has reviewed various types of development applications ranging from site work to entitlement work. She has created reports and explained these reports to various agencies and boards. Additionally, Gaby has experience in technical writing and public speaking.

## EDUCATION

- Master of Arts in Urban & Regional Planning, University of Florida, Gainesville, FL
- Bachelor of Science in Sustainability and the Built Environment, University of Florida, Gainesville, FL

## SKILLS

- Development Review
- Community Engagement

## EXPERIENCE

### Greater Lacoochee Community Plan

Planner | Pasco County, FL

Prepared a community plan for an 11,300-acre Northeast Pasco rural community to address housing needs, infrastructure, economic development, and preservation of the rural aesthetic.

- Assisted in the facilitation of various public engagement workshops
- Drafted the existing conditions report, which examined topics such as existing facilities, existing regulations/policies, and demographics

### EAR & Comprehensive Plan Update/Visioning

Planner | Palm Bay, FL

Established Palm Bay Vision 2040 through a robust and inclusive public engagement process for the 16th largest city in Florida.

- Amended the D&A for the Intergovernmental Coordination Element
- Participated in several community outreach events for the project

### West Fairbanks Study

Planner | Winter Park, FL

An analysis of a 66.8-acre redevelopment area with split jurisdiction between the City of Winter Park and Orange County. This effort also included the creation of new comprehensive plan policies to facilitate redevelopment within the City.

- Prepared presentation for Planning and Zoning Board
- Assisted with drafting the Existing Conditions Analysis
- Drafted a memo for Best Practices for Redevelopment

### Economic Development Existing Conditions

Planner | Weston, FL

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

- Provided a summary of all online public engagement

# Laura Martinez

## PLANNER



2 Years of Experience



American Planning Association (APA)



Tampa, FL



## PROFILE

Laura is an Urban Planner based in Southwest Florida. Laura is experienced in entitlements for a wide range of projects from single-family and multi-family residential, to commercial, government use, and mixed-use.

## EDUCATION

- Master of Urban & Regional Planning (MURP), University of Florida, Gainesville, FL
- Bachelor of Science in Sustainability & the Built Environment, University of Florida, Gainesville, FL

## SKILLS

- Urban Planning
- Master Land Planning
- Entitlements
- Comprehensive Planning
- ArcGIS Pro
- ArcGIS Map
- SketchUp
- StreetLight Data
- Fluent in Spanish

## EXPERIENCE

### Melrose-Mercy Neighborhood Plan Update

Urban Planner | St. Petersburg, FL

A robust community engagement effort to develop a highly-visual and user-friendly document that includes a conceptual master plan, capital projects/prioritization and implementation strategy.

- Conducted Field Review to assess current conditions and identify key strengths and opportunities
- Facilitated Community Engagement and worked collaboratively with City and Stakeholders to discern potential solutions and resources

### Palmetto Park Neighborhood Plan Update

Urban Planner | St. Petersburg, FL

A robust community engagement effort to develop a highly-visual and user-friendly document that includes a conceptual master plan, capital projects/prioritization and implementation strategy.

- Conducted Field Review to assess current conditions and identify key strengths and opportunities

### Community Redevelopment Plan

Planner | Port Richey, FL

Updating the City's Community Redevelopment Plan to include prioritized capital improvement projects and redevelopment programming, strategic action plan, and phased implementation schedule.

- Conducted a Field Review and collaborated with client to understand the goals for the Community Redevelopment Agency
- Facilitated a public workshop to solicit community input as guidance for the Community Redevelopment Plan

### Comprehensive Plan Update

Planner | Vero Beach, FL

A Plan update that involved assessing current challenges, goals, and drafting code language that met the Florida State Statutes.

# Haiden Lewis

## PLANNER



1 Year of Experience

ArcGIS Pro

Orlando, FL



## PROFILE

Haiden is a recent graduate of the University of Florida's Urban and Regional Planning program. Haiden specializes in urban planning, transportation planning, sustainability, GIS and community engagement. He strives to create communities that make people feel comfortable, safe, and happy.

## EDUCATION

- Master of Urban & Regional Planning, University of Florida, Gainesville, FL
- Bachelor of Science in Sustainability & the Built Environment, University of Florida, Gainesville, FL

## SKILLS

- Urban Planning
- Sustainability
- ArcGIS Pro
- Transportation Planning
- Data Analysis (Excel & SPSS)
- Community Engagement
- Travel Demand Modeling (VISUM)

## EXPERIENCE

### Comprehensive Plan Update

Planner | Auburndale, FL

Evaluation and Appraisal update to meet statutes, Community Visioning, and complete plan rewrite for a fast-growing city that is a part of the nation's fastest-growing metro-area, from 2022-2023.

- Developed GIS maps for various elements within the comprehensive plan
- Conducted data collection and analysis to inform updates to the comprehensive plan and land development regulations

### North Okaloosa County Planning Study

Planner | Okaloosa County, FL

A long-range planning effort for a 294,000-acre study area, experiencing rapid growth. Process included extensive public engagement, detailed analyses of growth impacts, and policy recommendations.

- Participated in stakeholder engagement, organized communication with county staff and the study's steering committee

### Evaluation & Appraisal

Planner | Melbourne, FL

Update the data and analysis and amend the County's comprehensive plan to be compliant with current Florida statutes.

- Conducted the carrying capacity analysis, existing land use, future land use, wetland, and conservation area GIS data
- Developed GIS maps to conduct the carrying capacity analysis

### Comprehensive Plan Update

Planner | Flagler County, FL

Visioning and complete plan rewrite for the fourth-fastest growing county (2020-2023) in Florida. Addressed issues related to rapid growth and resiliency for this coastal county.

# Julia Clark

## PLANNER



5 Years of Experience

American Planning Association (APA)

Miami, FL



## PROFILE

Julia is passionate about environmental and hazard mitigation planning and community resilience. Julia's work is driven by her desire to understand more about the world and to improve community well-being. She hopes to apply her experience in urban planning and hazard mitigation to address the complex urban challenges that arise in our changing environment.

## EDUCATION

- Master of Urban & Regional Planning & Certificate in Disaster Management/Community Resilience, University of New Orleans, New Orleans, LA
- Bachelor of Business Administration in Economics & International Business, University of Georgia, Athens, GA
- International Studies in Business & Culture, Universidad Autónoma de Barcelona, Spain

## SKILLS

- Qualitative & Quantative Data Analysis & Visualization
- SPSS
- Stata
- Dedoose
- Microsoft Office
- ArgGIS
- Adobe InDesign

## EXPERIENCE

### Melrose-Mercy Neighborhood Plan Update

Planner | St. Petersburg, FL

A robust community engagement effort to develop a highly-visual and user-friendly document that includes a conceptual master plan, capital projects/prioritization and implementation strategy.

- Assisted with final recommendations matrix and reviewed final document for consistency

### Development Review

Planner | Minneola, FL

Currently assisting with an On-Call Planning Consulting Services Agreement with the City of Minneola. The contract calls for assistance with the review of land development applications and other general planning and zoning matters.

- Review land development applications, including preliminary subdivision plats, site plans, construction plans, final plats, and variances for consistency with adopted regulations and prior approvals

### Liberty City Revitalization Plan

Planner | Miami, FL

A community driven planning study identifying critical issues and the opportunities to leverage public and private investment to spur revitalization within the community..

- Conducted research for existing conditions analysis to understand the current challenges and strengths of the neighborhood
- Provided detailed analysis of commercial corridors within the area

### Unified Development Ordinance

Planner | Greenville, NC

Creating a new code for the 12th largest city in North Carolina prioritizing active involvement from the public through multiple workshops and a citizen led task force.



# Hunter McKibben

PLA, ASLA

## SENIOR LANDSCAPE ARCHITECT



11 Years of Experience

FL PLA #6667370

Tampa, FL



### PROFILE

Hunter is a registered landscape architect with extensive experience in the landscape architecture and planning professions with an emphasis on complete streets and walkability through urban design interventions. She strives to synthesize and communicate broad-based planning ideas into compelling implementation guidelines and actions through her technical and graphical skillset.

### EDUCATION

- Bachelor of Landscape Architecture, University of Florida, Gainesville, FL

### SKILLS

- Landscape Architecture
- Urban Design
- Site Plans
- Parks
- Landscape Design
- Urban Planning
- Sustainability
- Comprehensive Planning
- Adobe InDesign
- Sustainable Design
- Land Use Planning
- Streetscape
- Planning

### EXPERIENCE

#### Long Range Transportation Plan MPO

Landscape Architect | Sarasota & Manatee, FL

Working with the Sarasota-Manatee MPO on its 2045 LRTP to achieve county/community goals through the integration of transportation land use planning and development of strategies through scenario planning.

- Co-facilitated and developed workshop graphics, led team exercises, and documented results

#### FDOT District 1 US 27 Mobility Study

Landscape Architect | FDOT District 1, Bartow, FL

The study will accommodate all transportation users and the recommendations developed will maximize the multi-modal potential of the corridor and help sustain the economic vitality of the region.

- Led stakeholder engagement efforts, including community meetings, interviews, and a project advisory group

#### Vision Zero Action Plan

Landscape Architect | Hillsborough County MPO, FL

Development of a short-term action plan to move the county towards zero traffic deaths.

- Provided graphic support for the final action plan layout including maps, infographic figures, and report documentation

#### SR 520 Multi-Modal Corridor Study

Landscape Architect | FDOT District 5

Assisted FDOT District 5 to create a Corridor Planning study to evaluate SR 520 within Brevard County and the City of Cocoa. Project helped develop potential solutions that establish a more walkable urban environment.

