

RFQ NO. 2026-04 GENERAL PLANNING AND ZONING CONSULTING SERVICES

SUBMITTAL TO THE CITY OF DORAL
The premier city to live, work, learn, and play.



Integrity, Family, Excellent Service, Communication, Teamwork



MARCH 11, 2026 • 2:00 PM |

PREPARED BY:

CORRADINO

4055 NW 97th Avenue, Suite 200 • Doral, FL 33178 • 305.594.0735
CORRADINO.COM

CITY OF DORAL

RFQ NO. 2026-04 GENERAL PLANNING AND ZONING CONSULTING SERVICES

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CITY OF DORAL

RFQ NO. 2026-04 GENERAL PLANNING AND ZONING CONSULTING SERVICES

TAB 3.1 TRANSMITTAL LETTER



CORRADINO



February 28, 2026

City of Doral
Procurement Division
8401 NW 53rd Terrace
Doral, Florida 33166

Re: RFQ No. 2026 04 – General Planning and Zoning Consulting Services

Dear Selection Committee:

The Corradino Group, Inc. (Corradino) is pleased to submit this Statement of Qualifications in response to the City of Doral’s Request for Qualifications (RFQ No. 202604) for General Planning and Zoning Consulting Services. Corradino appreciates the opportunity to continue supporting the City by providing on-call, executive-level, and project-based planning and zoning services aligned with the City’s operational needs and long-term planning objectives.

Corradino understands the City’s objective to establish a pool of highly qualified planning consultant firms capable of providing responsive senior-level professional services, staff augmentation, and specialized technical expertise. As outlined in the RFQ, these services include Comprehensive Plan implementation and updates; Land Development Code interpretation, modernization, and amendments; development review and entitlement processing; quasi-judicial and public hearing support; annexation and intergovernmental coordination; executive-level advisory services; and transition and augmented staffing support. Corradino is prepared to provide these services on an on-call, as-needed basis with the flexibility to respond to workload fluctuations, vacancies, special initiatives, and emerging planning issues.

With more than five decades of continuous service to municipalities throughout Miami-Dade County and South Florida, Corradino brings extensive institutional knowledge, technical depth, and local experience to the City of Doral. The firm has supported the City since its incorporation and has provided continuity through periods of growth, leadership transition, and regulatory evolution. Corradino’s approach emphasizes clear communication, defensible analysis, responsiveness to elected officials, municipal administration, and city staff, and practical, implementable planning solutions that balance policy objectives, market realities, and community context.

Corradino’s team for this contract will be led by Joseph M. Corradino, AICP, President and Chief Executive Officer, and Michelle M. Lopez, MBA, Technical Vice President of Planning and Planning Division Manager. Ms. Lopez will serve as the City’s primary point of contact and will provide day-to-day leadership, coordination, and senior-level advisory support. Both individuals are authorized to make representations on behalf of the firm and to ensure timely delivery, quality control, and consistency with City objectives.

Corradino’s subconsultant team includes Valle Valle & Partners, specializing in community planning, urban design, and architecture, and Urbe Studio, specializing in transportation planning, placemaking and visioning, and community and stakeholder engagement. Carras Community Involvement, specializing in community and economic development, providing development finance, redevelopment, and strategic planning; Florida Housing Coalition, specializing in affordable housing development, non-profit capacity building, stakeholder engagement, and coalition building. Together, the team offers a comprehensive and integrated set of planning, design, and public engagement capabilities to support the City’s current and future initiatives.





Authorized Representative	Entity & Role	Address	Telephone
Joseph M. Corradino, AICP President & Chief Executive Officer	Corradino Prime Consultant	4055 NW 97th Avenue, Suite 200 Doral, FL 33178	305.594.0735
Michelle M. Lopez Technical Vice President of Planning & Planning Division Manager	Corradino Prime Consultant	4055 NW 97th Avenue, Suite 200 Doral, FL 33178	305.594.0735
Erick Valle President & Principal Architect	Valle Valle & Partners Subconsultant	770 Ponce de Leon Boulevard, Suite 308, Coral Gables, FL 33134	305.476.9212
Fabian De La Espriella Principal	Urbe Studio Subconsultant	333 SE 2nd Avenue, Suite 2000, Miami, FL, 33131	786.245.5202
James Carras Principal	Carras Community Investment Subconsultant	1701 NE Sixth Street Fort Lauderdale, FL 33304	954.425.2022
Kody Glazer Chief Legal and Policy Officer	Florida Housing Coalition Subconsultant	1131 N. Paul Russell Road, B201 Tallahassee, FL 32301	854.878.4219

This proposal is submitted without collusion with any other person or entity submitting a response pursuant to this RFQ. Corradino certifies that it has reviewed and understands the requirements of RFQ No. 202604 and that all information provided herein is true and correct to the best of our knowledge.

Corradino commits to the timely and professional performance of all services assigned under this contract, with sensitivity to schedules, budgets, and the City's operational needs.

Corradino looks forward to the opportunity to continue serving the City of Doral as a trusted planning partner and proactive extension of City staff. Thank you for your consideration.

Sincerely,

Joseph M. Corradino, AICP
President and CEO
The Corradino Group, Inc.

CITY OF DORAL

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TAB 3.2 QUALIFICATION AND EXPERIENCE OF THE FIRM



CORRADINO



EXECUTIVE SUMMARY

Our team is structured to support the City as needed in accordance with the scope of services identified in the solicitation. The specific approach for individual work assignments will be developed collaboratively through coordination, discussion, and a clear understanding of the City’s goals and priorities. Corradino understands the City of Doral is ***The premier city to live, work, learn, and play.*** With it’s mission ***To serve our city by continuously enhancing quality of life through community engagement, exceptional service, and accountability,*** Corradino shares the City’s values of ***Integrity, Family, Excellent Service, Communication, and Teamwork.***

Incorporated in 1970, The Corradino Group has been in business for over half a century. Headquartered in Doral, Florida, we have more than 200 people in Indiana, Kentucky, Tennessee, and Florida (Orlando, Tampa, Fort Lauderdale, and Miami-Dade County). Our firm specializes in Municipal Urban Planning for local governments, Transportation Planning, Roadway and Highway Design, Water, Wastewater, and Drainage Design, as well as Construction, Engineering, and Inspection (CEI) services. Important to Doral, Corradino’s Planning Department specializes in work for Cities. We built this model more than 25 years ago to provide Cities with technical assistance. We have performed similar services for nearly every City in Broward, Miami- Dade, and Monroe Counties over the years. All of our planners are experts in technical planning procedures for cities, Miami-Dade County and the State of Florida. Michelle M. Lopez will be the Project Manager assigned to manage all aspects of work.

COMPANY INFORMATION

NAME OF BUSINESS

The Corradino Group, Inc.

ADDRESS/PHONE/FAX/WEB

4055 NW 97th Avenue, Suite 200
Doral, FL 33178
P: 305.594.0735 • F: 305.594.0755
Planning@corradino.com

CONTACT PERSON

Michelle Lopez
T: 305.594.0735
E: mlopez@corradino.com

BUSINESS HOURS M-F, 8AM - 5PM

LEGAL STATUS Corradino is a C Corporation

DATE/LOCATION INCORPORATED

12/29/1970/Louisville, Kentucky

PARENT OR SUBSIDIARY BUSINESS Parent

Corradino is headquartered in Doral and licensed to do business in Florida since 1/13/1997

EXPERIENCE OF THE FIRM/TEAM

With 55 years of experience, Corradino has been a trusted provider of engineering design, planning, environmental, and construction management services to both government and the private sector. Our team of 200+ employees is well-versed in handling various projects, from small-scale to complex, large-scale endeavors. We take pride in our staff's accreditations, including PE, AICP, AICP CTP, CIP, PTOE, RA, NCARB, and LEED AP-O&M.

Our project experience has encompassed a wide range of services such as:

- * Civil Engineering
- * Transportation Planning
- * Travel Demand Modeling
- * Urban Planning and Community Development

- * Transit Planning and Engineering
- * Traffic Engineering
- * Bicycle and Pedestrian Planning
- * Design/Build Services
- * Construction Engineering and Inspection
- * Rail and Freight Planning
- * Public Involvement/Community Outreach
- * Environmental Assessment and Mitigation
- * Highway and Bridge Design
- * Project Fee Analysis
- * Aviation Planning and Engineering

At the heart of our mission is a commitment to quality and effective communication. Over the past five decades, we have consistently delivered high-quality products to our repeat clients. Our success is a testament to our inclusive planning process and dedication to maintaining open and effective lines of communication.



CORRADINO LOCATIONS

HEADQUARTERS

4055 N.W. 97th Avenue,
Miami, FL 33178

Phone: 305.594.0735

Email: info@corradino.com

Fort Lauderdale Office

5200 N.W. 33rd
Avenue, Suite 203
Ft. Lauderdale, FL 33309

Phone: 954.777.0044

Email: info@corradino.com

Palm Beach Office

8895 N. Military Trail, Suite B-101
Palm Beach Gardens, FL 33410

Email: info@corradino.com

Lakeland Office

8201 Tomkow Road
Lakeland, FL 33809

Email: info@corradino.com

Tampa Office

5510 W La Salle Street
Tampa, FL 33607

Email: info@corradino.com

Orlando Office

1180 Spring Centre South
Boulevard, Suite 207
Altamonte Springs, FL 32714
Phone: 305.594.0735

Email: info@corradino.com

Detroit Office

20027 Boardwalk Boulevard
Southfield, MI 48075
Phone: 248.799.0140

Email: info@corradino.com

Indianapolis Office

200 South Meridian
Street, Suite 330
Indianapolis, IN 46225
Phone: 317.488.2363

Email: info@corradino.com

Louisville Office

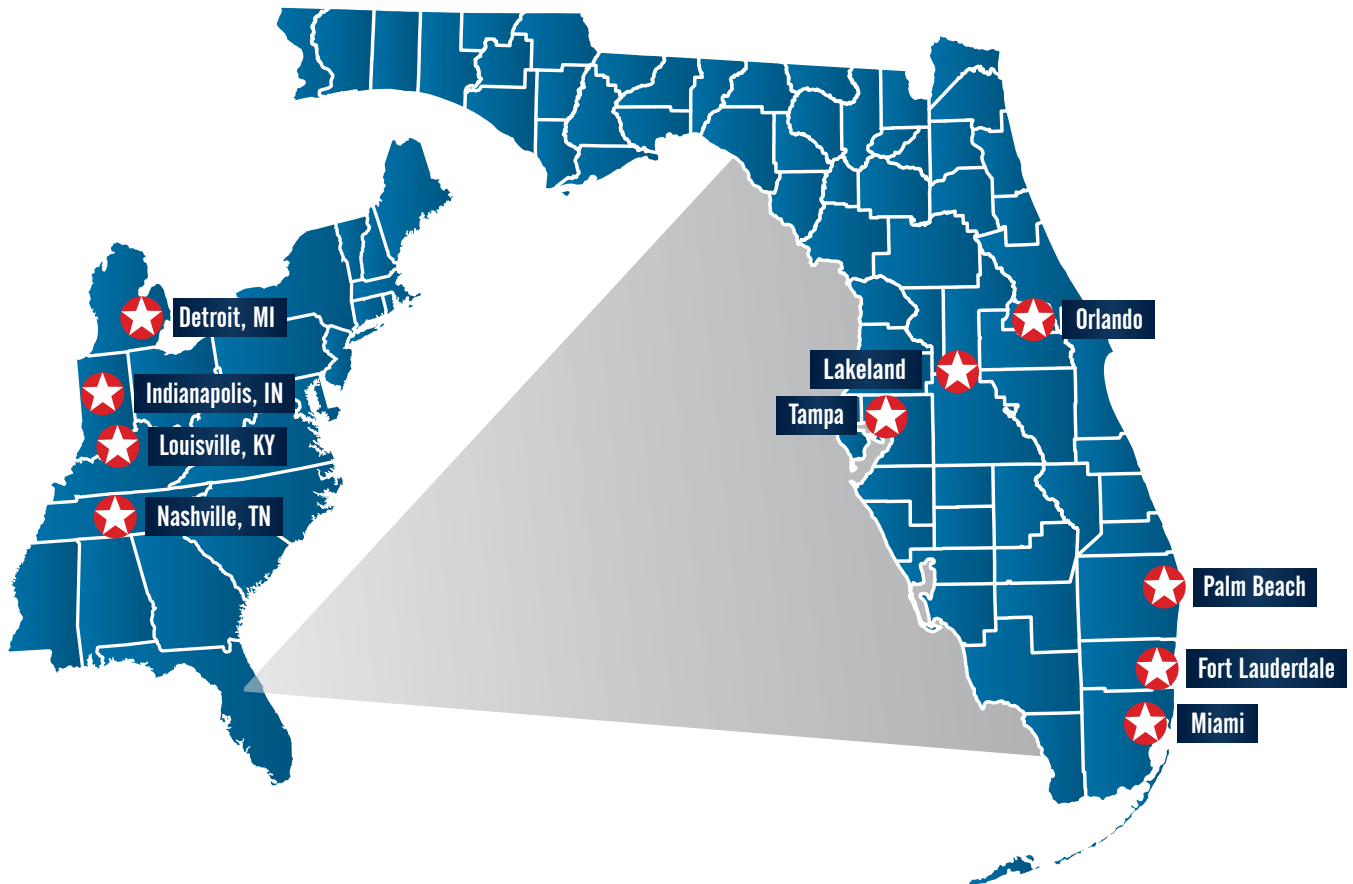
320 Whittington
Parkway, Suite 210
Louisville, KY 40222
Phone: 502.587.7221

