

ATTACHMENT II

Attachment A: Updated Pricing Table		
Phase	Task Deliverable	Total Fee (Lump Sum)
Phase I: Initial Zoning Review and Alignment with the Comprehensive Plan	Proposed Zoning Code Structure: An outline of the updated Zoning Code's organization and structure.	\$ 180,750.00
	Zoning Market Analysis Feasibility Findings and Recommendations: A discussion pertaining to the findings of the market and economic analysis done for all City zoning districts. This will include recommendations for underperforming zoning districts, including the use of new or existing zoning tools and incentives.	
	Conflicting Regulations Report: A comprehensive analysis that identifies inconsistencies, contradictions, or ambiguities within the Zoning and Land Development Regulations and associated chapters of the Code of Ordinances. The report evaluates areas where regulatory language may create confusion, hinder efficient decision-making, or result in conflicting interpretations. The report must provide clear, actionable recommendations for text amendments to resolve the conflicts.	
	PDs/PUDs Analysis Report: A focused analysis of the City's existing PD/PUD practices, including an inventory of all districts and their applicable development regulations. The report should also compare these practices with the City of Miami's Special Area Plan process and recommend ways to adopt transparent PD/PUD procedures into the ZLDRs update.	
	SWOT Analysis Report: A Strengths, Weaknesses, Opportunities, and Threats analysis evaluating zoning challenges and opportunities. The SWOT analysis must include a jurisdictional scan of neighboring municipalities and recommendations for improving inclusive zoning practices.	
	Variance Analysis Report: A focused analysis of past variance approvals to identify trends and propose solutions to reduce reliance on variances.	
	Legal and Best Practices Discussion Papers with Recommendations: Reports highlighting innovative zoning tools and legal foundations for zoning reforms.	
	Internal Stakeholder Engagement Summary: Documentation of internal stakeholder input gathered through meetings, interviews, and workshops.	

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Phase	Task Deliverable	Total Fee (Lump Sum)
Phase II: Zoning Code Modernization and Policy Development	Modernized Draft Zoning Code: A comprehensive draft of the updated zoning regulations, integrating modern tools like form-based codes, sustainability standards, and equitable zoning principles.	\$ 198,631.00
	Development Standards and Design Guidelines Matrix: Matrix to demonstrate how to best align modern development standards with the goals and objectives of the city's urban design guidelines.	
	Incentive Calibration Strategy: A strategy to ensure development incentives produces the goals and objectives of the city's comprehensive plan and the urban design guidelines.	
	Scenario Testing Report: Results of scenario testing used to assess the practical application of proposed zoning regulations and recommend necessary adjustments.	
	Updated Interactive Zoning Map: An interactive, GIS-based zoning map that visually represents the zoning updates. Developed in collaboration with the City's GIS and Gridics teams.	
	Community Engagement Summary: Documentation of all community engagement activities and feedback, including summaries of workshops, surveys, and public meetings.	
	Implementation and Training Plan: A phased adoption plan for updates to the Zoning and Land Development Regulations and associated chapters of the Code of Ordinances, including informational and training materials for City staff.	

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Phase III: Monitoring, Evaluation, and Continuous Improvement	Performance Metrics and Benchmarking Report: A report defining performance metrics and benchmarks to monitor the success of the Zoning Code post-implementation.	\$ 127,018.00
	Annual Zoning Code Evaluation Report Template: Yearly reports assessing the effectiveness of the new zoning regulations, identifying areas for adjustment.	
	Stakeholder Feedback Summary: A summary report of ongoing feedback collected from stakeholders during the monitoring phase.	
	Targeted Code Amendments: Recommendations for any necessary zoning code amendments based on monitoring and evaluation findings.	
	Training and Educational Materials: Training resources, presentations, and user guides for City staff and stakeholders to ensure proper understanding and implementation of the updated Zoning Code.	
	Graphics: Visual representations, including diagrams, maps, and renderings that illustrate zoning concepts, building forms, and land use regulations.	
	Administrative Rules Document: A procedural document that clarifies zoning application evaluations, variance processes, compliance monitoring, and public participation guidelines.	
	Administrative Record: A complete collection of project materials, including reports, drafts, engagement summaries, visuals, and legal documentation compiled for internal City use and public access.	
Grand Total:		\$ 506,399.00