- Created working graphics and deliverables that support and communicate the community derived directives

# Abigail Shemoel

## SENIOR URBAN DESIGNER



15 Years of Experience



SketchUp | AutoCAD



Rincón de la Victoria, Spain



## PROFILE

Abigail has a strong desire to discover and design lively, sustainable places. This passion coupled with strong communication and illustration skills, has allowed her to work successfully in a variety of international settings in Latin America, the United States, and Europe. With over 15 years of professional experience as a landscape architect and planner, Abigail has delivered/managed projects at various scales including urban spaces, streets, parks, schools, transportation corridors and residential developments.

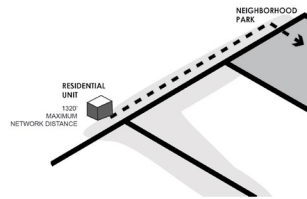
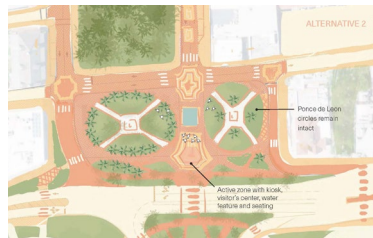
## EDUCATION

- Master of Science (MSc) in Urban Development Planning, Specialization: Urban Agriculture, University College London, UK
- Bachelor of Landscape Architecture, Minor: International Resource Management, Ball State University, Muncie, IN

## SKILLS

- Landscape Architecture
- Urban Planning/Design
- Illustration
- Site Plans
- Construction Drawings
- Sustainable Design
- Comprehensive Planning
- Historic Preservation
- SketchUp
- AutoCAD

## EXPERIENCE



### Complete King Street Master Plan

Senior Urban Designer | St. Augustine, FL

- Researched precedent park and plaza projects
- Developed concept designs for hardscape and landscape design

### North Okaloosa Planning Study

Senior Urban Designer | Okaloosa County, FL

- Developed concept designs for future residential areas
- Assisted the project team with presentations and graphics

### Lake Wales Envisioned-Long Range Plan

Senior Urban Designer | Lake Wales, FL

- Assisted in the development of a detailed set of amendments to the City's Comprehensive Plan and Land Development Code for implementation of the community vision
- Graphically represented new land development codes

### Melrose-Mercy Neighborhood Plan Update

Senior Urban Designer | St. Petersburg, FL

- Identified neighborhood development goals
- Refined strategy for mapping and analysis
- Revised project plan and process

# Claudia Sicilia

## 3D VISUALIZATION SPECIALIST



20 Years of Experience

Lumion, Civil3D, SketchUp, ArcGIS

Orlando, FL



### PROFILE

Claudia has experience helping clients envision robust design projects through technical drawings and detailed 3-D visualization renderings. She provides a creative perspective with a technical foundation and her extensive background in CADD aids in the implementation of the team's design concepts.

### EDUCATION

- Bachelor of Architecture, Jose Maria Vargas University, Caracas, Venezuela
- Associate of Science Degree in Computer Drafting and Design, Florida Technical College, Orlando, FL

### SKILLS

- AutoCAD Civil3D
- Lumion Mock-ups and Fly-through Videos
- SketchUp Community Engagement
- Bilingual (Spanish)
- ArcGIS
- Photoshop Rendering

### EXPERIENCE



#### Brittany Bay Park

CADD Support | Miami Beach, FL

- Assisted with site design support for the development of construction drawings

#### Downtown Master Plan

Design & CADD Support | Fort Pierce, FL

- Assisted with concept development
- Assisted with the preparation of construction documents
- Created Lumion model to showcase design details in 3D

#### New Haven Streetscape

Senior Designer | Melbourne, FL

- Modeled four streetscape configuration alternatives with SketchUp
- Facilitated a community workshop event to gather reactions and feedback regarding potential streetscape improvements

#### City Center Plan

Visualization Specialist | Pinellas Park, FL

- Created Lumion model to showcase design details in 3D

#### City Hall Rain garden Plaza

Visualization Specialist | Kissimmee, FL

- Created 3D graphics for the proposed Rain garden

# Kyle Peterson

## LANDSCAPE DESIGNER



2 Years of Experience

Master of Landscape Architecture

Orlando, FL



### PROFILE

Kyle's graduate study expanded his experience in designing for regional and local impacts that are grounded in a foundation of thorough research and site analysis of cultural, environmental, and economic histories. He approaches new projects with intention and attention to serve the impacted local communities.

### EDUCATION

- Master of Landscape Architecture, University of Florida, Gainesville, FL
- Bachelor of Business Management, University of North Florida, Jacksonville, FL

### SKILLS

- Translating Research into Design Framework
- Regional and Local Master Planning
- Multi-scaled Interventions
- Design Details

### EXPERIENCE

#### New Haven Streetscape

Landscape Designer | Melbourne, FL

Provided master planning, public engagement, and conceptual design services to redesign a 0.5 mile stretch of New Haven Avenue in Melbourne's historic downtown core.

- Modeled existing conditions and four streetscape configuration alternatives with SketchUp
- Facilitated a community workshop event to gather reactions and feedback regarding potential streetscape improvements

#### FDOT District 5/Robinson Street Complete Street (SR526)

Landscape Designer | Orlando, FL

Design and construction documents for landscape improvements based on FDOT requirements for sight lines, offset distances and other best practices to reduce speed.

- Assisted with preparation of landscape plans

#### City Hall Raingarden Plaza

Landscape Designer | Kissimmee, FL

Reinvented the existing plaza by giving it a new modern aesthetic, a sense of place, and more appropriately scaled spaces which helped foster the creation of a memorable pedestrian environment by developing conceptual designs, schematic designs, and construction documents.

- Prepared illustrative section graphics for conceptual/schematic designs
- Prepared hardscape and landscape construction documents

#### 1st Street Streetscape

Planting Designer | Lake Wales, FL

Master planning and construction documents for a complete street conversion in Downtown that was identified as an initial catalytic project for revitalization.



# Em Schaefer

## CREATIVE DIRECTOR



13 Years of Experience

AIGA Board Member

Orlando, FL



## 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 client work across private/public sectors. She provides direction on the creative process of municipal branding to engage with the communities through exciting/expressive ways.

## EDUCATION

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

## SKILLS

- Brand Positioning
- Community Engagement
- Website Design
- Logos/Branding
- Marketing Collateral
- Social Media Design & Strategy
- Infographics
- Video/Motion Graphics
- Adobe Create Suite
- Signage/Wayfinding
- Sketching & Illustrations

## EXPERIENCE



### Municipal Branding

Senior Graphic Designer | Pinellas Park, FL

- Managed and designed unique logo and branding for the City Center
- Created interactive project website/marketing collateral for workshops
- Established signage concepts, style guide, and social media assets

### Municipal Branding & Marketing

Project Manager | Treasure Island, FL

- Created unique project branding and organized engagement tools, including an interactive project website
- Attended public engagement event to gain insights from residents
- Led design curation, managed scope, and facilitated Client meetings

### Municipal Branding

Senior Graphic Designer | Green Cove Springs, FL

- Managed and designed unique project logo and branding for the Downtown
- Created interactive project website/marketing collateral for workshops
- Established signage concepts/style guide

### CRA Branding

Project Manager | St. Augustine, FL

- Directed development of three distinct CRA badge logos with synergy across compositions/design for Agency Logo

# Lainie Jones

## GRAPHIC DESIGNER



2 Years of Experience

AIGA Member

Orlando, FL



### PROFILE

Lainie adds a unique perspective to Inspire's marketing team through her continued growing knowledge of design trends, attention to detail, and extensive understanding of the Adobe Creative Suite to create successful designs in a timely manner. Lainie provides a fresh insight, along with a strong work ethic, to ensure the team's continued success.

### EDUCATION

- Bachelor of Fine Arts in Emerging Media, University of Central Florida, Orlando, FL

### SKILLS

- Adobe Creative Suite (InDesign, Photoshop, Illustrator, XD)
- Microsoft Office (Word, PowerPoint, Excel)
- Infographics
- Logos/Branding
- Layout Design
- Marketing Collateral
- Sketching/Painting/ Illustrations
- Digital Drawings (iPad)
- Procreate Drawing App (iPad)
- Website Design

### EXPERIENCE



#### Community Redevelopment Plan

Graphic Designer | Lauderdale Lakes, FL

- Designed unique project branding for presentations, workshops, and marketing collateral



#### Community Redevelopment Plan Update (Downtown)

Graphic Designer | St. Augustine, FL

- Assisted with report design/layout
- Helped create graphics/project branding



#### Downtown Form-Based Code

Graphic Designer | Green Cove Springs, FL

- Created logo for project branding
- Designed marketing materials that were cohesive with project branding
- Assisted with the development of project website



#### Municipal Branding & Marketing

Graphic Designer | Treasure Island, FL

- Assisted with logo concept development and design
- Assisted with presentation preparation
- Created style guide/brand book

# Sydney Pendergrass

## GRAPHIC DESIGNER



2 Years of Experience

Adobe Creative Suite

Orlando, FL



## PROFILE

Sydney is an Orlando-based graphic designer with a passion for design, a love for music, and an excitement for theme parks. She brings enthusiasm to any project and is always open to learning new things. Sydney utilizes her strong knowledge of the Adobe Creative Suite and understanding of market trends to bring design ideas to life.