Email: info@corradino.com

Nashville Office

377 Riverside Drive, Suite 410
Franklin, TN 37064
Phone: 615.905.0910

Email: info@corradino.com




TAB 3.2 QUALIFICATION AND EXPERIENCE OF THE FIRM

RFQ NO. 2026-04 GENERAL PLANNING AND ZONING CONSULTING SERVICES

CITY OF DORAL

NAME	FEIN	STATE OF INCORPORATION	OWNERSHIP NAME	TYPE OF ENTITY
The Corradino Group, Inc.	61-0713040	Kentucky	Vivian Corradino Frederick C. P'Pool Joseph M. Corradino Ed Perez De Morales Guy Corradino Treasury Stock	C- Corp
Corradino LLC	61-0713040	Indiana	The Corradino Group, Inc.	LLC
Corradino Group of Michigan, Inc.	61-0713040	Michigan	The Corradino Group, Inc.	Assumed Name
Corradino Water and Environment, LLC	45-2380023	Kentucky	The Corradino Group, Inc.	LLC



2026

LOCAL BUSINESS TAX RECEIPT

CITY OF DORAL, FLORIDA
8401 NW 53RD TERRACE
DORAL, FL 33166
(305) 593-6631

09/30/2025

THE CORRADINO GROUP INC

the corradino group inc
4055 NW 97 AVE
Doral, FL 33178-2911

LICENSE NO. 2021000589

License Fee Paid: \$144.00

FOR THE PERIOD COMMENCING OCTOBER 1 AND ENDING SEPTEMBER 30, THE ABOVE-NAMED BUSINESS IS LICENSED TO ENGAGE IN THE FOLLOWING BUSINESS FOR THE LICENSE YEAR:

P.A./CORP/PARTNERSHIP/FIRM

Square Footage: 17898

No. of Seats/Tables: 0

No. of Units/Spaces:

Machines:

Employees: 38

No. of Trucks:

State License #:

CONDITIONS:

DORAL:



Kenia Palau
Chief Licensing Official

This Document Must Be Posted

CLIENT LIST/ MARKET SERVED

✦ General Planning (General Planning, site plan reviews, and/or redevelopment planning)

- ✦ City of Aventura
- ✦ City of Coral Gables
- ✦ City of Doral
- ✦ City of Fort Lauderdale
- ✦ City of Hallandale Beach
- ✦ City of Homestead
- ✦ City of Miami Beach
- ✦ City of Miami Gardens
- ✦ City of Oakland Park
- ✦ City of South Miami
- ✦ City of West Miami
- ✦ City of West Park
- ✦ Town of Cutler Bay
- ✦ Town of Medley
- ✦ Town of Surfside
- ✦ Village of El Portal
- ✦ Village of Islamorada
- ✦ Village of Key Biscayne
- ✦ Village of Miami Shores
- ✦ Village of Palmetto Bay
- ✦ Village of Virginia Gardens

✦ Comprehensive/Strategic Planning, including Evaluation and Appraisal Reports and EAR based Amendments

- ✦ City of West Melbourne
- ✦ City of Aventura
- ✦ City of Clearwater
- ✦ City of Coral Gables
- ✦ City of Deltona
- ✦ City of Doral
- ✦ City of Fort Lauderdale

- ✦ City of Hialeah
- ✦ City of Hialeah Gardens
- ✦ City of Homestead
- ✦ City of Key West
- ✦ City of Miami
- ✦ City of Miami Beach
- ✦ City of Miami Springs
- ✦ City of Opa-Locka
- ✦ City of Oviedo
- ✦ City of Port Richey
- ✦ City of Sarasota
- ✦ City of South Miami
- ✦ City of Treasure Island
- ✦ City of West Miami
- ✦ Town of Fort Myers Beach
- ✦ Town of Cutler Bay
- ✦ Town of Highland Beach
- ✦ Town of Lake Park
- ✦ Town of Manalapan
- ✦ Town of Miami Lakes
- ✦ Village of Biscayne Park
- ✦ Village of El Portal
- ✦ Village of Palmetto Bay
- ✦ Village of Royal Palm Beach
- ✦ Village of Virginia Gardens

✦ Water Supply Plans

- ✦ City of Homestead
- ✦ Village of Virginia Gardens
- ✦ City of South Miami
- ✦ Village of Palmetto Bay
- ✦ City of Miami Beach
- ✦ City of Miami Springs
- ✦ Town of Cutler Bay

✦ Transportation Planning

- ✦ Broward MPO
- ✦ City of Aventura
- ✦ City of Doral
- ✦ City of Fort Lauderdale
- ✦ City of Hallandale Beach
- ✦ City of Hialeah
- ✦ City of Homestead
- ✦ City of Miami
- ✦ City of Miami Beach
- ✦ City of Miami Gardens
- ✦ City of Miami Springs
- ✦ City of Oakland Park
- ✦ City of Sarasota
- ✦ City of South Miami
- ✦ City of Sunny Isles Beach
- ✦ City of West Park
- ✦ Miami-Dade County
- ✦ Miami-Dade TPO
- ✦ Town of Cutler Bay
- ✦ Town of Miami Lakes
- ✦ Town of Medley
- ✦ Village of El Portal
- ✦ Village of Islamorada
- ✦ Village of Palmetto Bay

✦ Civil Engineering and Design

- ✦ City of Coral Gables
- ✦ City of Coral Springs
- ✦ City of Hialeah
- ✦ City of Key West
- ✦ City of Miami
- ✦ City of Miami Beach
- ✦ City of North Miami
- ✦ Florida Department of Transportation
- ✦ Town of Cutler Bay
- ✦ Village of Bal Harbour
- ✦ Village of Palmetto Bay
- ✦ Village of Key Biscayne

ENGINEERS · PLANNERS · PROGRAM MANAGERS



AWARDS

Corradino has received numerous awards on groundbreaking efforts.

The following provides a sample of our awards:

- **2025** Gold Coast Award of Excellence, City of Hialeah 2050 Master Plan - Innovation in Sustaining Places
- **2023** Doral Legacy Award
- **2022** Excellence Award as the Number One Family-Owned Businesses of 2022 - ChamberSOUTH and the Mayor of Miami-Dade County
- **2022** Award of Excellence - Best Plan, Report or Study for West Grove Affordable Housing Blueprint (APA FL, Florida Chapter Gold Coast)
- **2022** Excellence Award as the Number One Family-Owned Business from Chamber SOUTH and Miami-Dade County
- **2020** Environmental Social & Government Performance of the Year. Winner: Windsor Detroit Bridge Authority and the Gordie Howe Int. Bridge
- **2020** Best Operational Transport Project. Winner: 1-595 Corridor Improvements Project, USA
- **2020** Best Road Project. Finalist: I-95 Express Lanes Extension, USA
- **2019** ACEC-FL | FDOT Outstanding Project Award, Design-Build Project I-75 Express Lanes
- **2014** Outstanding Design Award of Excellence North Miami Downtown Concept Plan (APA Gold Coast Section)
- **2012** INDOT's Business Practices Major Engineering Awards, I-69 Table Kitchen Meetings
- **2011** Construction tech 2011 Vision Awards Engineering Silver Awarded to The Corradino Group
- **2009** American Association of State Highway and Transportation Officials (AASHTO)'s People Choice Award for I-95 Express Lanes
- **2009** Outstanding Smart Growth Project Award of Excellence for the City of Hialeah Automated Concurrency Management System (APA, Gold Coast Section)
- **2009** Outstanding Transportation Study Award of Excellence Palmetto Bay Bicycle and Pedestrian Master Plan (APA Gold Coast Section)
- **2009** TEAMFL Chairman's Award (most innovative and creative transportation project in the state of Florida) for I-95 Express Lanes Project
- **2006** Florida Transportation Monthly (magazine), "Top 20 Consulting Firms in Florida". Corradino ranked 3rd in PD&E Contracts, and 1st in CEI Contracts
- **2004** Florida's Best in Construction Bridge Project, Krome Avenue and Tamiami Trail in Miami-Dade County
- **2004** Roy Kenzie Award Management Programs & Creative Partnerships Hialeah Concurrency Management Plan (Florida Redevelopment Association)
- **2004** Outstanding Transportation Study First Place Village of Palmetto Bay (APA Gold Coast Section)
- **2002** Phoenix Award, Recognition of Excellence in Brownfield Development, A Riverfront Reclaimed
- **2001** Award for Outstanding Mobility Planning Project, Alton Road Traffic Calming Study for the City of Miami Beach (APA Gold Coast Section)
- **2001** Planning Award for Outstanding Strategic Planning Project for the Miami Beach, Transportation Concurrency Management Areas to the City of Miami Beach (APA, Gold Coast Section)
- **2000** Award of Excellence for Clearwater, "One City One Future" (APA, Florida Chapter)
- **2000** Award of Excellence for Miami Beach, Municipal Mobility Plan to City of Miami Beach (APA, Florida Chapter)

QUALIFICATION AND EXPERIENCE

Established in 1970, The Corradino Group (Corradino) maintains a diverse staff of more than 250 professionals with experience across the disciplines required to support the City of Doral's (the "City") vision. Corradino has deep familiarity with the services required under this contract and a long-standing institutional relationship with the City. The firm supported the City throughout the incorporation process in 2003, with Doral's inaugural City Hall originally situated at Corradino's headquarters on NW 97th Avenue, just south of Doral Boulevard. Since that time, Corradino has provided consistent leadership and continuity through the development of the City's first Transportation Master Plan, Transit Mobility Plan, and initial circulator system, as well as ongoing traffic engineering, civil engineering, and land use planning services. Most recently, Corradino served as the City's Interim Planning and Zoning Director for nearly two years, ensuring leadership, stability, and uninterrupted service during a period of transition. Corradino is proud to serve the City of Doral as a local business and long-standing partner, supporting the City's vision as a premier community in which to live, learn, work, and play.

Corradino provides on-call general planning and related services to municipalities and governmental agencies throughout Miami-Dade County and has demonstrated the ability to support a broad range of municipal planning needs. The firm has a proven record of working effectively with elected officials, municipal staff, stakeholders, and the public to support complex and often controversial initiatives. Corradino's experience includes comprehensive plan updates; preparation of studies and analyses identified in adopted plans; land development

regulation drafting and updates; short and long term planning recommendations; coordination and processing of land use amendments and rezoning applications; development and entitlement analysis; preparation of public hearing agenda items and supporting materials; expert witness testimony during quasi judicial, legislative, and/or judicial proceedings; eminent domain analysis; annexation services; complex development and permit review assistance; executive and director level advisory services to municipal administration and elected officials; coordination with internal and external legal counsel; interdepartmental and intergovernmental coordination; Public Private Partnership (P3) project development and coordination; and other planning services as requested by municipal leadership.

Corradino currently provides on call planning staff support to the Cities of South Miami and West Miami, the Town of Cutler Bay, the Village of El Portal, and the City of Hallandale Beach, and has served in senior planning leadership roles for the **City of Homestead, Village of Palmetto Bay, City of South Miami**, City of Doral, Miami Shores Village, and the Town of Surfside. Representative municipal projects include support to the City of Doral as the City's general planning consultant, including assistance with departmental leadership and related transitions, staff recruitment, preparation of the City's Evaluation and Appraisal Report (EAR) and related Comprehensive Plan text amendments, updates to the Water Supply Plan, advisory services on complex planning matters, zoning and business licensing guidance, coordination with executive leadership and department heads, and other services related to the administration of a municipal Planning and Zoning Department.



Corradino also provides on-call and adjunct planning staff support to the City of South Miami, including technical review of the Sunset Place regional mall redevelopment involving land development code drafting, comprehensive plan amendments, and complex development and permit review for a large-scale mixed-use project consisting of residential, hotel, office, and commercial uses within multiple high-rise buildings. Services include review and presentation of applications before the Design Review Board, Planning Board, and City Commission, as well as Comprehensive Plan Evaluation and Appraisal Report, EAR-based amendments, City-sponsored zoning ordinance amendments, City-sponsored land use plan amendments, major use special permit reviews from pre-app to approval, other permitting reviews requiring zoning analysis, and assistance with City land transfer assessments. In the City of West Miami, Corradino provides complex development and entitlement review services and conducts peer review for land development code and comprehensive plan updates prepared by City staff. The firm also provides ongoing development review, permit review, and customer support services for the Town of Cutler Bay, the Village of El Portal, and the City of Hallandale Beach. In 2024, Corradino assumed department-wide planning services for the Town of Surfside and Miami Shores Village, providing ongoing departmental leadership and technical oversight, augmented staffing, building permit and entitlement reviews, presentations during public meetings, expert witness support services, among other tasks related to municipal planning operations.

For each assignment, Corradino develops a defined scope of services, project schedule, and budget; conducts data collection and analysis; prepares reports and technical deliverables; coordinates public involvement; and manages permitting and approval processes. The firm has experience administering task order-based contracts with evolving scopes of work. It maintains the staffing and administrative capacity necessary to manage multiple concurrent work orders, ensuring timely delivery, budget control, and completion of required invoicing and progress reporting.

✦ Key Personnel

Key staff assigned to this contract bring deep local knowledge, having worked both in and with the City. The Corradino Team will be led by **Joseph M. Corradino, AICP**, and **Michelle M. Lopez, MBA**, with Ms. Lopez providing primary day-to-day leadership and serving as the City's principal point of contact for project coordination, policy-level planning, and intergovernmental coordination

among municipal, county, district, and state agencies. Corradino's capabilities are further supplemented by Valle Valle and Associates, offering expertise in town planning, architecture, and form-based codes, and Urbe Studio, providing specialized experience in multimodal planning, livable street implementation, and public and stakeholder engagement.



Joseph M. Corradino, AICP, is the President and CEO of Corradino. Under Joe's leadership, Corradino brings extensive experience advising municipal governments on community planning, transportation, and land use. Mr. Corradino has approximately 30 years of technical planning experience and has led the development and implementation of comprehensive plans, zoning codes, and transportation master plans for nearly every city in Miami-Dade County. His work has established strong credibility at the local level. It reflects a thorough understanding of municipal operations, in which land-use decisions are made locally and transportation planning is coordinated at the county and regional levels. This experience is further strengthened by Mr. Corradino's more than 20 years of service as an appointed and elected official, including his current role as Mayor of Pinecrest, providing direct insight into municipal governance, policy decision-making, and intergovernmental coordination. Founded 55 years ago by his father, Corradino reflects long-standing institutional continuity and a proven record of sustained service to local governments.



