

Exhibit A - Scope of Services Phase II Amendment

Section 1. GENERAL SCOPE STATEMENT

The CONSULTANT will provide and perform the following services that constitute the GENERAL SCOPE of the BASIC SERVICES under the covenants, terms, and provisions of this SERVICE PROVIDER AGREEMENT.

The Consultant's approach is based on the assumption that a successful comprehensive plan update process will accomplish two objectives simultaneously. First, the Consultant will strive to engage the people of Marco Island and their elected and appointed officials in a broad, visionary process that provides a critical analysis of the current pattern of development in the City of Marco Island (MARCO ISLAND); that evaluates the sustainability and livability of existing conditions, including the local and regional economy, as well as the City's land development programs; that meets the requirements of Florida's planning and growth management laws, including sweeping updates to Florida Statute and the Florida Administrative Code per the 2011 Community Planning Act.

Overview of Objectives

MARCO ISLAND seeks to incorporate a broad, visionary approach that critically assesses the existing pattern of development in Marco Island, with an eye towards improvements and transparency that address the City's core values, including but not limited to:

- Enhance quality of life, including strategies to enhance livability, support strong neighborhoods, and sustain important public services;
- Creating a "great residential community" through well-maintained infrastructure, diversity of housing, and enhanced mobility;
- Reinforcing the City's "small town feel" through a strong policy framework that address built form, scale in addition to densities/intensities;
- Enhance and maintain opportunities for an aesthetically attractive, uncluttered, compact, and interconnected built and natural environmental, while maintaining a small-town appearance and feel;
- Address the public interest to enhance walkability and provide for multi-modal transportation options through a complete streets approach and to provide alternatives to reliance on single-occupancy motor vehicles as the predominant means of travel in the city; and





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- Identify changes to the Comprehensive Plan necessary to satisfy current statutory requirements;
- Introduce alternative forms of storm water management to allow for maximization of densities and intensities and reduce urban sprawl;
- Enhance and maintain recreational and cultural opportunities while maintaining community character.
- Address community resiliency and disaster preparedness relating to sea level rise and major natural events.

As part of the process, this project will review the Comprehensive Plan to identify areas where new policy directions may be needed to move the City towards a more resilient future and/or the Comprehensive Plan may be more streamlined. Some of the OBJECTIVES to be considered during this process may include:

- Updated population projections and other City demographics;
- Updated economic assumptions to guide the City's fiscal and economic strategies;
- Enhanced preservation of environmentally sensitive lands through effective, compact, and mixed-use development in appropriate activity centers and land conservation techniques;
- Planning for infill and redevelopment areas with specific attention to the "Downtown" area;
- Enhanced multi-modal transportation opportunities, including complete streets, and land- and water-based transit;
- Planning for alternative energy and storm water treatment for additional population growth in a framework that protects the quality of water resources, the natural environment, property values, tourism, businesses, and/or recreation opportunities.
- Cost-effective review of level of service improvements and alternative funding approaches for all mandated classes of infrastructure; and
- Innovative approaches to urban agriculture, mixed-use development, green building standards, and housing opportunities in close proximity to jobs, services, and recreation;
- Strategies to sustain and enhance recreational activities and public access to Marco Island beaches, without negatively impacting the character of the area, particularly residential neighborhoods.
- Strategies to sustain and enhance Marco Island's community assets, including parks and urban centers.
- Strategies to sustain and enhance public access to Marco Island's waterfront and other waterways.
- Strategies to streamline the Comprehensive Plan document.



Overview of Process

The Consultant anticipates the key tasks in the process as follows for Phase II. In an earlier proposal, Phase I included items 1-5. Phase II proposes Tasks 6-9.

6. ***Draft Suggested Amendments*** -- draft proposed goals, objectives, policies, principles, guidelines, standards, strategies, and maps necessary to amend the comprehensive plan to comply with the desired outcomes adopted by the City in the final project report; draft other proposed amendments necessary to reflect changes in state requirements; present the proposed amendments to stakeholders, the Planning Board and City Council at informational meetings and public hearings; prepare final revisions necessary to respond to Planning Board and City Council comments; and make presentations at final adoption hearings. It is the Consultant's intention to eliminate needless content and assist Marco Island to develop a plan which is clear and concise and establishes a decision framework for long term community issues and expenditures.
7. ***Adopt Amendments*** -- prepare staff report, presentations, transmittal hearings (Planning Board and City Council), and adoption hearings, as required for adoption of the updated Comprehensive Plan.
8. ***DEO Coordination*** -- coordination with state agencies upon successful transmittal of the Comprehensive Plan and prepare revisions to the amendments based upon comments received. This task assumes the project will be subject to state-coordinated review.
9. ***Optional Tasks*** – it is understood the Client may request additional tasks under this scope that will be treated as a change order/supplement task by the CONSULTANT. Such optional tasks may include expanded civic engagement, additional public hearings, or expanded scope of the Comprehensive Plan Update, such as the development of new Elements/Chapters.





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Overview of Phase II Fee Structure

| Task No. | Task Name | Anticipated / Completed Time Frame | Fee |
|------------------|---|---|----------------------------|
| 1 | <i>Project Initiation/Background Research</i> | <i>Completed Phase I</i> | |
| 2 | <i>Agency and Public Identification of Issues and Opportunities</i> | <i>Completed Phase I</i> | |
| 3 | <i>Project Framework Report</i> | <i>Completed Phase I</i> | |
| 4 | <i>Civic Engagement</i> | <i>Completed Phase I</i> | |
| 5 | <i>Assessment Report</i> | <i>Completed Phase I</i> | |
| 6 | Draft Amendments | October 2020 – May 2021 | \$29,312 |
| 7 | Civic Engagement | October 2020 - May 2021 | \$18,351 |
| 8 | Adopt Amendments | May 2021 – August 2021 | \$13,636 |
| 9 | DEO Coordination | April 2021 – June 2021 | \$4,000 |
| 10 | <i>Optional Tasks</i> | <i>TBD</i> | <i>Not Included</i> |
| SUB-TOTAL | | | \$65,299 |