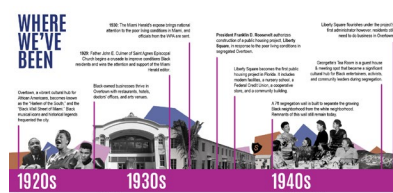
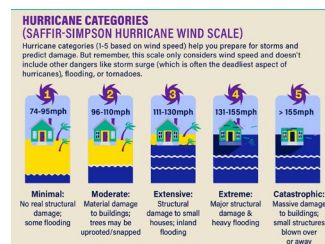
## EDUCATION

- Bachelor of Fine Arts in Emerging Media, Graphic Design Track, University of Central Florida, Orlando, FL
- Associate in Arts, Wake Technical Community College, Raleigh, NC

## SKILLS

- Adobe Creative Suite (Illustrator, Photoshop, InDesign, XD, Acrobat, After Effects)
- Microsoft Office (PowerPoint, Word)
- Google Suite (Docs, Slides)
- iMovie
- Final Cut Pro
- Figma
- Procreate
- Film Photography/ Darkroom Printing
- DSLR Camera Photography

## EXPERIENCE



### Comprehensive Plan Update

Graphic Design Intern | Polk County, FL

- Designed promotional material for community engagement events including social media posts & fliers

### Climate Infographics

Graphic Design Intern | East Central Florida Regional Planning Council, FL

- Designed illustrated infographics to communicate complex information and data in multiple formats

### Melrose-Mercy Neighborhood Plan Update

Graphic Design Intern | St. Petersburg, FL

- Designed illustration assets to visually communicate complex information
- Created illustrative maps to visually communicate project goals
- Prepared workshop materials including presentation boards

### Liberty City NW 54th Street Revival

Graphic Design Intern | Miami, FL

- Created informational booklet about the project
- Designed image-based timeline to share the history of the project area



# CORAL GABLES FLORIDA

GENERAL PLANNING SERVICES

RFQ #2024-034 | OCTOBER 22, 2024, 2:00PM



PROJECT APPROACH,  
PROPOSED APPROACH &  
METHODOLOGY

# 03



## APPROACH & METHODOLOGY

### PROJECT MANAGEMENT

Jared Beck will serve as the project manager for this effort and will be the City's primary point of contact. Jared will be directly responsible for the day-to-day management of the work products and the associated administrative matters.

#### – Jared Beck, AICP, FRP

##### PROJECT MANAGER

239.821.2765 | [jbeck@inspireplacemaking.com](mailto:jbeck@inspireplacemaking.com)  
25 SE 2nd Ave, Suite 414, Miami, FL 33131.



Jared and our project team members have extensive experience working with cities and counties throughout the State of Florida. Many of our team members have previously worked in public sector planning positions, and all of our team members maintain involvement in professional organizations. It is an Inspire priority to remain abreast of trends, issues, and laws affecting Florida communities.

We understand the range of services requested within this Continuing Contract and have identified the appropriate staff to support needs as the City may request. We believe that for every project to be successful, it must start with a very detailed **scope of work, schedule, and budget**. These items, coupled with ongoing communication between Inspire and City Staff, are key to ensuring that we will meet the needs of our clients. Our approach to the management of this contract is as follows:

#### SCOPE OF WORK

A thorough scope of work is a critical factor in the ability to meet a schedule and ensure cost control. Inspire believes in organizing project tasks into a logical sequence, providing consistent project direction, and utilizing standardized quality control procedures. Jared will establish and manage project teams, schedules and budgets. He will be responsible for ensuring that all team members are performing their tasks on time and within budget.

The project schedule will determine the time it will take Inspire to prepare and deliver products and the time that City/CRA staff will require to review work products, meeting dates, and deadlines for deliverables. Inspire places a high priority on incorporating realistic timeframes into the schedule. We identify any potential delays or roadblocks that may be encountered during the completion of the project so we can have a plan for addressing those situations.

#### SCHEDULE

#### COMMUNICATION

We will ensure continuous communication with City/CRA staff and will schedule recurring progress meetings to address any questions or concerns that City/CRA or Inspire staff may have. We will also hold internal team meetings on a weekly basis to ensure that the projects are running smoothly, Inspire staff resources are adequate, upcoming meetings are identified, and that project charges are within the approved budget for each task.

Great customer service is the lifeblood of our organization. Jared will serve as our primary point of contact for the City/CRA. HE is an accomplished planner and project manager who has a proven track record of quality service to our municipal clients, consistently providing project deliverables on time and within budget.

#### GREAT CUSTOMER SERVICE

GENERAL APPROACH

The RFQ lists several types of services and potential planning projects. Every project is unique and deserves a tailored approach. However, based on our experience working with public clients, we have developed the following generalized approach to communicate the various steps we would propose for undertaking future projects in Coral Gables:

When the City requests a scope and fee for a specific project, Jared Beck (Project Manager) will **schedule a scoping meeting** with City staff to discuss project objectives, desired tasks and schedule. He will then prepare a proposal identifying the detailed project **scope of work, fee, and schedule** for City staff review and approval.

SCOPING



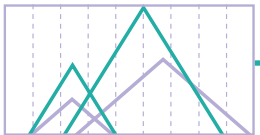
KICK-OFF MEETINGS



After receipt of the signed Work Assignment for a project, Jared will facilitate a project **kick-off meeting** with City staff and Inspire's key team members. The team will discuss project roles and assignments and clearly identify project milestone dates at this meeting.

The next step for most projects, after the kick-off meeting, is the **acquisition of data** and information relative to the project. The Project Manager will coordinate with City staff to retrieve all available City information and documents and with other local and regional agencies to obtain the most current and accurate data available. We also utilize industry-standard sources including US Census Data, University of Florida-Bureau of Economic and Business Research (BEBR), United States Geological Survey (USGS), ESRI Business Analyst, IMPLAN, and American Community Survey.

DATA ACQUISITION



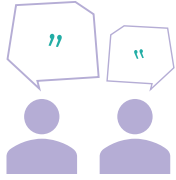
For some projects, we research similar communities around the state (and in some cases, the country) to create a **best practices** matrix. We interview planning staff of those communities to understand how their adopted ordinances (policy/regulations) have worked. We also like to perform case studies. Case studies help identify obstacles or issues with current policy, regulations or procedures.

ASSESSMENT REPORT



As we move through the data gathering phase, we can begin reviewing and analyzing that data and preparing an **assessment report** with findings and general recommendations based on our professional expertise and best management practices.

#### PUBLIC INVOLVEMENT



The team complements the collected data with community input gathered via online surveys, in-person workshops and individual stakeholder interviews. Most planning projects will involve **public participation**. For certain types of projects, such as visioning or changes in local policy and regulations, early public participation is a key component because analyzing data without input from the local community may lead to results that are not specifically tailored to the community. The Inspire team is accustomed to engaging the public in well-organized in-person, virtual or hybrid charrettes, workshops, stakeholder meetings, walkabouts, and public hearings. We have facilitated numerous workshops in the past for a variety of projects including forums intended to help the public communicate their vision to the jurisdiction, meetings designed to educate a certain population on new planning practices and technologies, and exercises intended to help groups brainstorm current practices and come up with proposed changes.

• we fully satisfy

Once we have completed the assessment report, and the comments including the desires from the community, we then prepare the **primary deliverable** of the project, which may include a map or graphic, an assessment report, a recommendation, an ordinance, plan amendments, or any other planning material. When it comes to preparing a deliverable, Inspire remains at the forefront of planning technology and innovation. Our multidisciplinary professionals weave together graphic design, mapping services, clear and concise writing, community input and website development to create the most notable project results.

#### DELIVERABLES



#### APPROVAL



Once the deliverable is complete, we take it through the **approval process**, which can vary from administrative review to Commission final approval. In addition to our public participation experience, we are skilled at developing easy to follow presentations that highlight the key project components for review or adoption. We like to take our projects all the way through the process to completion to ensure that our clients' goals and objectives. We pride ourselves on making our clients happy, as evidenced by fact that we have been working for the same clients for many years.

As the City identifies projects, we will make the approach outlined above more specific and tailored to meet the City's needs and objectives. We like to work closely with City staff to identify the best approach to each project.

The approach for on-call development review services will differ from the approach detailed above. In our past experience working as adjunct staff, we have learned that every community has different needs. Some communities have started using online application intake/review platforms, while others are still taking actual printed plans. We are willing to work with staff closely to learn the specific needs and serve you with the most appropriate approach.

### QUALITY CONTROL PROGRAM

Inspire uses a Senior Review process to ensure that we internally review all deliverables for quality assurance and quality control prior to submittal to the City. Sarah Sinatra Gould, Principal-in-Charge, will act as the Senior Reviewer for this contract. Sarah has over 20 years of planning experience and is a detail oriented planner with extensive experience in the production of thousands of high-quality deliverables over her career. We estimate that we will dedicate approximately 10% to 20% of the contract cost toward quality control. We don't anticipate developing engineering plans for construction under this contract.

### COMMUNICATION & OUTREACH - INNOVATIVE TOOLS & TECHNOLOGY

Visioning requires the engagement of many diverse stakeholders in a conversation about the future of their community. Facilitating a successful visioning effort requires some degree of consensus from these stakeholders and clear communication of complex topics is an essential element.

Inspire utilizes the latest trends in technology to supplement traditional and timetested planning techniques such as in-person workshops, design charrettes and stakeholder interviews. The following are examples of the technology that Inspire uses in its planning process.

#### Interactive Project Websites

An interactive project website provides a platform where the community can receive information and updates as well as give feedback and input. Although there are many different online platforms available in the marketplace, Inspire has forged a strong partnership with Social Pinpoint. Their platform includes over 40 tools including interactive mapping, surveys, before/after visualization, and embedded video. In addition to these great features, which can be utilized throughout the community engagement process, this platform provides a powerful data summary tool. At the close of the engagement process, all the data gathered on the site can be neatly summarized and organized with the click of a button. This feature eliminates the wasting of precious project resources on time-consuming summary reports.

Historically, two-dimensional site plans and renderings were the only way to advance planning and community design efforts. Oftentimes these methods did not provide a clear picture of the design intent, especially to community members not familiar with how to read a site plan. Ten community members could look at the same plan and leave with ten different impressions.