Michelle M. Lopez, MBA, is the Technical Vice President and Planning Division Manager for Corradino, bringing over 22 years of experience in transportation planning, land use, zoning, and real estate development in both the public and private sectors. She has extensive expertise advising municipal governments on complex planning and development issues and has led entitlement approvals for numerous transit-oriented and mixed-use projects throughout Miami-Dade County. Her background includes planning and construction management for high-rise residential, office, retail, hotel, and mixed-use developments. Ms. Lopez has reviewed over 1,000 entitlement applications, prepared agenda materials for public hearings, and provided expert testimony in quasi-judicial proceedings. Her responsibilities encompass departmental leadership, analysis of quasi-judicial matters, land development code revisions, and coordination of municipal projects. Most recently, she served as Interim Planning and Zoning

TAB 3.2 QUALIFICATION AND EXPERIENCE OF THE FIRM

Director for the City of Doral and spent 13 years with the City of Homestead, including 10 years as Deputy Director of Development Services. During her tenure, she conducted Development of Regional Impact (DRI) reviews and collaborated on P3 project development and new municipal facilities. Ms. Lopez has also served as Interim Planning and Zoning Director for the Village of Palmetto Bay and worked with Miami-Dade County Public Schools as a Transportation Planner, coordinating transportation and land use planning at various levels.



Kathryn Lyon, AICP, CFM, is a Senior Planner for Corradino. With 25 years of experience in zoning, land-use, and development planning in Miami-Dade and Broward Counties, in both the private and public sectors, Kathryn provides invaluable expertise to navigate the land development process—from site evaluation and due diligence through project completion. Her experience includes working on comprehensive plans and conducting thorough development reviews, ensuring that projects meet regulatory requirements and community goals. As a Planner, GIS Analyst, Zoning Coordinator, Certified Floodplain Manager, Project Manager, and Realtor, Kathryn offers government, commercial, and residential property owners and developers a full range of services at all construction phases, from planning to completion.



Mark Alvarez is a Senior Project Manager at Corradino with over 30 years of experience in transportation and transit planning, land-use planning, and zoning in both the public and private sectors. He has advised municipal governments on complex planning, zoning, and development issues, leading entitlement and development approvals for a range of mixed-use projects. Mr. Alvarez has experience reviewing entitlement applications, preparing materials for public hearings, and providing expert witness testimony in various legal settings. Prior to joining Corradino, he represented development interests in quasi-judicial and appellate contexts. His responsibilities include analyzing legislative matters, revising land development codes, coordinating with intergovernmental partners, and developing municipal projects and infrastructure. Recently, he served as Interim Planning and Zoning Director for the City of South Miami and held interim director positions in the Village of Palmetto Bay from 2018 to 2022. Mr. Alvarez has also conducted the transportation review for the Downtown Miami Development of Regional

Impact and coordinated the City of Miami Beach's Capital Improvement Program from the 1999 General Obligation Bond. He has collaborated with various cities and Miami-Dade County on transit plans, and has worked with the Center for Urban Transportation Research at USF and the Lehman Center for Transportation Research at FIU.



Eddy P. Nuñez is an Urban Planner for Corradino with over 20 years of expertise in municipal planning, construction management, development entitlements, and architectural design. His in-house experience with Doral provides valuable insights into the City's needs. He brings in-depth knowledge of complex land use issues, including local zoning ordinances, land development regulations, comprehensive plans, master planning, and developments of Regional Impact (DRIs). Known for his thorough, detail-oriented approach, Eddy offers technical expertise in guiding applicants through every phase of the land development process. His work spans site evaluations, due diligence, land-use analysis, technical reviews, staff memorandum reports, and ordinance drafting. Eddy holds a CPTED (Crime Prevention Through Environmental Design) certification from Florida Atlantic University and is fluent in both English and Spanish. He is certified in Code Enforcement Levels I–III and is currently preparing for the AICP (American Institute of Certified Planners) certification.



Madison Hermida is an Urban Planner for Corradino from Palmetto Bay, Florida, with three years of experience in municipal development consulting. Specializing in transit-oriented and community development planning, Madison has contributed to a diverse array of projects aimed at enhancing multimodal connectivity, placemaking, and safety in urban environments of varying scales and challenges. With a keen eye for detail, Madison consistently delivers innovative, research-based solutions tailored to each community's specific needs.



Edward Ng, AICP, is the Technical Vice President for Corradino's Planning Department, with experience in transportation, economic development, transit-oriented development, corridor development, and land use planning. An award-winning planner, his work includes demographic analyses, preparation and updates to comprehensive plans, grant writing, land-use code revisions, geospatial planning

analyses, GIS mapping, housing analyses, public outreach, and analyses of traffic facilities and operational data. He specializes in interdisciplinary aspects of planning, including placemaking, transit-oriented development, and complete streets/complete network. A planner with national experience, Eddie has worked on projects in California, Michigan, Tennessee, and Florida, most recently serving as the Interim Community Development Director for the City of North Miami Beach. Eddie is the President-Elect of the American Planning Association, Florida Chapter, and was previously the Vice-President for Conference Services for the chapter, as well as the Chair of the American Planning Association, Gold Coast Section. He previously taught the AICP exam preparation course for planners in Miami-Dade, Broward, Monroe, and Collier Counties for 7 years and continues to assist individual planners preparing for the exam today.



Matt Wojciechowski, AICP is a Planner II at Corradino, with extensive experience in navigating and auditing zoning ordinances, managing development entitlements, and coordinating project teams. He is adept at conducting site due diligence, providing strategic planning recommendations, collaborating on site design, and navigating approval processes. A strong public speaker, he confidently presents to diverse audiences. Matt is eager to engage with municipal staff and regulatory boards to raise project awareness and foster community support.



Scarlet Hammons, AICP CTP, is a Senior Planner for Corradino, specializing in the analysis of land use issues related to comprehensive plans, zoning, and all aspects of the site planning process. She is one of the few planners in Florida to earn the AICP Advanced Certification in Transportation Planning. Her experience also includes preparing zoning regulations, writing comprehensive plans, drafting ordinances, and assisting applicants with the planning process. She has managed numerous planning projects for Corradino's municipal and agency clients. She is currently a member of the Planning and Design Review Board for the Village of Biscayne Park.



Jerome "Jeb" Ross is a results-oriented Urban Planner at Corradino, bringing expertise from extensive research in public policy, land-use planning, environmental law, and sustainable development.

✦ Understanding of the Scope of Services

The Team is available to respond to the City's requests on an immediate basis and can provide services through either adjunct staff support or project-based assignments. Adjunct staff support may be provided on an hourly, as-needed basis through a city-issued Purchase Order (PO) or by utilizing the City's recovery ordinance for planning application reviews. For project-based work orders, Ms. Lopez will submit a defined scope of services, an anticipated schedule, and a detailed cost proposal upon the City's request. A technical discipline lead will be assigned based on the scope and requirements of each assignment, and the assigned team member's information will be provided to the City's Project Manager.

Work will commence upon receipt of a Purchase Order (PO) issued by the City, following a Project Kick-Off Meeting. Coordination with the City's Project Manager will be maintained throughout each assignment to support timely, on-budget completion. Each assignment will be managed by a designated Senior and Technical Project Manager, who will serve as the primary point of contact and be responsible for day-to-day coordination. The Technical Project Manager will oversee data collection and analysis, the development of recommendations, and the preparation of reports, plans, specifications, and presentations, as applicable. Technical Project Managers will coordinate with Ms. Lopez throughout each assignment to ensure consistency and quality control. Mr. Corradino will also be available to executive leadership and the elected body for advisory input on politically sensitive or precedent-setting matters, regional transportation and/or community planning concerns, policy development, and to serve as an expert witness during judicial proceedings.

✦ Schedule and Budget

Corradino’s project delivery approach emphasizes disciplined administration, defined schedules, and consistent communication. The project schedule serves as the primary management tool, aligning staffing resources with assigned tasks and deliverables to support timely completion and budget control. This approach minimizes production bottlenecks, supports efficient task sequencing, and reduces the risk of delays.

The project management structure is designed to ensure technical tasks are completed in accordance with contract requirements, on schedule, and within budget. Project teams are organized by functional discipline and led by designated discipline managers. The Project Manager conducts regularly scheduled coordination meetings with functional leads to review upcoming deliverables, identify issues, and address interdisciplinary coordination needs. Project status information is communicated to the City’s Project Manager on a regular basis to support transparency and early issue resolution.

Corradino provides monthly project status reports documenting progress by task and percentage of work completed. Invoices are submitted monthly, along with project status reports, and are supported by individual timesheets. Weekly internal coordination provides additional checkpoints to address issues as they arise. The Project Manager is responsible for ensuring compliance with all contract requirements, and all team members, including subconsultants, are required to follow Corradino’s established quality control procedures to support on-time, on-budget delivery while minimizing disruption to the community.

✦ QA/QC Process

Corradino applies a structured quality assurance and quality control process to all deliverables. QA/QC procedures are incorporated into project schedules and budgets and distributed to all subconsultants to ensure consistent application before submittal to Corradino for final review before delivery to the City.

Each assignment includes a designated QA/QC reviewer who is independent of the Principal in Charge, Project Manager, and Task Managers. As Principal in Charge and Contract Manager, Mr. Corradino and Ms. Lopez oversee QA/QC functions for this contract and assign the appropriate technical expert for each project. Reviews are



conducted at defined milestones and evaluate document organization, clarity, technical accuracy, analytical consistency, and responsiveness to project objectives and scope requirements. In addition, monthly effort tracking reports are reviewed by project to support quality assurance and budget control.

✦ Philosophical Approach: Urban Planning And Design Philosophy

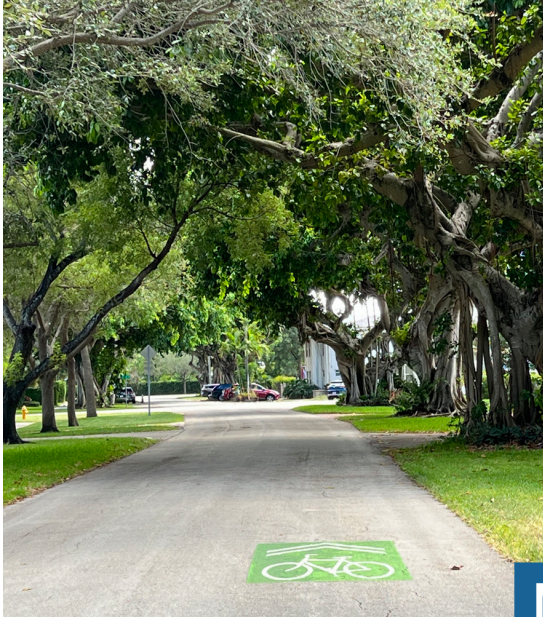
Corradino’s planning approach emphasizes clear communication, data-driven analysis, and effective public engagement. The firm supports municipal decision-making by translating technical planning and engineering concepts into clear, understandable information for elected officials, staff, stakeholders, and the public.

Planning and design services integrate quantitative analysis with community input to evaluate neighborhood context, development patterns, and infrastructure conditions. Corradino applies an interdisciplinary approach to comprehensive and strategic planning initiatives, integrating land use, urban design, transportation, and infrastructure considerations to support coordinated, implementable outcomes consistent with community goals and regulatory requirements.

SIMILAR PROJECTS

CORRADINO

ENGINEERS · PLANNERS · PROGRAM MANAGERS



**MIAMI SHORES VILLAGE
INTERIM PLANNING SERVICES AND CODE REWRITE**

Client Name
Miami Shores Village

Address
10050 NE 2nd Avenue
Miami Shores, FL 33138

Contact Person
Esmond K. Scott
Village Manager

Phone Number 305.754.6437

Email ScottE@msvfl.gov

Project Start Date 05/2024

Project Completion Date Ongoing

Contract Type Professional Services

Project Cost + \$100,000

Role Prime

Scope of Service
Interim Planning and Code
Rewrite Services

Corradino is responsible for the overall administration, management, and operations of the Village’s Planning, Zoning, and Resiliency Department. As the Interim Director, Corradino is responsible for overseeing technical site plan reviews, interpreting the code of ordinances and comprehensive plans, managing departmental logistics, and processing development applications, resolutions, and ordinances through the public hearing process.

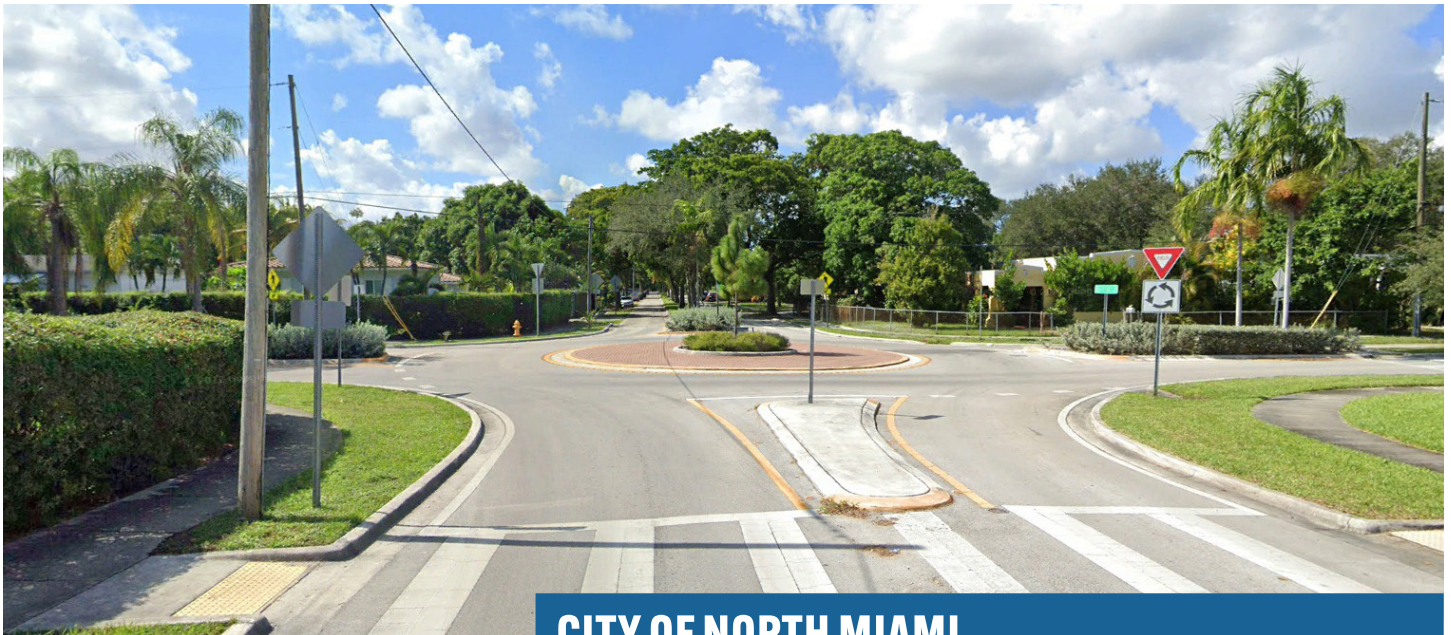
Corradino closely collaborates with the Village Council, Planning and Zoning Board, Village Manager’s Office, and community stakeholders on all planning and zoning matters. The firm played a key role in the adoption of a contentious text amendment to the CR District code, which established a development pathway for approximately 23 acres of land owned by Barry University. This amendment supports the proposed construction of a 277-unit townhouse residential subdivision.

In an effort to preserve the character of Miami Shores, Corradino facilitated over 23 hours of community engagement workshops over six months, ultimately building consensus and guiding the amendment to approval. The firm is also assisting in organizing a new series of public input workshops focused on proposed amendments to the code text for the single-family residential “R” District regulations.



CORRADINO

ENGINEERS · PLANNERS · PROGRAM MANAGERS



**CITY OF NORTH MIAMI
GENERAL PLANNING AND ENGINEERING**

Client Name

City of North Miami

Address

776 NE 125th Street
North Miami, FL 33161

Contact Person

Derrick Cook, AICP - *Community Planning & Development Director*

Phone Number 305.893-6511 ext. 19001

Email dcook@northmiamifl.gov

Project Start Date 2016

Project Completion Date 2019

Contract Type Work Order Based

Project Cost \$500,000

Role Prime

Scope of Service

Roadway, Traffic and Transportation Engineering | Water/Wastewater Engineering | Urban Planning & Design | Environmental Engineering | Landscape Architecture

The multiple assignments we have received under this contract are as follows:

- Optimizing NOMI Express Routes, Connections, and Technology (Technical Memorandum)
- West Dixie Highway Green Trail Conceptual Design
- NE 4th Avenue and NE 127th Street Roundabout Design and Construction Administration
- NE 10th Avenue and NE 123rd Street Roundabout Design and Construction Administration
- Iron Manors Fountain Improvements
- Liberty Park Improvements



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ENGINEERS · PLANNERS · PROGRAM MANAGERS



**CITY OF SOUTH MIAMI
GENERAL PLANNING CONTRACT**

Client Name
City of South Miami

Address
6130 Sunset Drive
South Miami, FL 33143

Contact Person
Genaro "Chip" Iglesias - *City Manager*

Phone Number 305.668.2510

Email chip@southmiamifl.gov

Project Start Date 1999

Project Completion Date Ongoing

Contract Type Work Order Based

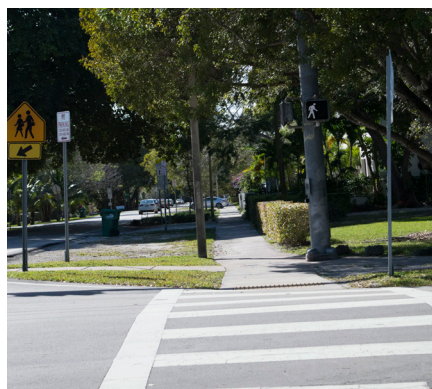
Project Cost Varies

Role Prime

Scope of Service
General Planning, Development Review, Special Studies, Staffing, Traffic, Transit, Bike, Pedestrian

Corradino served as the Interim Planning Director in 2022 and has continued since as planning and zoning consultant to the Director. During that time, we performed the Evaluation and Appraisal Report-based Comprehensive Plan update, along with implementing amendments to the Transit-Supportive Development District zoning, and complementary City-sponsored amendments to implement: live-work, off-campus student residences, urban townhouse typologies, accessory dwelling units, and modernize single-family regulations. The downtown code amendments, carefully calibrated to address market demand and protect existing neighborhoods, have stimulated the application of over 8 major developments from 6 stories to 33 stories, with approvals and construction of over 2,500 new mixed-use residential units.

This ongoing effort includes working integrally and daily with multi-departmental staff, the legal team, City Manager, Mayor, and commissioners. We staff all plan reviews, major development negotiation and review, the Design Review Board, Historic Preservation Board, Planning Board, and all zoning-related City Commission actions.



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ENGINEERS · PLANNERS · PROGRAM MANAGERS



**TOWN OF CUTLER BAY
GENERAL PLANNING SERVICES**

Client Name

Town of Cutler Bay

Address

10720 Caribbean Boulevard, Suite 105
Cutler Bay, FL 33189

Contact Person

Rafael Casals - Town Manager

Phone Number 305.234.4262

Email rcasals@cutlerbay-fl.gov

Project Start Date 2007

Project Completion Date Ongoing

Contract Type Work-Order Based

Project Cost Varies

Role Prime

Scope of Service

General Services | On-Call Development Review | Transportation | Comprehensive Planning | Engineering Design & Construction Management

Corradino provides a variety of transportation, planning, and general services for the Town of Cutler Bay that include:

- Site Plan Reviews
- Land Development Regulation Review and Amendments
- Comprehensive Planning
- Public Involvement and Consensus Building
- Data Collection
- Level of Service Determination
- Travel Demand Forecasting
- Alternatives Analysis and Evaluation
- Preparation of Maps, Reports, and Presentations

Since its incorporation in 2005, Corradino has acted as the town’s initial Planning Director, Planning Staff, and Transportation Consultant. Corradino developed the Town of Cutler Bay Comprehensive Plan, Land Development Regulations, Bicycle and Pedestrian Master Plan, Transportation Master Plan, and Complete Streets Corridor Analysis, among other studies. Through a series of detailed and highly graphic reports and presentations, Corradino has built consensus on a list of projects for inclusion into the town’s Capital Improvement Program. We continue to serve as the town’s General Planning Consultant assisting with various tasks.



CORRADINO

ENGINEERS · PLANNERS · PROGRAM MANAGERS



**TOWN OF SURFSIDE
GENERAL PLANNING SERVICES**

Client Name
Town of Surfside

Address
9293 Harding Avenue
Surfside, FL 33154

Contact Person
Mario A. Diaz, MPA, ICMA-CM
Town Manager

Phone Number 305.861.4863 Ext. 225

Email mdiaz@townofsurfsidefl.gov

Project Start Date 04/2024
Project Completion Date Ongoing

Contract Type General Services & Cost Recovery

Project Cost Ongoing

Role Prime

Scope of Service
General Planning Services, Augmented Staff, Engineering Design

General planning services include providing professional planning leadership and administrative support for the Town’s planning and zoning functions, including services typically performed by a Planning Director. Responsibilities include overseeing development review processes; reviewing permits, site plans, and entitlement applications for consistency with the Comprehensive Plan and Land Development Code; coordinating interdepartmental and external agency reviews; and conducting zoning inspections.

Services also include preparing updates to the Comprehensive Plan and Land Development Regulations, responding to zoning inquiries, assisting applicants and residents with planning processes, and providing staff support to the Planning and Zoning Board through preparation of staff reports, agenda coordination, and presentation of planning recommendations. These services ensure that development activities are reviewed efficiently and in compliance with adopted policies, regulations, and applicable state and county requirements.



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ENGINEERS · PLANNERS · PROGRAM MANAGERS



CITY OF SUNNY ISLES BEACH GENERAL PLANNING SERVICES

Client Name

City of Sunny Isles Beach

Address

18070 Collins Avenue
Sunny Isles Beach, FL 33160

Contact Person

Amy Canales, AICP
Planning & Zoning Director

Phone Number 305.792.1757

Email acanales@sibfl.net

Project Start Date 2022

Project Completion Date Ongoing

Contract Type General Planning

Project Cost
Work Order Based 300,000+

Role Prime

Scope of Service
General Planning | Engineering

Corradino provides general planning services, as well as transportation planning as needed. Corradino staff serves as in-house staff for the Planning and Zoning and Building department and attends meetings for development review as needed, and provides building permit reviews and inspection services. Mr. Corradino is the Principal-in-Charge with Ms. Lyon serving as the Project Manager and task manager for this contract. Ms. Yurubi performs in-house services and Mr. Alvarez serves as the transportation planner performing work order based analysis of the Trolley system.



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ENGINEERS · PLANNERS · PROGRAM MANAGERS



**VILLAGE OF PALMETTO BAY
GENERAL PLANNING SERVICES**

Client Name
Village of Palmetto Bay

Address
9705 East Hibiscus Street
Palmetto Bay, FL 33157

Contact Person
Nick Marano - Village Manager

Phone Number 305.259.1234

Email nmarano@palmettobay-fl.gov

Project Start Date 2017
Project Completion Date Ongoing

Contract Type Varies

Project Cost \$144,000 annually

Role Prime

Scope of Service
General Services | On-Call
Development Review | Transportation
(Traffic, Transit, Parking) | Growth
Management | Embedded Staffing

Corradino’s staff works seamlessly with village staff and management as the village’s Planning and Zoning Division. Mark Alvarez, the village Planning and Zoning Director, leads the work. Corradino has performed:

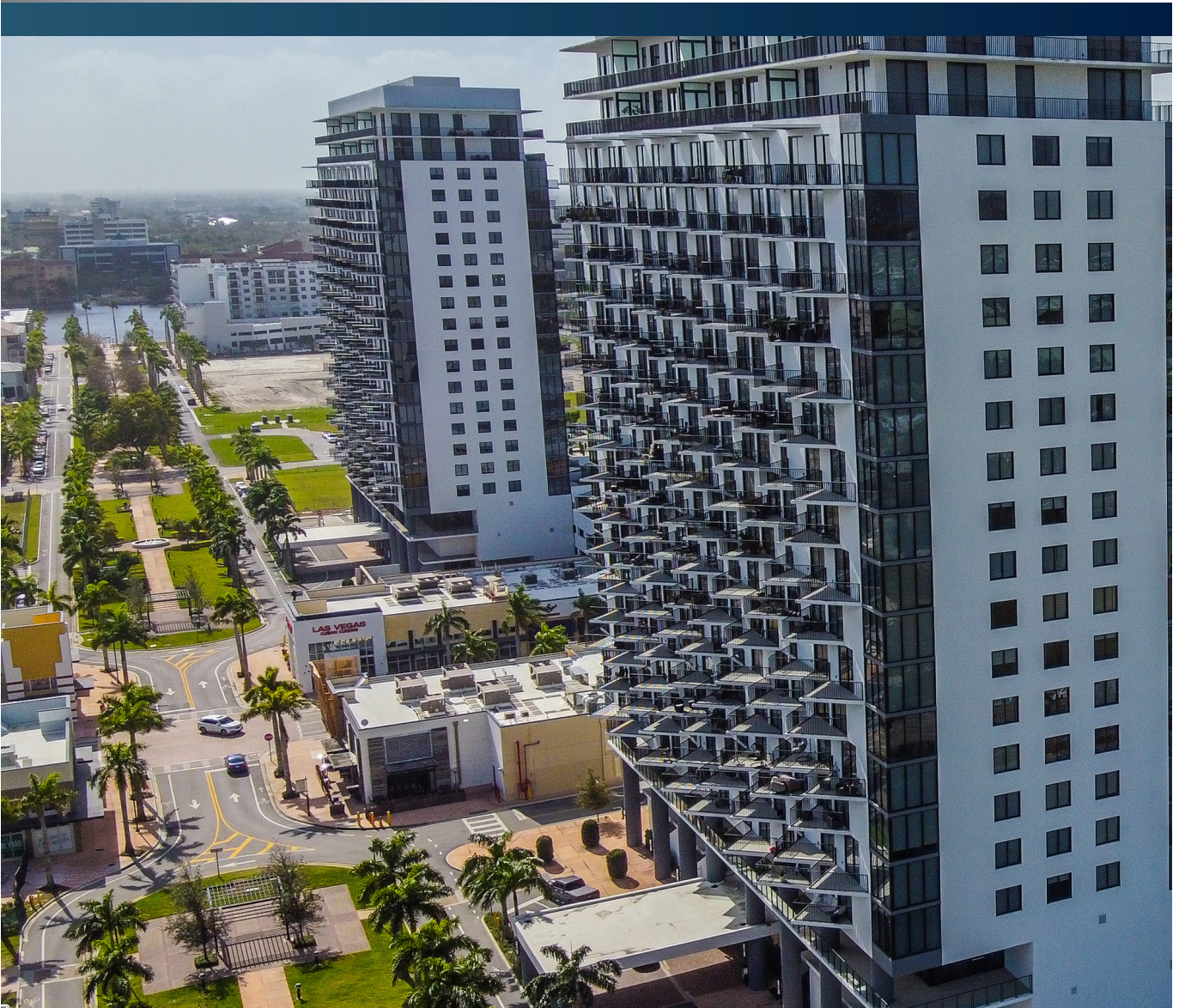
- Review public hearing applications, negotiate with applicants, and make recommendations for council decisions
- Review and make determinations for administrative variances and administrative site plan reviews
- Review traffic studies provided by development applicants
- Review infrastructure impacts, compatibility, and consistency of proposed development
- Review development request zoning histories to assure compliance with prior covenants and other restrictions
- Make determinations for unusual uses
- Respond to zoning questions and zoning verification requests
- Review and recommend small-scale Future Land Use Map change requests
- Review and recommend zoning map change requests
- Develop zoning ordinance text changes, including changing variance processes and permitting medical marijuana uses
- Develop and implement Mobility Impact Fee
- Develop and recommend major Future Land Use Map and Comprehensive Plan text amendments, including for the village’s 200-acre Downtown District
- Represent the village in zoning-related litigation and administrative hearings

Corradino’s planning and zoning staff works to ensure that the planning and zoning functions can effectively move development forward while addressing the preservation needs of the village residents and navigating through to equitable consensus among residents, business owners, investors, and elected officials.