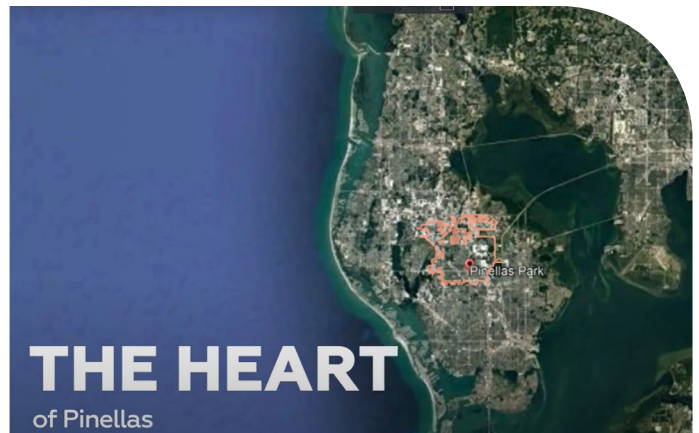
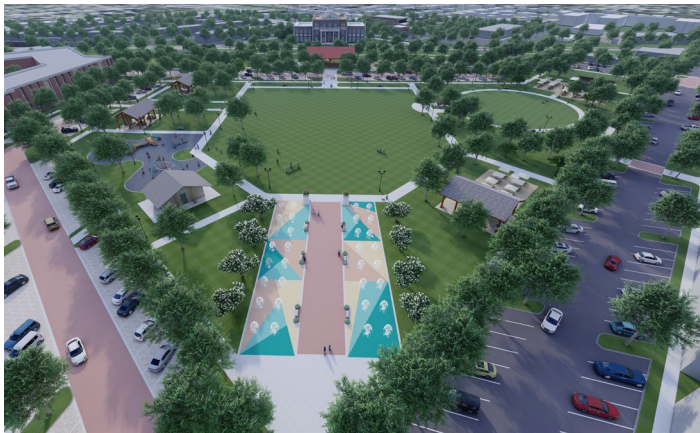
#### **NORTH OKALOOSA PLANNING STUDY WEBSITE:**

<https://www.inspire-engagement.com/north-okaloosa-plan>



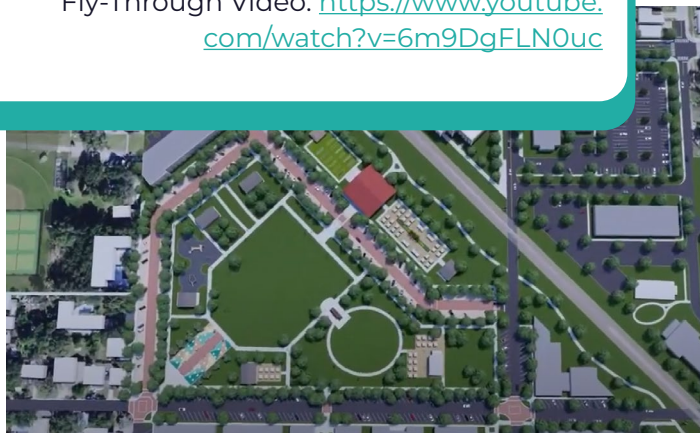
### Design & 3D Visualization

The proliferation of three-dimensional design has been a game changer for community planning by providing a “common language” to communicate design ideas with residents and elected officials. Inspire provides a team of technology experts with the ability to quickly advance two-dimensional sketches and plans into 3D using SketchUp. Upon completion of the layout and massing in SketchUp, we import the model into Lumion, where it comes to life utilizing color, lighting and realistic digital imagery. Viewers can experience these finished Lumion models through static perspective drawings, at any angle, as well as virtual reality goggles or fly-through videos.



### **CITY CENTER PLAN - PINELLAS PARK, FL**

Fly-Through Video: <https://www.youtube.com/watch?v=6m9DgFLN0uc>







### Virtual/Hybrid Workshops

Although in-person outreach activities including, workshops, design charrettes and popup events are essential elements of an inclusive community engagement process, virtual workshops can serve as a powerful supplement that provides additional opportunities to participate in the process for those who are constrained by mobility or schedules. Inspire is experienced in facilitating virtual workshops via Teams, Zoom and Webex. This experience has provided us with the ability to anticipate any technical issues as well as utilize tools such as virtual breakout rooms, white boards and real-time polling.

### Social Media

Social media can be a powerful tool for community planning because it allows for easy and direct communication with community members. We understand

that different communities use different social media platforms, including Facebook, X (formerly Twitter), and Instagram. It will be important to identify the ones that are most commonly used within Coral Gables at the outset of the planning process. We can create unique project accounts on each of these platforms or utilize existing City accounts. Once established, it will be important to include information about the Visioning effort in the profile and to post regular updates.

### Data Visualization

Data visualization is a graphical representation of data that communicates information in an accessible, user-friendly format. It is a powerful tool that enables people to understand, analyze and communicate data more effectively. Visualizing data helps people identify patterns, relationships, and trends that may not be immediately apparent from raw data.

Visualization allows decision-makers to make informed decisions based on the insights gathered. Inspire is committed to a data-driven planning process and places a high priority on developing compelling data visualization exhibits.

### **CAN'T MAKE IT IN PERSON?**

# ATTEND THE VIRTUAL TOWN HALL!



**MEETING LINK IN CAPTION!**

# WE WANT TO HEAR FROM YOU!

You're invited to attend a Town Hall meeting kicking off the North Okaloosa Planning Study.



### **ATTEND AN UPCOMING TOWN HALL!**

**Monday, March 25, 2024**

**6:01PM – 9:00PM**

**Baker Recreation Community Center  
5503 Hwy 4, Baker, Florida 32531**

**OR**

**Wednesday, March 27, 2024**

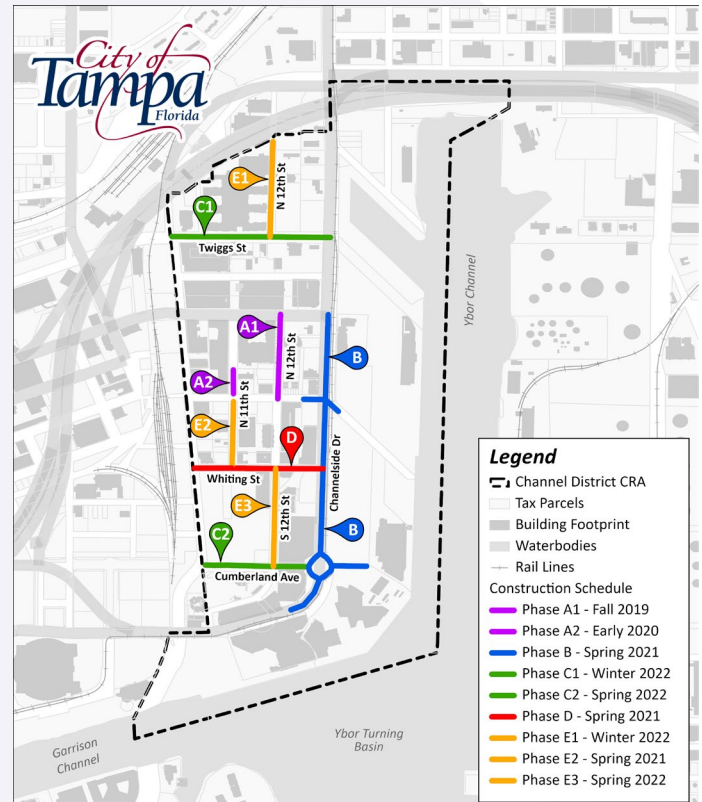
**6:01PM – 9:00PM**

**Crestview Community Center  
1446 Commerce Dr, Crestview, FL 32539**

### GIS Analysis/Mapping

Equipped with a robust suite of ESRI ArcGIS tools, Inspire is adept at solving complex community problems through geographic information systems mapping and spatial analytical tools. A number of our team members utilize GIS tools and extensions in their daily work products, which provides our professionals with a strong GIS knowledge base. Most, if not all, of the projects that the Inspire planning group develops and prepares include a GIS component.

With our extensive experience with GIS mapping and analysis, Inspire is proficient at identifying appropriate GIS data sources. We also maintain a significant repository of GIS datasets collected from reputable local, regional, state and national sources housed in our GIS library for ease of access. During the data collection process, Inspire will coordinate with the City's GIS analysts to obtain the latest data needed for the project. We anticipate utilizing the Property Appraiser's, County planning, and utility data, in addition to federal, state and regional data (i.e. water management district, FDEP, FDOT, FEMA) etc.



To supplement the vast demographic databases Inspire compiles from reputable data sources (e.g. US Census, BEBR, Housing Data Clearinghouse, FGDL, etc.), we utilize ESRI Business Analyst Online (BAO). ESRI BAO is a web-based analytical tool utilized to provide custom demographic and market data for specific geographic areas, which is integrated into our GIS analyses. Our GIS team also utilizes ESRI StoryMap to present public facing data and project deliverables. This easy to use format is a powerful tool in sharing spatially referenced information in a manner that provides the user with an interactive experience. The application is multifaceted which allows the seamless viewing of mapping products, data and analytics, as well as relevant project information.

### EGNYTE

Inspire utilizes a cloud-based server powered by Egnyte. Born out of necessity to collaborate effectively across multiple offices, this form of secure file storage has revolutionized our capabilities. We back up project files off-site and easily recover them in the event data is damaged. We scan all files for malware when they are saved to the server and immediately quarantine any compromised uploaded files. The most important function is the collaboration with our clients. Any of our power users can share with our clients secure password protected links with deliverables or data. Additionally, we can share and upload client data directly to the project folder through an easy to access web portal.