CITY OF DORAL

RFQ NO. 2026-04 GENERAL PLANNING AND ZONING CONSULTING SERVICES

TAB 3.3 ORGANIZATIONAL CHART

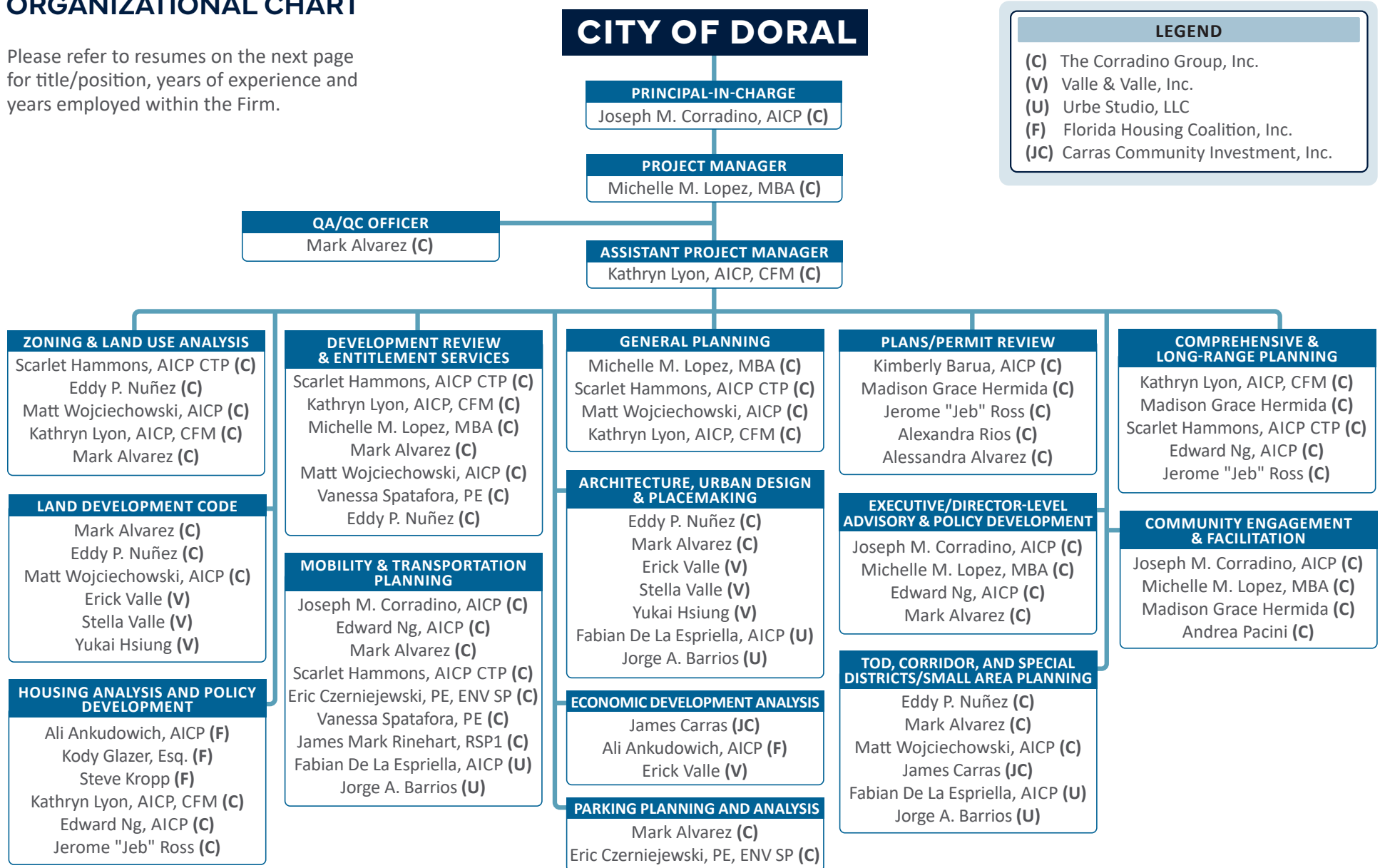


CORRADINO

TAB 3.3 ORGANIZATIONAL CHART

ORGANIZATIONAL CHART

Please refer to resumes on the next page for title/position, years of experience and years employed within the Firm.





CORRADINO



**JOSEPH M.
CORRADINO, AICP**
PRESIDENT AND CEO

Mr. Corradino is the President and CEO of The Corradino Group, Inc., where he oversees the company's urban planning operations. These operations provide local governments with land use, transportation, management, and staffing services. Mr. Corradino and his firm specialize in developing strategic and comprehensive plans and land development regulations related to land use. Corradino's approach to transportation focuses on multimodal planning and comprehensive master plans that incorporate various modes of transport, including automobiles, transit systems, bicycles, and pedestrian pathways. From a management and staffing perspective, Mr. Corradino and his firm provide staffing solutions at all levels of the organization, ranging from the Director of the Development Services Department to the Zoning Administrator.

With over 30 years of experience, he has consistently advocated for integrating transportation planning and land use. He has closely collaborated with local governments to preserve their communities' unique character while enhancing residents' quality of life. This work involves developing and refining comprehensive plans, zoning codes, and transportation master plans. His efforts have provided valuable services to various cities, counties, planning organizations, and other agencies. Through this work, he has built a strong reputation within individual communities. Joe Corradino deeply understands what it takes to succeed in this field, where local municipalities make land use decisions while larger governments oversee transportation. He has served in government for nearly two decades as an appointed and elected official, and currently holds the position of Mayor of Pinecrest. Few consultants possess this unique perspective.

Mr. Corradino has been honored with six awards from the American Planning Association. He previously served as the Chairman of the Village of Pinecrest Planning Board and is currently the Mayor. He has also been involved with the Miami-Dade County Transportation Planning Organization (TPO), the Citizens Transportation Advisory Committee (CTAC), and the Development Permitting Advisory Committee (DPAC). Additionally, he served as the Chairman of the Gold Coast Chapter of the American Planning Association. As a planning consultant, he has worked with various municipalities, including Homestead, Cutler Bay, Palmetto Bay, South Miami, Miami, Miami Beach, Aventura, Sunny Isles Beach, Doral, Miami Gardens, and Hialeah.

EXPERIENCE

- **City of Homestead, Development Services Department, Homestead, FL | Planning Director** - Corradino provided professional planning services to the City of Homestead on an ongoing basis. Mr. Corradino oversaw the Building Department and Planning/Zoning Department on a consulting basis. He was responsible for managing the City's Comprehensive Plan, Land Development Code, and Historic Preservation. Mr. Corradino managed the processing of all development applications.
- **City of South Miami, Planning Department, South Miami, FL | Planning Director** - Corradino provided professional planning services on an ongoing basis to the City. Mr. Corradino assisted in managing the planning department,

YEARS OF EXPERIENCE

31

YEARS WITH THE FIRM

28

EDUCATION

- MA, Community Planning, University of Cincinnati, 1992
- BA, Geography, Villanova University, 1990

PROFESSIONAL REGISTRATIONS

- American Institute of Certified Planners No. 012032
- Mayor, Village of Pinecrest, FL, 2016–Present
- Vice Mayor, Council Member Village of Pinecrest, FL, 2006–2014
- Miami-Dade MPO, Transportation Planning Council, 2009–2016
- Miami-Dade County, Development Permitting Advisory Committee, 2005–2007
- Chairman of the Board, American Planning Association; Gold Coast Section Executive Board, 2005–2007
- Chairman of the Board, Board of Directors Chamber South, 2006–2016
- Chairman of the Board, Doral Business Council, 2005–2007

AWARDS

- APA Award for Outstanding Achievement: Transportation Concurrency Management Areas
- APA Award for Outstanding Mobility Project: Palmetto Bay Transportation Master Plan
- FRA Award: Hialeah Transportation



including overseeing development review applications, presentation of projects to advisory boards and the city council, comprehensive plan amendments, zoning code amendments, and special projects.

- **Village of Islamorada, Planning and Zoning Department, Islamorada, FL | Planning Director** - As Interim Planning Director, Mr. Corradino helped the Village process and clear a backlog of over 300 building permits accumulated in recent months during the recovery from Hurricane Irma. The backlog also included numerous stalled planning applications. As part of the planning team, Mr. Corradino quickly learned the Comprehensive Plan, the Zoning Code, and many planning regulations and laws specific to the Florida Keys. During this time, Mr. Corradino successfully restored the department to a functional level while streamlining processes to improve efficiency.
- **Miami-Dade County TPO, SMART Plan Analysis of the North Corridor, Miami, FL | Principal-in-Charge** - Corradino was solely responsible for analyzing the North Corridor, conducting system-wide modeling and STOPS modeling, as well as the overall financial analysis. The SMART Plan aimed to advance a program of rapid transit and supporting projects across six corridors to address mobility needs. Additionally, a Bus Express Rapid Transit (BERT) network was planned. Implementing the SMART Plan required identifying the goals and priorities of the Corridor communities that would support and ultimately fund the services, assessing existing conditions, and analyzing future conditions. This work included a thorough examination of funding mechanisms to develop effective implementation strategies.
- **Miami-Dade County TPO, General Planning Services Contract VIII, Miami, FL | Principal-in-Charge** - In 2023, Corradino began collaborating with the TPO to update the Downtown Miami Transportation Master Plan, extending its planning horizon to 2045. This initiative employed a comprehensive and multifaceted approach to incorporate community feedback, assess evolving conditions, and integrate new technologies into the document updates. A central component of the project involved extensive public outreach. By using digital mapping software, residents identified and commented on specific areas of concern directly on an online public map. Additional tools, such as Mentimeter and custom surveys, further enabled stakeholders to provide real-time input on proposed initiatives and maintain complete transparency. The project team also conducted one-on-one interviews with resident groups, police, and various agency representatives involved in transportation development in Downtown Miami, supported by on-site visits that offered firsthand insights into existing conditions.
- **Miami-Dade County TPO, SMART Plan North Corridor General Planning Services, Miami, FL | Principal-in-Charge** - Recognizing that transit-supportive land use plays a crucial role in the success of major rapid transit investments. This work order aimed to develop a Land Use Plan for the North Corridor of the SMART Plan, supporting transit. The North Corridor study focused on delivering premium transit along SR-9/SR-817/NW 27th Avenue. The corridor extended 13 miles from the Miami-Dade/Broward County Line to the Airport Expressway along NW 27th Avenue. It served historically underrepresented, low-income communities, providing an opportunity for improved access to jobs while establishing a key regional mobility link to the area's job centers, stadium district, and higher education institutions.
- **Miami-Dade County TPO, SMART Plan North Corridor Economic Mobility & Accessibility, Miami, FL | Principal-in-Charge** - The project included public on-street transit stations and stops located along the corridor. The study considered public and private facilities adjacent to or off the corridor, where potential park-and-ride and transit terminals (including the Miami-Dade College North Campus) were to be evaluated. The study of the southern project limits included consideration of two major terminals: the MIC and the proposed Downtown Miami Intermodal Terminal at Government Center, accessed via the Martin Luther King (MLK) Jr. Metrorail Station, located at NW 27th Avenue and NW 64th Street. Several studies conducted by DTPW, the Miami-Dade Transportation Planning Organization (TPO), and other partner agencies have been completed in recent years.
- **Miami-Dade County TPO, First-Mile/Last-Mile Mobility Study, Miami-Dade County, FL | Principal-in-Charge** - This study evaluated the state of First-Mile/Last-Mile (FLM) mobility strategies and infrastructure nationwide. Beyond reviewing best practices for transference to the Miami-Dade area, the study explored basic urban travel demand assumptions, infrastructure characteristics, and mobility delivery models to develop a basis for a ground-up understanding of how and when to implement different FLM strategies based on development contexts and primary corridor transit characteristics.
- **Miami-Dade County TPO, Evaluation of Multimodal Options in South Miami-Dade County, FL | Principal-in-Charge** - This project evaluated multimodal options in South Miami Dade, between Kendall Drive and Florida City, an area of approximately 200 sq. mi. The analysis included review of land use, existing transportation infrastructure, growth areas and their impacts on the future transportation network, leading to recommended roadway, pedestrian, bicycle, and transit projects. Key locations in South Miami-Dade that serve as natural junctions and needed to be further evaluated for transit-oriented development were also studied with recommendations for projects focused on the corridors between these hubs and the pedestrian and bicycle networks within each hub. In addition to developing new roadway connections, the report recommended approximately 10 new local circulator bus routes and bus lines and an expansion of the regional bicycle network.



Ms. Lopez has more than 20 years of experience in land use planning, transportation, and real estate development, working for both the private and public sectors. As a General Planning Consultant, she provides land use planning and transportation expertise to various municipal clients and the local School District and has directly managed over 250 development and entitlement applications. Ms. Lopez specializes in the analysis of land use issues related to comprehensive plans and long-range planning, land development regulations, real estate development, due diligence, site planning and entitlement reviews. Her experience also includes developing and managing project teams, preparing zoning regulations, drafting ordinances, preparing studies for eminent domain, drafting technical staff memos and presenting recommendations, assisting with transportation master plans, and providing code interpretations for municipal clients. She manages numerous planning projects for Corradino's municipal and agency clients, including the City of Homestead, where she served as the Deputy Director of Development Services, overseeing the Planning & Zoning, Building Safety, and Business Licensing Divisions, and the City of Doral, where she serves as the Interim Planning Director.