## RECENT, CURRENT, & PROJECTED WORKLOAD ONGOING PROJECTS

### REDEVELOPMENT PLAN FOR THE GOULDS COMMUNITY REDEVELOPMENT AREA

Miami-Dade County, FL | 2024 - Ongoing

**Scope:** Redevelopment Planning

### COMPREHENSIVE PLAN UPDATE

Polk County, FL | 2024 - Ongoing

**Scope:** Comprehensive Planning

### COMPREHENSIVE PLAN UPDATE

City of Auburndale, FL | 2024 - Ongoing

**Scope:** Comprehensive Planning

### COMPREHENSIVE PLAN

City of Winter Springs FL | 2024 - Ongoing

**Scope:** Comprehensive Planning

### DIAMOND SQUARE COMMUNITY REDEVELOPMENT PLAN

City of Cocoa, FL | 2024 - Ongoing

**Scope:** Redevelopment Planning

### COMMUNITY REDEVELOPMENT PLAN

City of Cocoa, FL | 2024 - Ongoing

**Scope:** Redevelopment Planning

### UNIFIED DEVELOPMENT ORDINANCE

City of Greenville, NC, FL | 2023 - Ongoing

**Scope:** Land Development Code Planning

### PLANNING SERVICES

City of Hallandale Beach, FL | 2023 - Ongoing

**Scope:** General Planning Services

### CONTINUING PLANNING SERVICES

City of West Park, FL | 2022 - Ongoing

**Scope:** General Planning Services

Over 50% complete  
Over 75% complete  
Over 95% Complete

### DEVELOPMENT REVIEW

City of Minneola, FL | 2021 - Ongoing

**Scope:** Development Review Services

### NORTH OKALOOSA PLANNING STUDY

Okaloosa County, FL | 2024 - Ongoing

**Scope:** Planning & Future Land Use Planning

### COMPREHENSIVE PLAN UPDATE

St. Johns County, FL | 2023 - Ongoing

**Scope:** Comprehensive Planning

### UNIFIED DEVELOPMENT ORDINANCE

City of Rincon, GA | 2023 - Ongoing

**Scope:** Land Development Code Planning

### UDO & COMPREHENSIVE PLAN UPDATE

Town of Kenly, NC | 2023 - Ongoing

**Scope:** Land Development Code & Comprehensive Planning

### CHARACTER DISTRICT ZONING ANALYSIS

Town of Southern Pines, NC | 2023 - Ongoing

**Scope:** Land Development Code Planning

### URBAN SERVICE BOUNDARY STUDY

Indian River County, FL | 2023 - Ongoing

**Scope:** Comprehensive Planning

### COMPREHENSIVE PLAN UPDATE

Flagler County, FL | 2023 - Ongoing

**Scope:** Comprehensive Planning

### COMPREHENSIVE PLAN UPDATE

Pasco County, FL | 2022 - Ongoing

**Scope:** Comprehensive Planning



Over 50% complete  
Over 75% complete  
Over 95% Complete

COMMUNITY REDEVELOPMENT PLAN UPDATE

City of Lauderdale Lakes, FL | 2023 - Ongoing  
**Scope:** Redevelopment Planning

LAND DEVELOPMENT CODE UPDATE

Sumter County, FL | 2023 - Ongoing  
**Scope:** Land Development Code Planning

LAND DEVELOPMENT CODE UPDATE

City of Palm Bay, FL | 2023 - Ongoing  
**Scope:** Land Development Code Planning

WEST CITY COMMUNITY REDEVELOPMENT PLAN

City of St. Augustine, FL | 2023 - Ongoing  
**Scope:** Redevelopment Planning

PALMETTO PARK COMMUNITY NEIGHBORHOOD PLAN

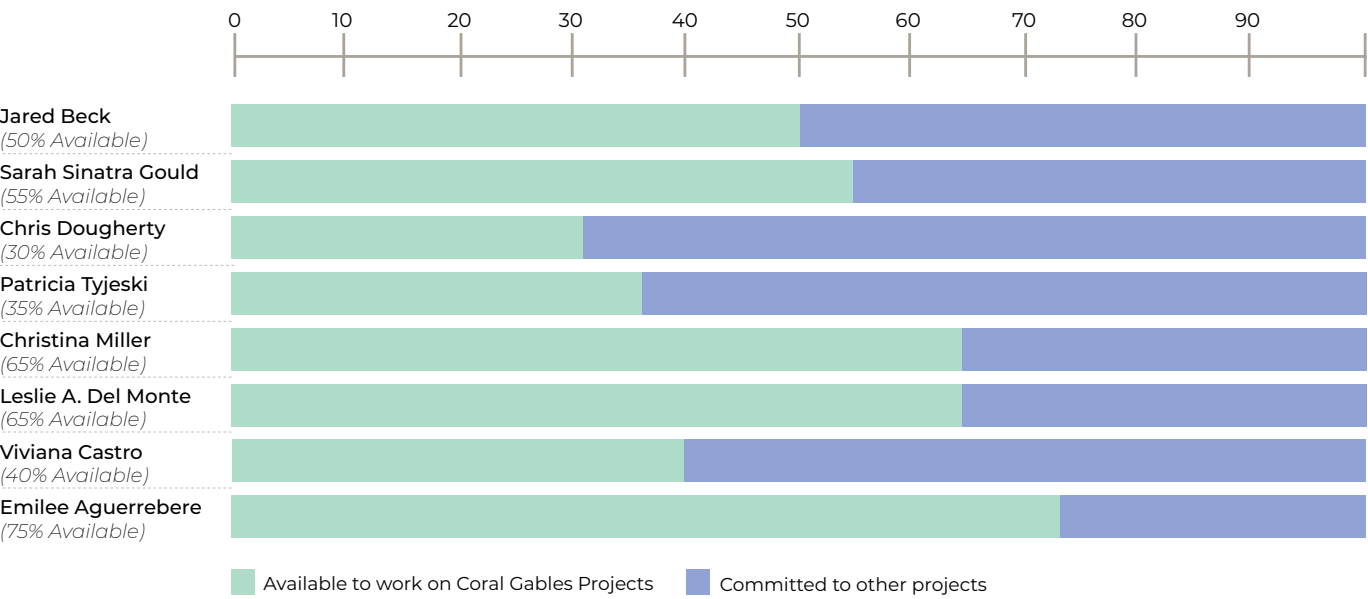
City of St. Petersburg, FL | 2023 - Ongoing  
**Scope:** Redevelopment Planning

MELROSE-MERCY COMMUNITY NEIGHBORHOOD PLAN

City of St. Petersburg, FL | 2023 - Ongoing  
**Scope:** Redevelopment Planning

HOW INSPIRE WILL FIT CORAL GABLES POTENTIAL CONTRACTS INTO OUR WORKLOAD

Our team understands that the City not only places a priority on the provision of quality work completed within budget parameters, but also on meeting the City’s expected project schedule. Accordingly, we have selected our staff team members for the relevance of their professional qualifications and their immediate and continued ability to commence work upon the City’s direction. We rigorously examine our workload capacity at weekly staff meetings in which we determine project priorities, staff assignments, and the deliverables due for the upcoming week. This process ensures that there are adequate resources to maintain project progress and address any foreseen deviations from established budgets and schedules, so that we can correct them in a timely manner. Inspire designates a QA/QC review time for each project to ensure that deliverables meet the intended scope of work. Below is a representation of current commitments for our key team members.



### RECENTLY COMPLETED PROJECTS IN PAST 5 YEARS

#### MUNICIPAL ZONING & DEVELOPMENT ORDINANCE (MZDO) UPDATE

City of Hardeeville, SC | 2022 - 2023

**Scope:** Land Development Code Planning

#### LAKE WALES ENVISIONED-LONG RANGE PLAN

City of Lake Wales, FL | 2023

**Scope:** Long Range Planning

#### PASCO 2050 VISIONING

Pasco County, FL | 2023

**Scope:** Visioning & Comprehensive Planning

#### HILLSBOROUGH COUNTY COMMERCIAL LOCATIONAL CRITERIA (CLC)

Hillsborough County City-County Planning Commission, FL | 2021 - 2023

**Scope:** Planning

#### FINDING OF NECESSITY (FON) STUDY FOR CRA EXPANSION

City of Lake Wales, FL | 2022 - 2023

**Scope:** Redevelopment Planning

#### GATEWAY SIGNAGE

City of Orange City, FL | 2022 - 2023

**Scope:** Landscape Architecture, Graphic Design, Planning

#### VISIONING & COMPREHENSIVE PLAN UPDATE

City of Palm Bay, FL | 2020 - 2023

**Scope:** Visioning & Comprehensive Planning

#### GREATER LACOOCHEE COMMUNITY PLAN

Pasco County, FL | 2022 - 2023

**Scope:** Small Area, Visioning, & Comprehensive Planning

#### COMMUNITY REDEVELOPMENT PLAN UPDATE (DOWNTOWN)

City of St. Augustine, FL | 2022- 2024

**Scope:** Redevelopment Planning

#### MUNICIPAL BRANDING & MARKETING

City of Treasure Island, FL | 2022 - 2023

**Scope:** Graphic Design, Marketing, & Branding

#### ECONOMIC DEVELOPMENT EXISTING CONDITIONS

City of Weston, FL | 2022 - 2023

**Scope:** Economic Development

#### COMPREHENSIVE PLAN UPDATE PHASE II

Sumter County, FL | 2023

**Scope:** Comprehensive Planning

#### COMPREHENSIVE PLAN & DOWNTOWN MASTER PLAN

Town of Weddington, NC | 2023 - 2024

**Scope:** Comprehensive Planning & Master Planning

#### LAND DEVELOPMENT CODE & FORM-BASED CODE

City of DeBary, FL | 2020

**Scope:** Land Development Code Planning

#### COMMUNITY REDEVELOPMENT PLAN UPDATE & FINDING OF NECESSITY (FON) STUDY

City of Brooksville, FL | 2023 - 2024

**Scope:** Redevelopment Planning

#### COMPREHENSIVE PLAN UPDATE

City of Trinity, NC | 2022 - 2023

**Scope:** Comprehensive Planning



COUNTYWIDE TRAIL & PARK SIGNAGE &  
WAYFINDING

Seminole County, FL | 2020 - 2022

**Scope:** Landscape Architecture, Graphic Design, & Planning

NEW HAVEN STREETScape

City of Melbourne, FL | 2023

**Scope:** Landscape Architecture, Graphic Design, & Planning

MARINA DISTRICT DEVELOPMENT GUIDES

Port Canaveral, FL | 2023

**Scope:** Land Development Code Planning & Design Guidelines

ALLIGATOR CHAIN OF LAKES CONCEPTUAL  
MASTER PLAN PHASE I

Osceola County, FL | 2022 - 2023

**Scope:** Comprehensive Planning & Master Planning

DEVELOPMENT REVIEW

City of Kissimmee, FL | 2024

**Scope:** Development Review Services

LAND USE GROWTH PLAN

City Cedar Hill, TN | 2023

**Scope:** Comprehensive Planning

### ABILITY TO ADDRESS CONFLICTS OF INTEREST

*Inspire Placemaking Collective, Inc. does not have any conflicts of interest with regard to employees working on any project for the City for which the proposer is assisting or representing private owners and developers. Should any conflicts of interest arise, Inspire has the ability to address such conflicts appropriately by disclosing the conflicts to the City and managing them transparently. Inspire also educates our employees on ethical standards to help prevent conflicts from arising.*

### ABILITY TO SUCCESSFULLY DELIVER SIMILAR PROJECTS

*Inspire is committed to providing high-quality deliverables both on time and within budget. Our project manager, Jared Beck, will be directly accountable for the schedule and budget for all tasks. Jared has a track record of meeting project deadlines. This process starts with setting realistic timelines in the project schedule. Once the the team develops the schedule, Jared will send calendar invites for deadlines to keep the team on schedule. Although Inspire has active contracts with other municipalities, the team has the bandwidth to provide high-quality services to the City of Coral Gables. Our goal is to form a long-term relationship with the City, which will not be possible without providing high-quality deliverables on time and within budget.*



# CORAL GABLES FLORIDA

GENERAL PLANNING SERVICES

RFQ #2024-034 | OCTOBER 22, 2024, 2:00PM



PAST PERFORMANCE  
& REFERENCES

# 04



The City of Coral Gables  
Procurement Division  
2800 S.W. 72ND AVENUE  
MIAMI, FLORIDA 33155

## CITY OF CORAL GABLES REFERENCE FORM

### RFQ No. 2024-034 General Planning Services

Complete the form as indicated below, to provide the required information as outlined in Section 3 of the solicitation. The City shall contact the companies listed below to verify the work performed on behalf of your company. All fields must be completed.

**Reference # 1 must cover the minimum three (3) year period from the issuance date of this solicitation.**

1.	Project Name/Location	Continuing Planning Services
	Owner Name	City of Melbourne, FL
	Contact Person	Cindy Dittmer, Community Development Director
	Contact Telephone No.	321.608.7500
	Email Address:	Cynthia.Dittmer@mlbfl.org
	Yearly Budget/Cost	Cost Varies per Project
	Dates of Contract	From: 2004 To: Ongoing
	Project Description	Inspire serves as the City's HPO. In that capacity, we helped the City designate its first historic district and several local landmarks and development design guidelines. On a continuing basis, we review applications for Certificates of Occupancy and provide other historic preservation tasks. We have completed several projects under this CSA.

**Additional References must cover similar engagements satisfactorily performed in the last three (3) years.**

2.	Project Name/Location	EAR/Comprehensive Plan Update
	Owner Name	City of Wildwood, FL
	Contact Person	Melanie Strickland, CPM, AICP, Development Services Director
	Contact Telephone No.	352.330.1334
	Email Address:	Mstrickland@wildwood-fl.gov
	Yearly Budget/Cost	Total Cost: \$130,995
	Dates of Contract	From: 2020 To: 2022
	Project Description	Inspire updated the City's Comprehensive Plan to address changes in local conditions since the last update and to establish a new vision for future growth. This effort also included customized population and housing projections.

## 04 | PAST PERFORMANCE & REFERENCES



The City of Coral Gables  
Procurement Division  
2800 S.W. 72ND AVENUE  
MIAMI, FLORIDA 33155

3. Project Name/Location Continuing Planning Services
- Owner Name City of Kissimmee, FL
- Contact Person Craig Holland, AICP, Development Services Director
- Contact Telephone No. 407.518.2148
- Email Address: Cholland@kissimmee.org
- Yearly Budget/Cost Varies Per Project
- Dates of Contract From: 2015 To: Ongoing
- Project Description Completed projects include: Downtown Community Redevelopment Plan Update; Land  
Development Code Update; Form-Based Code for Downtown & Vine Street Corridor;  
Vine Street Streetscape Plan; Beaumont Site Master Plan & 3D Fly-through; Conceptual  
Site Planning; and Development Review Services.
4. Project Name/Location Continuing Planning Services
- Owner Name City of St. Augustine
- Contact Person Reuben Franklin Jr., PE, Assistant City Manager
- Contact Telephone No. 904.209.4272
- Email Address: Rfranklin@citystaug.com
- Yearly Budget/Cost Varies Per Project
- Dates of Contract From: 2016 To: 2024
- Project Description Completed projects include: Gateway Corridor Design Standards; Community  
Redevelopment Plan Update (Downtown); West City FON & Community Redevelopment  
Plan; and Citywide Mobility Planning.

## 04 | PAST PERFORMANCE & REFERENCES



The City of Coral Gables  
Procurement Division  
2800 S.W. 72ND AVENUE  
MIAMI, FLORIDA 33155

5. Project Name/Location Continuing Planning Services

Owner Name Pasco County, FL

Contact Person Hyatt Mazili, Pasco 2050 Project Manager

Contact Telephone No. 727.847.8140 Ext. 7615

Email Address: Hmazili@mypasco.net

Yearly Budget/Cost Varies Per Project

Dates of Contract From: 2019 To: Ongoing

Project Description Pasco County selected Inspire in 2019 as a continuing planning services provider. During the course of the contract, Inspire has provided small area planning and comprehensive planning services. In 2022, Inspire prepared a community driven plan for the Greater Lacoochee Community in NE Pasco. At the start of 2023, Inspire started assisting the County with Pasco 2050, primarily on visioning tasks and crafting the new framework of the plan. This effort is part of a multi-year Comprehensive Plan overhaul.

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### BIDDER INFORMATION:

Company Name: Inspire Placemaking Collective, Inc.

Representative: George Kramer

Address: 4767 New Broad Street, Orlando, FL 32814

Telephone No.: 407.202.8387

Fax No.: N/A

Email Address: Gkramer@inspireplacemaking.com



## ADDITIONAL PROJECT EXAMPLES

# Continuing Planning Services

 FORT PIERCE, FL



### DATES

2019 - 2022



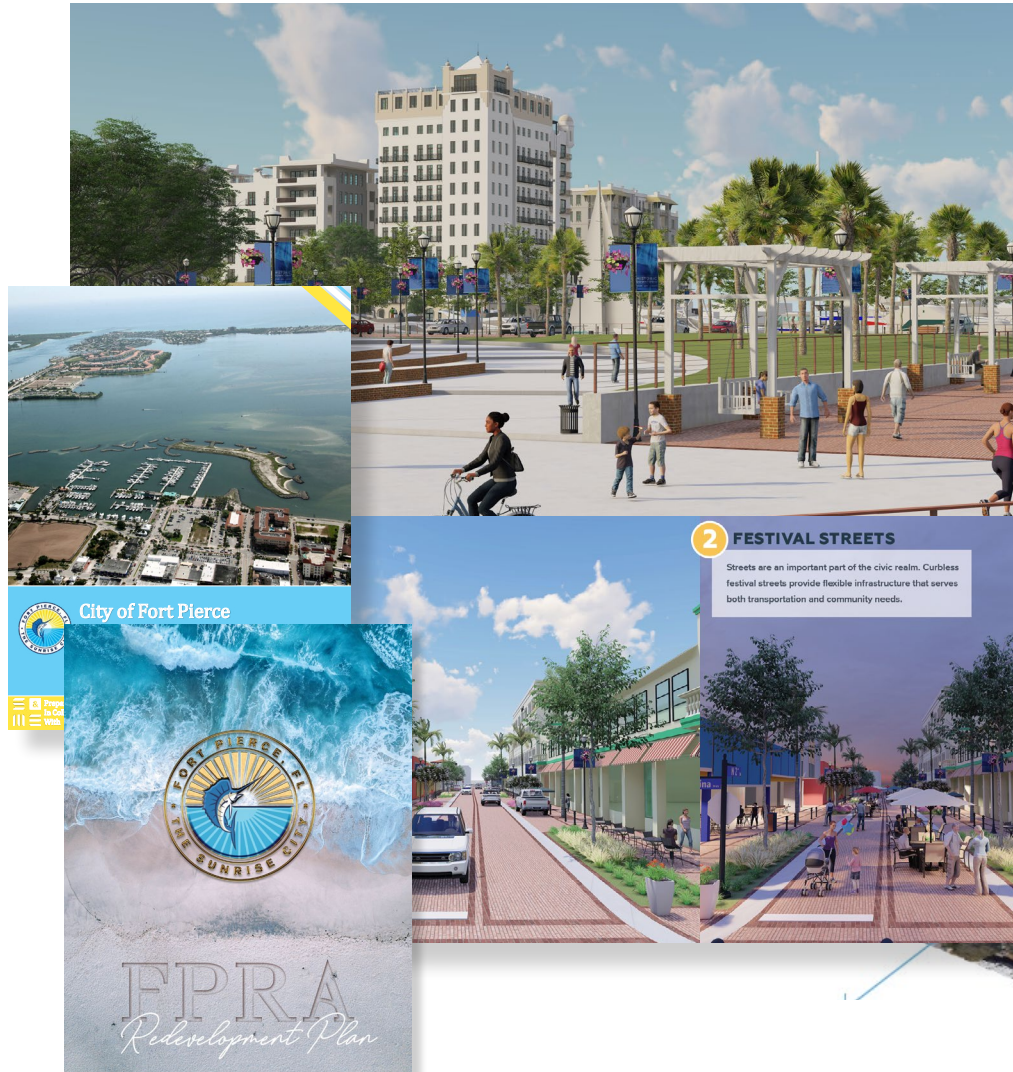
### OWNER

City of Fort Pierce, FL  
Shyanne Harnage, Economic  
Development Director  
100 North US 1,  
Fort Pierce, FL 34950