EXPERIENCE

- **Planning Division Manager, The Corradino Group, Inc., Miami, FL | Technical Vice President** - Manages the general business operations of the Planning Division, including marketing, business development, staff utilization, monthly business planning, work-in-progress management, financial reporting and analysis, and the overall growth of the Division. Works with Staff to ensure quality client service and that efficiency is consistent and maintained. Collaborates closely with production, marketing, human resources, senior management and executive management. Works with multidisciplinary staff of professionals to identify and pursue business prospects, coordinating proposals and supporting materials for new business opportunities. Provides technical support to staff and clients, as it relates to land development regulations, comprehensive planning, code interpretations, transportation initiatives, and business management. Manages client deliverables and Division profitability, conducts QA/QC of working drafts, and distributes work to qualified staff and appropriate personnel. Responsibilities include reviewing proposals, hiring personnel, contract negotiations, project work planning, coordinating with other Division Managers and Project Managers, supervision of executed work, and ensuring quality and timeliness of deliverables.
- **City of Doral, Interim Director, Planning & Zoning Department | General Planning Consultant** - From April 2024 through February 2026, Corradino was tasked with the overall administration, management, operations and problem solving of the Planning & Zoning Department and its Divisions, including Planning and Zoning and Business Licensing. Ms. Lopez assisted in rebuilding the Department and continues to serve as the City's General Planning Consultant, providing leadership and expertise regarding the City's Comprehensive Plan, land development regulations, development and entitlements review, long range planning, and the preparation and presentation of staff reports and agenda items. She is responsible for assigning and reviewing work of departmental personnel and consultants, as well as administering special projects and issues. She coordinates work activities of multiple City Departments and Divisions, and provides agency coordination for intergovernmental planning activities, and provides support on City initiated projects, including capital improvements, and infrastructure. She also prepares

MICHELLE M. LOPEZ, MBA

TECHNICAL VICE
PRESIDENT | PLANNING
DIVISION MANAGER

YEARS OF EXPERIENCE

20

YEARS WITH THE FIRM

12

EDUCATION

- MBA, Business Administration, Florida International University, 2014
- Bachelors Degree, Public Administration, Minor in Political Science and Certificate in Public Policy, Florida International University, 2011

PROFESSIONAL AFFILIATIONS

- Member, American Planning Association
- Chair, Miami-Dade County Public Schools Community Traffic Safety Team, 2016 - 2022
- Member, Miami-Dade MPO Transportation Planning Council, 2016 - 2022
- Member, Miami-Dade MPO Transportation Planning Technical Advisory Committee, 2016 - 2022
- Member, Miami-Dade MPO Transportation Improvement Plan, 2016 - 2022
- Member, Miami-Dade MPO Long Range Transportation Plan, 2016 - 2022
- Member, Miami-Dade MPO Municipal Grants Committee, 2017 - 2022

PROFESSIONAL CERTIFICATIONS

Real Estate Sales Associate, FL,
No. SL3143948, 2005-Present



and monitors the Department's annual budget, allocation of funds, and capital improvement program.

- **City of Homestead General Planning Consultant, Deputy Director, Development Services Department | Project Manager** - Corradino was tasked with the overall administration, management, operations and problem solving of the Development Services Department and its Divisions, including Planning and Zoning, Building Safety, and Business Licensing. Ms. Lopez provided leadership and technical expertise as it relates to the City's Comprehensive Plan, land development regulations, development and entitlements review, long range planning, and the preparation and presentation of staff reports and agenda items. She was responsible for assigning and reviewing work of departmental personnel and consultants, as well as administering to special projects and issues. She coordinated work activities of multiple City Departments and Divisions, and provided agency coordination for intergovernmental planning activities, and supported City initiated projects, including capital improvements, infrastructure, and Public Private Partnership (P3) projects. She also prepared and monitored the Department's annual budget, allocation of funds, and capital improvement program.
- **Present: Eminent Domain Analyses (Various Clients) | Project Manager** - Manages and reviews the preparation of various needs analysis for eminent domain based on alternatives, comparing land use and zoning, cost, safety and environmental considerations for the City of Homestead and Weiss Serota Helfman Cole & Bierman, P.L
- **Transportation Consultant, Miami-Dade County Public Schools | Project Manager, Miami, FL** - Corradino served as the liaison between Miami-Dade County Public Schools (MDCPS) and the Miami-Dade Transportation Planning Organization (TPO) and provided representation on the TPO's committees. Provided technical analysis of transportation projects and initiatives throughout Miami-Dade County for impacts to the School District and its 439 facilities. She coordinated efforts between MDCPS, Florida Department of Transportation, Miami-Dade County, and incorporated Municipalities for maintenance of traffic required for projects adjacent to MDCPS facilities. She also prepared agenda items for School Board consideration and endorsement.
- **Village of Palmetto Bay Interim Planning Director | Project Manager** - Corradino is tasked with the overall planning, administration, management, operations and problem solving of the Planning & Zoning Division. Ms. Lopez performs professional and managerial oversight of the Division, requiring advanced knowledge of development and entitlements review, long-range planning, and the preparation and presentation of technical staff reports and Council agenda items. She is responsible for assigning and reviewing the work of departmental personnel and consultants, as well as administering to special projects and issues. She coordinates work activities of multiple Village Departments and Divisions, and provides agency coordination for intergovernmental planning activities, and provides support on Village-initiated projects.
- **City of Homestead, FL | Zoning Associate/Planner** - Responsibilities included reviewing applications for site plan and variances and providing staff analysis for community impact and feasibility for administrative approvals for residential, commercial, and industrial developments. Her review included analyzing applications, surveys, plat reviews with support documentation, site plans, landscape and architectural plans for compliance with the city regulations; prepared staff reports and made recommendations to the Development Review Committee (DRC), Planning and Zoning Board, and City Council; and reviewed building permit applications for compliance with zoning, landscaping, and sign codes, comprehensive plan, and adopted ordinances and resolutions. Ms. Lopez also provided technical and professional zoning assistance to the public.
- **BCM Construction Management, Miami, FL | Development/Construction/Estimating Consultant** - Reviewed scopes of work and construction documents for bid. Coordinated project teams for bid response. Developed job estimates for commercial, municipal, and county clients, requests for bid, request for proposal, and request for qualification using historical data, take-off analysis, and subcontractor bid comparisons. Coordinated project teams and maintained competitive bidding practices for negotiating subcontractor proposals. Drafted, issued, and executed contracts, scopes of work, and project schedules. Reviewed awards and contracts for scope of services, scheduling, costs, and legal sufficiency. Maintained database of subcontractor contact information, license and insurance, and resumes, including project history and qualifications.
- **10 Minute Manicure, Miami, FL | Director of Planning & Construction** - Evaluated and recommended site locations for retail and service expansion throughout the US and Canada. Exclusively managed the planning, design, value engineering, and construction of retail, street, mall, and airport locations from conceptual through occupancy. Implemented real estate, planning, development, construction, and facilities operations practices for the franchisee program. Selected, negotiated, and managed contracts for design team, contractors, and fixture vendors. Responsible for the design and development of space plans; the preparation of department and multi-store location construction budgets, schedules, and cost estimates; and the coordination and securing of design and plan approvals, permits, and inspections with airports, landlords, and regulatory agencies. Competitively bid, selected, and negotiated contractors for site construction. Purchased fixtures, furnishings, and equipment component selections, ensuring the company's brand image was maintained corporate-wide. Achieved a twenty percent reduction of production costs through value engineering. Served as on-site project manager, supervising construction, installations, and inspections. Reviewed and approved invoices, tracked change orders, and negotiated pricing. Managed facilities, including existing store life cycles, maintenance, retrofits, and remodels. Developed and maintained knowledge of landlord-tenant and regulatory requirements for design, construction and maintenance of facilities. Worked in conjunction with the marketing team to execute graphics program, including logo, signage, and exterior and interior graphics treatments. Domestic projects developed in: Miami International Airport, South Terminal; John F. Kennedy International Airport, American Airlines Terminal 8, and Delta Airlines Terminal 3; Dulles International Airport, Concourse D; Cincinnati/Northern Kentucky International Airport, Terminals B & C; Blue Grass Airport; South Florida International Airport; Downtown Miami, Miami, FL; Mall of America, Bloomington, MN (Clear Smile Kiosk). International projects developed in Pearson International Airport, Toronto, ON Canada, Piers 1 & 3; Ottawa MacDonald-Cartier International Airport, Ottawa, ON Canada, and West Edmonton Mall, Edmonton, AB Canada.



KATHRYN LYON,
AICP, CFM
SENIOR PLANNER

With 25 years of zoning, land-use, and development planning experience in Miami-Dade and Broward Counties, in both the private and public sectors, Kathryn provides invaluable expertise to navigate the land development process, from site evaluation and due diligence through project completion. As a Planner, GIS Analyst, Zoning Coordinator, Certified Floodplain Manager, Project Manager, and Realtor, Kathryn offers government, commercial, and residential property owners and developers a full range of services at all construction phases, from planning to completion. She also served as an adjunct faculty member at Florida International University.

EXPERIENCE

- **Town of Cutler Bay, Transportation Master Plan Update, Cutler Bay, FL | Senior Project Manager** - Evaluated the city's 2012 Transportation Master Plan, with updates to local LOS determinations, intersection analyses, truck routing, and planning for transit, pedestrian, and bicycle facilities. The analysis included reviewing the city's impact fees and a finalized project list incorporated into the city's Capital Improvements Program.
- **City of Hallandale Beach, FL | Senior Planner** - Perform land use and zoning services including site plan reviews and memos; drafting special exception reports; prepare variance reports for land use requests and development scenarios.
- **Town of Cutler Bay, Community Development Department, Planning and Zoning Division, Cutler Bay, FL | Planning & Zoning Director** - Oversaw complex technical work and created the Comprehensive Growth Management Plan, Land Use Regulations, and other codes related to land use. Supervised department staff and managed professional planning consultants.
- **Village of Palmetto Bay, FL | Senior Planner** - Serve as in-house planner for Building Department performing land use and zoning services including site plan reviews, staff reports and memos. Review applications and prepare variance reports for various land use requests and development scenarios.
- **City of North Miami Beach, Affordable Housing Study, North Miami Beach, FL | Senior Project Manager** - This project addresses the affordable housing issue and needs within the city along with recommendations and edits to the Comprehensive Plan and Land Development Regulations.
- **Town of Cutler Bay, Evaluation and Appraisal Report & EAR Based Amendments, Cutler Bay, FL | Senior Project Manager** - Evaluation and Appraisal Report, periodic analysis of goals, objectives and policies of municipality comprehensive plan required by state law.

YEARS OF EXPERIENCE

25

YEARS WITH THE FIRM

6

EDUCATION

- MBA, Environmental Management, Florida Atlantic University, 2004
- BA, Geography, University of Florida, 2000

PROFESSIONAL REGISTRATIONS

- American Institute of Certified Planners No. 026921
- Certified Floodplain Manager
- Florida Licensed Real Estate Agent License No. SL3265451
- American Planning Association Member
- Florida Planning and Zoning Association Member

AWARDS

- NACO Achievement Award: GIS in Transportation Planning
- FHWA Environmental Excellence
- 2018 FPZA Sustainability Award: Green Master Plan



- **City of Doral, Evaluation and Appraisal Report & EAR Based Amendments, Doral, FL | Project Manager** - Evaluation and Appraisal Report, periodic analysis of goals, objectives and policies of municipality comprehensive plan required by state law.
- **City of St. Cloud, Transportation Element of the Comprehensive Plan, St. Cloud, FL | Senior Planner** - Study the multimodal needs for the city while identifying transportation enhancements to improve connectivity and overall function of the transportation network.
- **Village of Key Biscayne, Evaluation and Appraisal Report (EAR), Key Biscayne, FL | Senior Planner** - Evaluation and Appraisal Report, periodic analysis of goals, objectives and policies of municipality comprehensive plan required by state law.
- **Islamorada Village of Islands, Evaluation and Appraisal Report, Islamorada, FL | Senior Planner** - Evaluation and Appraisal Report, periodic analysis of goals, objectives and policies of municipality comprehensive plan required by state law.
- **Town of Miami Lakes Mobility Fee, Miami Lakes, FL | Senior Planner** - Assisted in the development of the Miami Lakes Mobility Fee to support level of service standards. Perform demographic analysis, changes in growth rates, trip generation rates, and land use changes.
- **Miami-Dade County, Kendall Parkway Analysis, Miami, FL | Senior Project Manager** - Planning Analysis for Phase 3 and 4 of the proposed Kendall Parkway project in western Miami-Dade County to include review of demographics and environmental restrictions.
- **City of St. Cloud, Transportation Master Plan, St. Cloud, FL | Senior Planner** - Development of the transportation master plan to provide appropriate recommendations for adequate provisions to transportation facilities. Identify and multi-modal transportation enhancements.
- **Town of Lauderdale-by-the-Sea, Pedestrian and Bicycle Enhancement Study, Lauderdale-by-the-Sea, FL | Senior Project Manager** - Prepare a study that reviews existing bicycle and pedestrian needs in the town, as well as provide recommendations.
- **Water Supply Facilities Plan Update (Doral, Medley, Cutler Bay, South Miami, Virginia Gardens, Islamorada, North Miami Beach, Homestead, Key Biscayne, Miami Gardens, Palmetto Bay) | Senior Project Manager** - Address the water supply needs of the municipalities and prepare recommendations for level of service standards and edits to Comprehensive Plan Goals, Objectives, and Policies.
- **City of North Miami Beach, Parking Study, North Miami Beach, FL | Senior Project Manager** - This project is an analysis of the existing parking conditions in the City and provides recommendations to implement a paid parking system.
- **Village of Virginia Gardens, ADA Study, Virginia Gardens, FL | Senior Project Manager** - The project consisted of a review of existing village infrastructure and adopted policies and regulations in regard to the Americans with Disability Act. Intersections within the village were analyzed resulting in a deficiencies and action plan report.
- **City of West Park, FL | Senior Planner** - Perform land use and zoning services including site plan reviews and memos; drafting special exception reports; prepare variance reports for various land use requests and development scenarios.
- **City of Homestead, Planning and Development Review Services, Homestead, FL | Senior Planner** - Prepare GIS maps depicting zoning and scope of land use and zoning in question for public hearings. Develop mapping for special projects.
- **City of Sunny Isles Beach, FL | Project Manager** - Prepare GIS maps depicting zoning and scope of land use and zoning in question for public hearings. Develop mapping for special projects. Perform land use and zoning services including site plan reviews and memos.
- **City of Key West, FL | Senior Planner** - Perform land use and zoning services including site plan reviews and memos; drafting special exception reports; Prepare variance reports for various land use requests and development scenarios.
- **City of Hollywood, Office of Planning, Hollywood, FL | Associate Planner** - Comprehensive planning, development review, zoning, historic preservation, site plan review, transportation planning and geographic information system functions; reported preparation and presentation to LPA and associated boards.
- **Town of Medley, Evaluation and Appraisal Report & EAR Based Amendments, Medley, FL | Project Manager** - Evaluation and Appraisal Report, periodic analysis of goals, objectives and policies of municipality comprehensive plan required by state law.



Mark develops practical, holistic, and long-term solutions by integrating land development controls, transportation planning, and infrastructure programming. He brings experience in: land use policy planning, rewriting zoning codes, neighborhood and environmental impacts, first-last mile planning, micro-mobility, transit planning, and capital improvement programming.



MARK ALVAREZ

SENIOR PROJECT
MANAGER

YEARS OF EXPERIENCE

34

YEARS WITH THE FIRM

8

EDUCATION

- Commercial Real Estate Analysis, Massachusetts Institute of Technology School of Architecture & Planning, 2020
- Dispute Resolution Program, Florida State University, 1993
- MS, Civil Engineering, Ohio State University, 1992
- Master of City & Regional Planning, Ohio State University, 1992
- BS, Operations Management, The Ohio State University, 1988

CERTIFICATIONS

- Professionalism & Ethics for Lobbyists, Florida International University, 2018
- Pedestrian & ADA Safety Program, Florida Department of Transportation, 1992

BOARD APPOINTMENTS

- Southeast Florida Clean Cities Coalition, 2014–2017
- City of Miami Selection Committee, Miami Midtown Trolley Plan, 2004

EXPERIENCE

- **Transit Oriented Development Master Plan, FIU North Campus Biscayne Station Area, North Miami Beach, FL | Project Manager** - Developed a TOD master plan for the planned Northeast Corridor, NE 151st Street Station, including five public workshops and 4 stakeholder steering committee sessions, resulting in mobility and land development master plan with calibrated development metrics for mixed use district as both residential and tech work-spaces to redevelop existing industrial area.
- **City of South Miami, Planning & Zoning Consultant, South Miami, FL | Project Manager** - An ongoing contract to provide professional planning, zoning and redevelopment advise to the City's Development Director, planning staff, and City Atty. Continuing with land use code amendments to support transit-oriented downtown development, Evaluation and Appraisal Report (EAR), and EAR-based Comprehensive Plan amendments, cost-recovery based zoning DRC review of Large-Scale Development applications.
- **Planning & Zoning Consultant, West Miami, FL | Project Manager** - An ongoing contract to provide professional planning, zoning and redevelopment advise to the City's Interim Planning Director, Manager and Attorney. Review all reports to Planning and Zoning Board, provide code amendments as needed, consolidating zoning code from history of ordinances to codify on Muni code, consultation for City regarding major special uses, update to zoning code, Evaluation and Appraisal Report (EAR), and EAR-based Comprehensive Plan amendments.
- **Sustainable Mobility Infrastructure Plan, St. Lucie, FL | Project Manager** - Developing a countywide mobility infrastructure plan which incorporates land use planning, storm-event and sea level rise projections, and transportation forecasting towards revising the County's right-of-way protection map to plan for development, growth and reduce vulnerability to climate change to the horizon Year 2100 using projections in a scenario analysis-based approach.
- **City of South Miami Downtown and Commercial District Code Rewrite, South Miami, FL | Project Manager** - Worked with community, developers, elected officials and administration, rewriting all commercial zoning districts as mixed-use with transitions to residential areas. Implementation included working with City to develop a Land Use Plan Amendment and subsequent zoning amendments.



- **Fort Lauderdale Central City CRA Rezoning, Ft. Lauderdale, FL | Project Manager** - Developed new zoning districts to establish a mixed-use core and establish a local activity center (LAC) with transitional edge areas between residential and commercial corridors. Code included artisan light-industrial uses and live-work units in the mixed-use district to increase commercial space viability. Implementation included working with City to further develop with a Land Use Plan Amendment and subsequent zoning amendments.
- **City of South Miami, Interim Planning & Zoning Director, South Miami, FL | Planning Director** - Provided final review of all development through Environmental Presentation Board (ERP), Historic Preservation Board, Planning Board, and major developments and rezoning hearings for City Commission, including three 10-story mixed use projects, and a new police station.
- **Village of Palmetto Bay, Interim Community & Economic Development Director, Palmetto Bay, FL | Development Director** - Negotiated through from pre-submittal meetings to final approval of all development projects, and liaison among developers, community, and Council.
- **Village of Palmetto Bay, Interim Planning & Zoning Director, Palmetto Bay, FL | Planning Director** - Negotiated through from pre-submittal meetings to final approval of all development projects, rezonings, variances and other permits. Performed two large-scale land use plan amendments, rewrote the Downtown zoning code and amended both business district codes with updated uses, heights and cured inconsistencies.
- **Downtown Zoning District Code Rewrite, Palmetto Bay, FL | Planning Director** - Working with community, developers, elected officials and administration, rewrote Downtown Zoning District code to balance community needs, development markets and charrette-defined vision, and provide more tractable expectations to result in greater certainty for all stakeholders.
- **North Bay Village, Treasure Island Parking Study, North Bay Village, FL | Project Manager** - Collected on-street and off-street parking data using aerial drones, augmented by cordon counts for garages to develop recommendations to address single-family and multi-family residential parking shortage due to legacy non-complying apartments and small lot, high-value homes near commercial and civic uses. Recommendations included public/private partnership parking capacity increases, parking pass programs, and residential zoning solutions.
- **St. Lucie TPO ACES Sustainable Transportation Plan | Project Manager** - Leveraging Bipartisan Infrastructure Law funding, State and County long range plans, developed plan based on TAZ-level scoring criteria, peer review and best practices for the County to prioritize locations, land and infrastructure to locate Intermodal Mobility Hubs to support the future Automated, Connected, Electric and Shared Use mobility network.
- **St. Lucie TPO Micro-Mobility Study | Project Manager** - Using geospatial, roadway network and land use analysis, with market and operational data collection of micro-mobility providers, developed a plan for how and what infrastructure improvements are best utilized, and how regulations can be changed to increase more widespread safe use of micro-mobility for first-last mile, short trips and recreation.
- **Miami-Dade TPO First-Mile/Last-Mile Mobility Study, Miami, FL | Project Manager** - This study evaluated the state of First Mile/Last Mile (FLM) mobility strategies and infrastructure nationwide. Beyond reviewing best practices for transference to the Miami-Dade area, the study explored basic urban travel demand assumptions, infrastructure characteristics and mobility delivery models to develop a basis for a ground-up understanding of how and when to implement different FLM strategies based on development contexts and primary corridor transit characteristics.
- **Miami-Dade TPO SMART Plan, North Corridor Land Use Analysis, Miami, FL | Project Manager** - Performed land development scenario-based planning for transit-oriented development for station areas in the North Corridor for the Miami-Dade County SMART Plan to develop a high-capacity regional transit network, and redevelop compact, sustainable mixed-use corridors that support transit and reduced VMT & GHG objectives.
- **Miami-Dade TPO Bicycle & Pedestrian Data Collection, Miami, FL | Project Manager** - Managed and analyzed data collection for seventy-five 4- and 24-hour bicycle and pedestrian count surveys, consistent with the National Bicycle & Pedestrian Documentation Project, to establish baseline conditions for bicycle and pedestrian facility investment in Miami-Dade County.
- **City of Sunny Isles Beach Comprehensive Operations Analysis, Sunny Isles Beach, FL | Senior Planner** - This effort was underway to determine how to reorient three shuttle services to reduce congestion, better serve school and senior needs, and create viable first-last-mile connections to new rail stations.



Ms. Scarlet Hammons, AICP CTP, specializes in the analysis of land use issues related to comprehensive plans, zoning, and all aspects of the site planning process. She is one of the few planners in Florida to earn the AICP Advanced Certification in Transportation Planning. Her experience also includes preparing zoning regulations, writing comprehensive plans, drafting ordinances, and assisting applicants with the planning process. She has managed numerous planning projects for Corradino's municipal and agency clients. She is currently on the Planning and Design Review Board for the Village of Biscayne Park.

SCARLET HAMMONS, AICP CTP

SENIOR PLANNER

YEARS OF EXPERIENCE

29

YEARS WITH THE FIRM

9

EDUCATION

BA, Urban Studies and Planning,
University of California, 1995

PROFESSIONAL REGISTRATIONS

- American Institute of Certified Planners No. 018949
- Member, Planning and Zoning Board, Biscayne Park, Florida, Present
- Member, American Planning Assoc.
- Member, APA Florida Annual Conference Committee, 2008 & 2021
- Chair, Technical Coordinating Committee, Broward MPO, 2014 - 2016
- Member, Urban Land Institute, Miami Young Leaders Steering Committee, 2011 - 2013
- Chair, Planning and Zoning Board, Surfside, FL, 2011

PROFESSIONAL CERTIFICATIONS

- Certified Transportation Planner
- American Institute of Certified Planners, Advanced
- Certificate in Community Real Estate
- Development, University of So. Florida
- Supervisor Apprenticeship course, Broward County

EXPERIENCE

- **Village of El Portal, General Planning Services, El Portal, FL | Project Manager** - Corradino provides professional planning services on a daily basis and assists with projects such as development reviews, inspections, rezoning, permits, code updates, and other special studies as needed.
- **Town of Surfside, General Planning Services, Surfside, FL | Project Manager** - General planning consultation services, including providing services to assist all departments, the planning and zoning board, and the Town Commission, as well as providing for research, resident inquiries, zoning verification, comprehensive plan updates, building permit reviews, and zoning inspections.
- **Town of Medley, General Planning Services, Medley, FL | Project Manager** - Corradino provides professional planning services on a daily basis and assists with all aspects of the planning department, such as building permits, zoning reviews, inspections, customer service, development reviews, business tax receipt applications, and updates to the comprehensive plan.
- **City of Key West, Planning Services, Key West, FL | Project Manager** - Corradino is providing professional technical assistance to do an independent audit for the development services process, including conducting individual interviews, researching other government processes, and providing recommendations on streamlining the process.
- **City of Hialeah, Transportation Planning Services, Hialeah, FL | Project Manager** - The City was awarded a grant for a First and Last Mile Multimodal Access study focused on reimagining the space under the elevated metrorail transit line in the center of the City as an active space for a multimodal trail. The study focused on one mile surrounding the rail line and made recommendations for bike and pedestrian improvements to this neighborhood.
- **Town of Palm Beach, Transportation Planning Services, Palm Beach, FL | Project Manager** - The Corradino team of planners and transportation engineers is reviewing the traffic impacts of the existing central business area restaurants and evaluating the existing parking supply related to the origin and destination of the traffic to this area of the Town. The study includes collecting traffic and parking data, modeling future growth, and providing a technical memorandum with recommendations.