### KEY SERVICES

- Comprehensive Planning
- Peril of Flood Analysis
- GIS Mapping
- Agency Coordination
- Community Engagement
- Urban Design/3D Visualization
- Complete Streets
- Branding/Logo Design
- Parks & Open Spaces Design
- Redevelopment Planning



Completed projects include:

- Comprehensive Plan Update
- Community Redevelopment Plan Update
- Downtown Master Plan

*The Downtown Master Plan was the **Winner of the 2023 Florida Redevelopment Association Roy F. Kenzie Award for Best Planning Study.***

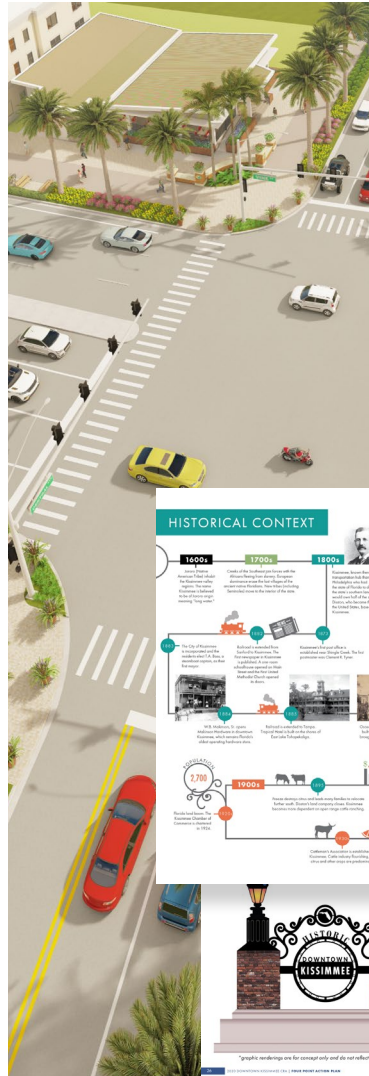


## OVERVIEW

- Comp Plan focused on sea level rise and peril of flood additions
- Used coastal mapping to reduce flooding risks
- Key features of the Redevelopment Plan update included four unique "Character Districts" that comprise the Fort Pierce CRA
- The Master Plan included a signature Waterfront Park as a catalyst project

## Continuing Planning Services

📍 KISSIMMEE, FL



### DATES

2015 - Ongoing (see list of completed projects below)



### OWNER

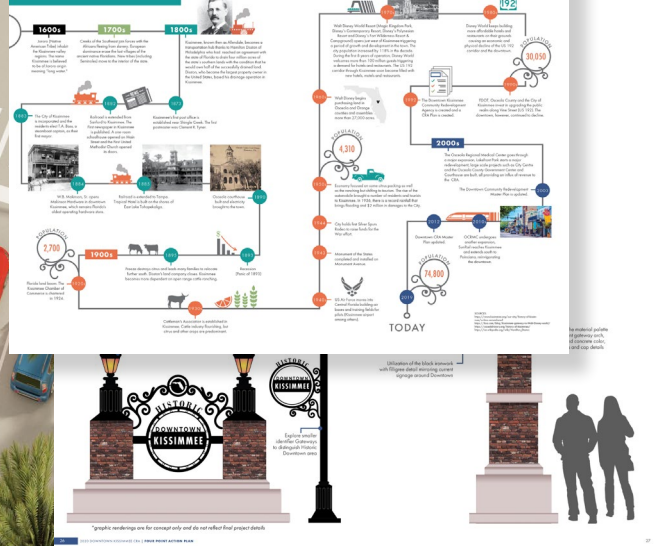
City of Kissimmee, FL  
 Craig Holland, AICP,  
 Development Services Director  
 101 Church Street,  
 Kissimmee, FL 34741



### KEY SERVICES

- Planning
- Landscape Architecture

### HISTORICAL CONTEXT



Completed projects include:

- Downtown Community Redevelopment Plan Update
- Land Development Code (LDC) Update
- Form-Based Code (FBC) for Downtown and Vine Street Corridor
- Vine Street Streetscape Plan
- Beaumont Site master Plan and 3D fly-through
- Conceptual Site Planning assistance for selected sites
- Development Review services



## OVERVIEW

- Long term professional relationship
- Assist with the implementation of the LDC and FBC through ongoing development review services



## Continuing Planning Services

📍 ST. AUGUSTINE, FL



### DATES

2016 - 2024



### OWNER

City of St. Augustine, FL  
 Reuben Franklin Jr., PE,  
 Assistant City Manager  
 75 King Street, P.O. Box 210, St.  
 Augustine, FL 32085



### KEY SERVICES

- Planning
- Redevelopment Planning
- Landscape Architecture
- Community Engagement
- Transportation Planning
- Master Planning
- Graphics/3D Visualization



Completed projects include:

- Gateway Corridor Design Standards
- Community Redevelopment Plan Update (Downtown)
- West City FON & CRP Plan
- Citywide Mobility Planning



## OVERVIEW

- Developed standards to ensure the preservation and celebration of the unique architecture in each district
- Drafted standards for infill/redevelopment for the various segments along San Marco Avenue/King Street
- Integrated transportation/land use/ vision plan
- Integrated in-person/online public engagement program/project website
- Extended operational timeframe of the CRA
- Prepared a FON Study for establishment of the West City CRA

## Continuing Planning Services

 PASCO COUNTY, FL



### DATES

2019 - Ongoing (completed Lacoochee Community Plan in 2023)



### OWNER

Pasco County, FL  
 Hyatt Mazili, Pasco 2050  
 Project Manager  
 8731 Citizens Drive, New Port  
 Richey, FL 34654



### KEY SERVICES

- Planning
- Urban Design

Pasco County selected Inspire (formerly S&ME) in 2019 as a continuing planning services provider. During the course of the continuing services contract, Inspire has provided small area planning and comprehensive planning services. In 2022, Inspire prepared a community-driven plan for the Greater Lacoochee Community in northeast Pasco. The plan focused on establishing an implementable schedule of improvements and uplifting the community after years of decline and under-representation. At the start of 2023, Inspire began assisting the County with Pasco 2050, primarily on visioning tasks and crafting the new framework of the plan. This effort is part of a multi-year comprehensive plan overhaul that is scheduled to culminate in 2025.



### OVERVIEW

- Community Engagement
- Small Area Study
- Comprehensive Planning
- Redevelopment
- Economic Development
- Graphic Design
- Urban Design
- Mobility
- Visioning
- Rural Design Standards
- Education & Outreach



## Continuing Planning Services

 MELBOURNE FL



### DATES

2004 - Ongoing



### OWNER

City of Melbourne, FL  
Cindy Dittmer, Community Development Director  
900 East Strawbridge Avenue,  
Melbourne, FL 32901



### KEY SERVICES

- Planning
- Historic Preservation
- Redevelopment Planning
- Landscape Architecture

Inspire serves as the City's Historic Preservation Officer. In that capacity, we helped the City designate its first local historic district and several local landmarks and developed design guidelines for the historic district. On a continuing basis we review applications for Certificates of Occupancy and provide other historic preservation tasks.

#### Completed projects include:

- Zoning Code Update
- Vision Plan
- Comprehensive Plan and subsequent updates based on the Evaluation of the plan every 7 years
- Mobility Plan
- Babcock Community Redevelopment Plan update
- Downtown Community Redevelopment Plan update
- US 1 Streetscape Plan



### OVERVIEW

- Long term professional relationship
- Assist with Comprehensive Plan updates every 7 years
- Helped create the City's first historic district
- Serve as the City's Historic Preservation Officer (HPO)



## Forward Pinellas Continuing Planning Services

 PINELLAS COUNTY, FL



### DATES

2020 - 2022



### OWNER

Forward Pinellas, FL  
 310 Court Street,  
 Clearwater, FL 33756  
 Jared Austin, AICP,  
 Principal Planner



### KEY SERVICES

- Urban Design Guidance
- Visualization
- Form-Based Code

Inspire is working with Forward Pinellas to implement the countywide **Urban Design Services Pilot Program**. The program provides Urban Design Guidance, Visualization, and Form-Based Regulations to the County and local governments in Pinellas County. Three projects were selected as part of the pilot program. Inspire first assisted the City of Oldsmar with facilitating a public workshop to visualize change along the Tampa Road Corridor and provided recommendations on proposed code amendments and form-based regulations prior to the adoption of two new land use categories into the Future Land Use Element of the City's Comprehensive Plan. Next Inspire assisted the City of Clearwater with visualization and form-based regulation services for the Martin Luther King Jr. Avenue Corridor. Inspire facilitated a 3-day design charrette to visualize change along the Corridor which is located in the heart of the new North Greenwood Community Redevelopment Area. The third project involves working with Pinellas County Housing and Community Development (HCD) staff to provide site plan and 3D rendering examples for projects aligned with the proposed Lealman Form-Based Code.

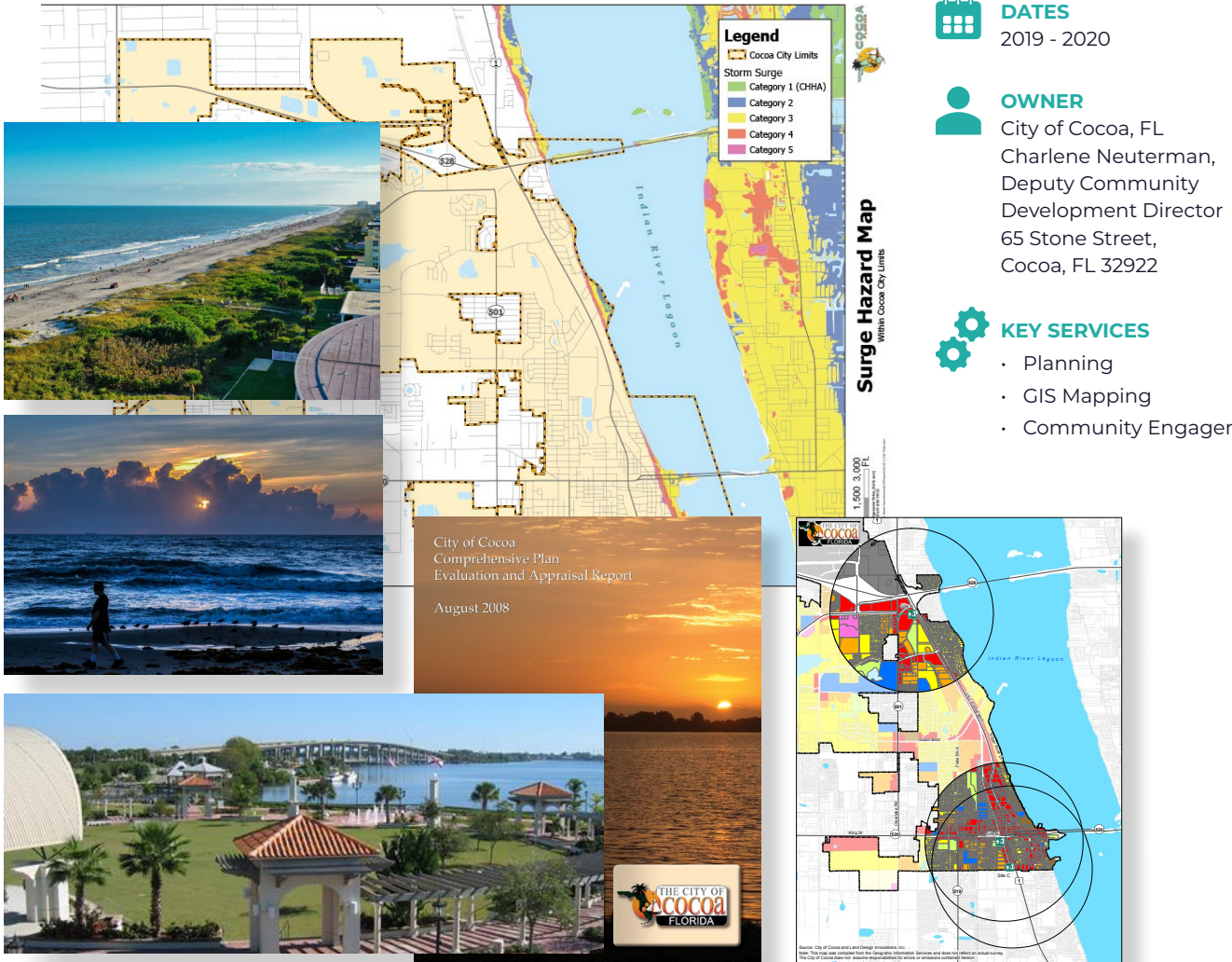


## OVERVIEW

- Urban Design Guidance: working with the developers to provide urban design guidance to meet the intent of adopted regulations
- Visualization: working with community/neighborhood groups and developers to host charrettes/studios to visualize change and develop a common understanding for potential redevelopment projects
- Form-Based Regulations: evaluating and/or advising on form-based code regulations

## Comprehensive Plan Update

📍 COCOA, FL



**DATES**  
2019 - 2020

**OWNER**  
City of Cocoa, FL  
Charlene Neuterman,  
Deputy Community  
Development Director  
65 Stone Street,  
Cocoa, FL 32922

**KEY SERVICES**

- Planning
- GIS Mapping
- Community Engagement

The Inspire team updated the City's Comprehensive Plan based on the Comprehensive Plan Evaluation and Appraisal letter. The scope included the preparation of a matrix listing State Statute changes since the last EAR update and noting which portions of the City's plan required amendments. The matrix then served as a guide for plan changes. The team mapped the potential flood areas and incorporated development and redevelopment strategies into the Coastal Management Element to reduce flood risks in coastal areas, and encourage the use of strategies that will result in the removal of coastal property from FEMA flood zone designations. The team presented the amendments at required public hearings.

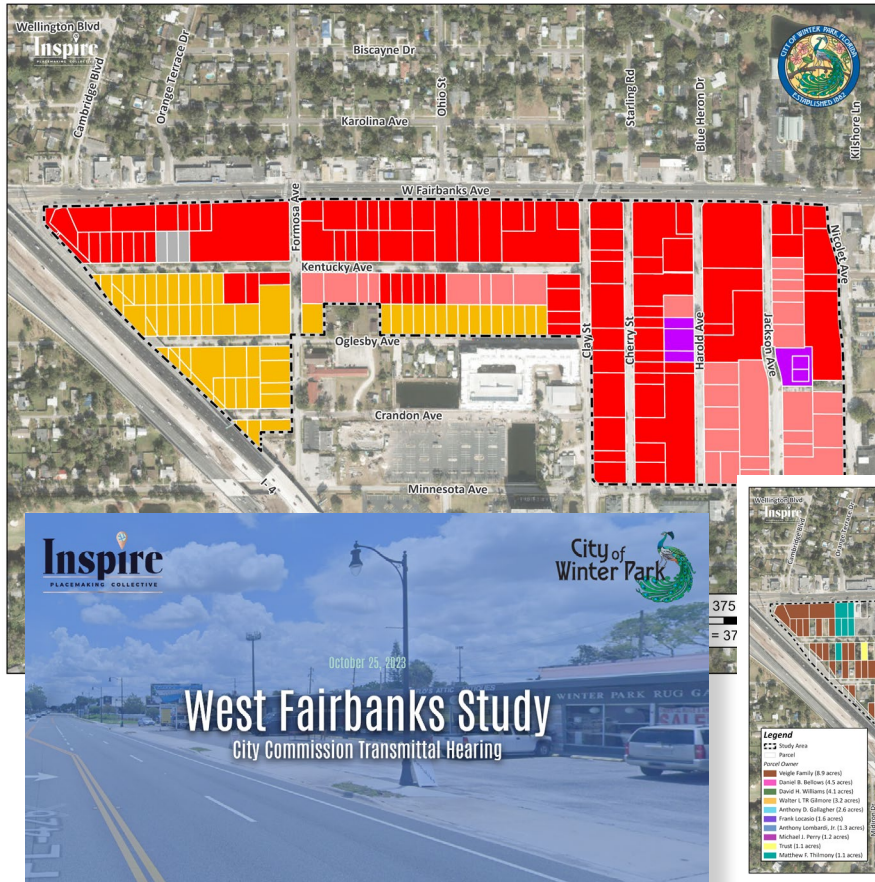
### OVERVIEW

- Detailed matrix highlighting Statutory changes
- Redevelopment strategies to reduce flood risks in coastal areas
- Mapping of flood areas
- Strategies to reduce flood risks in coastal areas



## West Fairbanks Study

WINTER PARK, FL

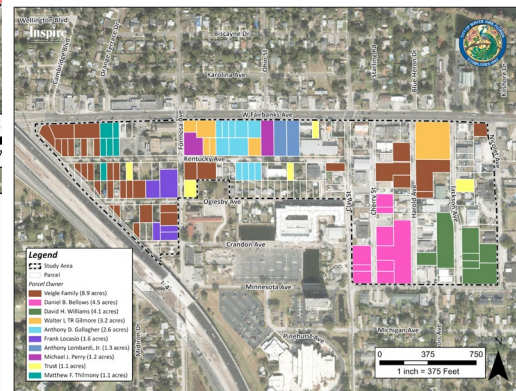


**DATES**  
2023

**OWNER**  
City of Winter Park, FL  
Allison McGillis, Director of Planning and Zoning  
401 S. Park Avenue,  
Winter Park, FL 32789

**KEY SERVICES**

- Comprehensive Planning
- GIS mapping



The West Fairbanks corridor functions as the gateway to the City of Winter Park from Interstate 4. The City has made strategic investments within the corridor to facilitate redevelopment, including the installation of wastewater infrastructure within the West Fairbanks Avenue right-of-way. However, development pressure from the City of Orlando and Orange County have made redevelopment within the City less attractive, because the competing jurisdictions have permitted higher densities with fewer requirements. Inspire performed an existing conditions analysis, which included an analysis of the entitlement framework for the City, the City of Orlando, and Orange County. Inspire drafted Comprehensive Plan policies to make redevelopment in the City more attractive, in an attempt to discourage annexation into the City of Orlando or de-annexation into Orange County. The City adopted the policies in 2023.

### OVERVIEW

- 66.8-acre redevelopment area
- Evaluated multi-jurisdictional plans
- Drafted Comprehensive Plan policies to facilitate redevelopment



### CORAL GABLES PAST & CURRENT CONTRACTS

Inspire Placemaking Collective, Inc. has not had any contracts in which we performed projects for the City of Coral Gables.

### PUBLIC SECTOR CLIENTS THAT HAVE DISCONTINUED USE OF SERVICES

Inspire Placemaking Collective, Inc. does not have any public sector clients that have discontinued use of our services within the past two years.

### CORAL GABLES PAST & CURRENT CONTRACTS

Inspire Placemaking Collective, Inc. has never had an incident within the last five years where a civil, criminal, administrative, or other similar proceeding was filed or was pending.





# CORAL GABLES FLORIDA

GENERAL PLANNING SERVICES

RFQ #2024-034 | OCTOBER 22, 2024, 2:00PM



AGREEMENT COMMENTS/  
EXCEPTIONS

# 05



## AGREEMENT EXECUTION

*Inspire Placemaking Collective, Inc. accepts the terms outlined in Section 1.6, Agreement Execution.*