- **City of West Melbourne, EAR Based Amendments to the Comprehensive Plan, West Melbourne, FL | Project Manager** - Corradino is evaluating and drafting amendments to incorporate into the comprehensive plan.
- **City of Sunny Isles Beach, Interim Planning Director, Sunny Isles Beach, FL | Project Manager** - Corradino provides professional planning services on an as-needed basis including building permit reviews, site inspections and to assist the city to fill a gap between Planning Directors.
- **Village of Virginia Gardens, Land Development Regulations Rewrite, Virginia Gardens, FL | Project Manager** - Corradino serves as the Village's General Consultant assisting with transportation, planning and civil engineering projects. Corradino produced the Village's first major update to the Land Development Regulations since incorporation and recently completed the Evaluation and Appraisal Report.
- **City of Treasure Island, EAR and Comprehensive Plan Update, Treasure Island, FL | Project Manager** - The City of Treasure Island is revising the existing Comprehensive Plan for the first time after 20 years. This update includes drafting a new Property Rights Element to meet State Statutes that just recently went into effect.
- **City of Aventura, Unified Bicycle and Pedestrian Master Plan, Aventura, FL | Project Manager** - The Northeastern part of the county is one of its most-congested areas. The regional roads carry heavy traffic, which is often not highly directional. Aventura realized years ago that it needed to impact the way people moved within the community by providing bicycle, pedestrian, and transit infrastructure within these rights of way. This effort focuses on this multimodal approach and polishing an already well-functioning system.
- **City of Doral, Transportation Master Plan Update, Doral, FL | Assistant Project Manager** - A set of over 50 projects were developed to address the City's continued multi-modal transportation system and advocate for funding of them.
- **City of Fort Lauderdale, Comprehensive Plan Update, Ft. Lauderdale, FL | Assistant Project Manager** - The City of Ft. Lauderdale is revising the existing Comprehensive Plan under 6 platforms: Infrastructure, Public Places, Neighborhood Enhancement, Business Development, Public Safety and Internal Support Platform. The Comprehensive Plan was written with conciseness in mind and is a visual document where applicable, with the end of creating a highly accessible document that can be easily read by citizens, businesses, policymakers, and staff.
- **City of Homestead, General Planning Services, Homestead, FL | Senior Planner** - In 2014, Corradino was tasked with completing the Comprehensive Plan Future Land Use Plan Map amendments, rezoning of City-owned properties in Downtown Homestead, and amending the zoning code to allow for certain public and retail/entertainment facilities. In addition, Corradino handles special projects including annexation analyses, zoning code chapter revisions, a public art master plan, comprehensive plan amendments, and zoning and land use map changes.
- **Village of Key Biscayne Building, Zoning and Planning Department, Key Biscayne, FL | Assistant Project Manager** - Corradino provided professional planning services on an ongoing basis to the Village of Key Biscayne. Ms. Hammons was in charge of administering the Village's Comprehensive Plan and Land Development Code and providing assistance to the public on planning-related matters.
- **City of Key West, EAR Based Amendments to the Comprehensive Plan, Key West, FL | Project Manager** - Corradino created comprehensive plan amendments incorporated into the comprehensive plan.
- **Town of Cutler Bay, Comprehensive Plan, Cutler Bay, FL | Project Manager** - Corradino led the effort to write the Town's Comprehensive Plan, which led to a significant intensification and diversification of the land uses in the Southland Mall area.
- **Town of Cutler Bay, Land Development Regulations, Cutler Bay, FL | Project Manager** - Corradino served as the Town's General Consultant, assisting with transportation, planning and civil engineering projects. Corradino produced the Town's first Land Development Regulations.
- **City of Homestead, Eminent Domain Analysis, Homestead, FL | Planner** - Corradino serves as the City's General Consultant assisting with transportation, planning and civil engineering projects. One product of the work is a needs analysis based on alternatives, comparing land use and zoning, cost, safety and environmental considerations.
- **City of North Miami Beach, Concurrency Review Consultant, Cost Recovery, North Miami Beach, FL | Project Planner** - Corradino reviews the development application data and usage for each concurrency category and compares that against the remaining capacity. Capacity surpluses or deficits are identified and a concurrency report is issued.
- **Village of Palmetto Bay, Safe Routes to Schools Plan, Palmetto Bay, FL | Project Manager** - Corradino performed the Safe Routes to School project for three elementary schools. The analysis included pedestrian, bicycling, and safety of the routes to these schools, with outreach to the community. Corradino recommended route and facility improvements within a 0.5-mile radius of school. Funding applications were also prepared for these projects on behalf of Miami-Dade County Public Schools.
- **City of North Miami, Circulator Route Operational Analysis, North Miami, FL | Assistant Project Manager** - This work entails reviewing the system's routes, headways, management and operations. A passenger survey was conducted to understand not only the stop-by-stop performance of the system, but its ridership preferences. From that data, an analysis is being performed to modify the



CORRADINO



EDDY P. NUÑEZ
URBAN PLANNER

Eddy is a highly experienced urban planning and development professional with over 20 years of expertise in municipal planning, construction management, development entitlements, and architectural design. He brings in-depth knowledge of complex land use issues, including local zoning ordinances, land development regulations, comprehensive plans, master planning, and Developments of Regional Impact (DRIs). Known for his thorough and detail-oriented approach, Eddy offers technical expertise in guiding applicant requests through every phase of the land development process. His work spans site evaluations, due diligence, land use analysis, technical reviews, staff memorandum reports, and crafting ordinances. Eddy holds a CPTED (Crime Prevention Through Environmental Design) certification from Florida Atlantic University and is fluent in both English and Spanish. He is certified in Code Enforcement Levels I–III and is currently preparing for the AICP (American Institute of Certified Planners) certification.

EXPERIENCE

Village of Miami Shores, Miami Shores, FL | Interim Planning Director - Corradino is tasked with the overall administration, management and operations for the Village's Planning, Zoning and Planning, Zoning, and Resiliency Department. Eddy currently serves as the Interim Director, where responsibilities include overseeing technical site plan reviews, interpretation of the code of ordinances and comprehensive plan, managing departmental logistics, and processing development applications, resolutions, and ordinances through the public hearing process. He collaborates closely with the Village Council, Planning & Zoning Board, Village Manager's Office, and community stakeholders on all planning and zoning matters. Eddy played a key role in the adoption of a highly debated CR District code text amendment, which created a development pathway for approximately 23 acres of Barry University-owned land to support a proposed 277-unit townhouse residential subdivision. In an effort to preserve the character of Miami Shores, he facilitated over 23 hours of community engagement workshops spanning six months, ultimately building consensus and guiding the amendment to approval. Eddy is assisting Miami Shores Village with the comprehensive update and rewrite of the single-family Residential "R" zoning district regulations as part of the Village's broader Land Development Code modernization effort. His work includes organizing and facilitating a series of public input workshops to gather community feedback on proposed text changes addressing home size, bulk, scale, and neighborhood compatibility. The initiative seeks to preserve the Village's distinct architectural character while integrating updated planning standards, resiliency considerations, and contemporary development practices.

YEARS OF EXPERIENCE

20

YEARS WITH THE FIRM

1

EDUCATION

- BA, Architectural Studies, Florida International University, 2005

CERTIFICATION/ TRAINING

- CPTED - Crime Prevention Through Environmental Design, FAU course Designing Safer Communities, 2006
- Florida Association of Code Enforcement - Level I, II, III



- **Town of Surfside, Surfside, FL | Urban Planner** - Eddy currently supports the Town Planner by providing expert staff assistance in interpreting the local zoning ordinance and comprehensive plan. His responsibilities include enforcing the adopted land development code, conducting technical site plan reviews, and preparing detailed technical reports for public hearings. He also provides expert analysis on the process for site plan reviews, rezonings, variances, and tentative/waiver plat development request(s). In addition, Eddy is actively assisting the Town's Planning & Zoning Board in facilitating a series of public workshops focused on updating the community's single-family residential design guidelines—aimed at enhancing the quality and consistency of future single-family residential development. Eddy is assisting the Town of Surfside with the comprehensive 2026 update to its Design Guidelines, advancing the document from the original 2007 version. The update refocused the guidelines exclusively on single-family residential development, reorganizing the document to clearly distinguish best practices for renovations and additions from those applicable to new construction. The revised guidelines emphasize preservation and reinvestment in Surfside's "Legacy Homes" (1920s–1970s) while ensuring that new construction and expansions respect the established scale, form, and architectural character of the Town's neighborhoods.
- **City of Homestead, Development Services Department, Homestead, FL | City Planner** - Provided key support to department leadership and oversaw a range of land use and zoning functions. His responsibilities included interpreting and enforcing the city's land development code, supervising staff and consultants, preparing technical reports for public hearings, and managing the review of site plans, rezonings, variances, and comprehensive plan amendments.
- **City of Homestead, Community Redevelopment Agency, Homestead, FL | Assistant Executive Director** - Oversaw a range of community-focused development initiatives. He managed commercial and real estate projects, including first-time homebuyer programs, façade enhancements, and pandemic-related rent subsidies. Eddy directed daily operations, supervised staff and consultants, ensured compliance with federal funding regulations, and prepared annual budgets in coordination with Miami-Dade County. He also led community outreach efforts and acted as a key liaison with interagency partners to advance CRA goals.
- **City of Homestead, Development Services Department, Homestead, FL | Zoning Associate** - Provided critical support in interpreting and enforcing the city's land development code. He conducted complex planning studies, prepared staff reports for public hearings, and reviewed development applications for compliance with city regulations. His work included evaluating comprehensive plans, managing business license applications, and contributing to the long-range planning of key master plans such as the Villages of Homestead DRI and the Commercial Overlay Development District.
- **Authentic Construction, LLC, Miami, FL | Project Manager** - Oversaw the full lifecycle of high-end residential construction projects from bidding to completion. He managed all aspects including permitting, budgeting, subcontractor coordination, material procurement, inspections, and client communication. He played a role in design collaboration, material procurement, and compliance with building codes.
- **City of Doral, Miami, FL | Code Compliance Officer III/Outreach Coordinator** - Ensured adherence to local ordinances and Miami-Dade County regulations. His role involved proactively monitoring both commercial and residential properties, coordinating with Planning & Zoning and Building Departments, and engaging the community through educational outreach and media partnerships. By conducting inspections and facilitating compliance, he effectively supported municipal efforts to uphold building codes and maintain public safety.



Urban planning professional with extensive experience navigating and auditing zoning ordinances, managing development entitlements, and coordinating project teams. Comfortable performing site due diligence, delivering strategic planning recommendations, collaborating on site design, and navigating approval processes. Strong public speaker confident presenting to a wide range of audiences. Eager to engage with municipal staff and regulatory boards to promote project awareness and build community support.

EXPERIENCE

- ▶ Maintain a 100% project approval rate for all submitted development applications in the South Florida market.
- ▶ Led entitlement approval for site plan and code revisions for the 77,000-SF expansion of the Cox Science Center and Aquarium.
- ▶ Updated a 20-year-old Master Plan to align zoning ordinance audit findings with strategic planning recommendations to enhance mixed-use development and redevelopment opportunities, and wrote a complimentary complete streets plan to promote multimodal connectivity.
- **Riviera Beach Corridor Mobility Plan, Riviera Beach, FL | Project Manager** - This study provides a comprehensive assessment of the existing pedestrian, bicycle, transit and vehicular infrastructure within the Riviera Beach CRA. In conjunction with a land use analysis, a preliminary roadway user assessment and safety analysis provide the basis for complete street recommendations with a focus on first- and last-mile connectivity to provide linkages to county and regional transit facilities. The study balances comprehensive analysis with community engagement to ensure a vision that is backed by data and the residents alike.
- **Town of Surfside, FL | Planning Consultant** - Assist the planning department with zoning inquiries from prospective applicants to provide design and compliance guidance. Complete site plan reviews for single family and multi-family development applications. Prepare zoning text amendments to align the ordinance with the community vision, county and state regulations.
- **North Miami Beach Comprehensive Plan Update, North Miami Beach, FL | Planning Consultant** - Assist with the update of the Comprehensive plan, including updating old data, special study area plan references, and maps. Analyze the goals, objectives and policies, and provides recommendation per state statute and accepted planning trends. Analyze neighborhoods for walkability and Bikeability in relation to access to daily goods and services, and provide recommendations to balance land uses and serve a wider range of residents.
- **Miami Gardens Evaluation and Appraisal Report & EAR based amendments, Miami Gardens, FL | Planning Consultant** - Responsible



MATT WOJCIECHOWSKI, AICP

SENIOR URBAN PLANNER

YEARS OF EXPERIENCE

8

YEARS WITH THE FIRM

<1

EDUCATION

- Master of Urban Planning, Wayne State University
- BA, Urban & Regional Planning, Michigan State University

PROFESSIONAL REGISTRATIONS

American Institute of Certified Planners No. 3366

PROFESSIONAL AFFILIATIONS

- Florida Association of Planning
- American Planning Association
- Palm Beach County Planning Congress

TECHNICAL SKILLS

- Microsoft Office Suite
- BlueBeam Revu
- Adobe InDesign

AREAS OF EXPERTISE

Urban & Regional Planning • Zoning Ordinances • Entitlements Research • Development Review • Community Engagement • Project Management • Site Plan Design • Public & Private Development



Mrs. Spatafora has 15 years of engineering experience. She has performed all facets of roadway design and has extensive experience with the Florida Department of Transportation (FDOT), Miami Dade Transportation Planning Organization (TPO), and municipal procedures, including plans production, preparation of specifications, maintenance of traffic, cost estimates, the Long-Range Transportation Plan, SMART program, Municipal Grants, and Development Review Committee reviews. In addition, Mrs. Spatafora has considerable highway, intelligent transportation system, crash data analysis, and safety evaluation experience.

VANESSA SPATAFORA, PE

PROJECT DEVELOPMENT
ENGINEER

EXPERIENCE

- ▶ Perform Project Development and Environment Studies (PD&E)
 - ▶ Analyze and develop alignment alternatives for complex highway improvements projects including typical sections, conceptual plan layouts, maps, drawings, right of way maps and other graphical material.
 - ▶ Analyze various typical section alternates for proposed facilities.
 - ▶ Generate project cost estimates including engineering cost, construction cost, right of way cost and maintenance cost.
 - ▶ Make field inspection trips to collect and accumulate information and/or assist in field studies necessary for the preparation of project development studies, preliminary design, cost estimating and other efforts.
 - ▶ Assist with the preparation of material to be incorporated in project development reports, traffic analysis reports, justification reports, special reports and handout materials. Duties also include assisting in the assemblage of reports, documents and other materials.
 - ▶ Assist with the development of design presentations for public meetings, elected officials and citizens providing the necessary information to assure the public is sufficiently informed on the proposed projects and improvements.
 - ▶ Assist with the preparation of material to be submitted to area planning boards, cities, counties, governmental or other agencies for comments and approval.
 - ▶ Attend and assist with the preparation of public workshops, meetings and hearings.
- **City of Homestead General Planning Services. Homestead, FL | Lead Traffic Engineer** - Traffic Engineer on this continuing services contract for traffic engineering peer review services for multiple developments and redevelopments within the City.
 - **City of North Miami Beach General Engineering and Planning Services, North Miami Beach, FL | Traffic Engineer** - Continuing services contract; Corradino provides general planning and engineering services, and transportation planning as needed. Corradino staff served as in-house staff

YEARS OF EXPERIENCE
15

YEARS WITH THE FIRM
14

EDUCATION
BS, Civil Engineering,
University of Florida, 2009

PROFESSIONAL REGISTRATIONS
Professional Engineer:
Florida No. 77741



for the Community Services department and attended TRAD meetings for development review as required. Additionally, Corradino serves as a peer reviewer for traffic impact analyses.

- **Miami-Dade TPO, SMART Plan General Consultant Services, Miami-Dade, FL | Project Manager** - Served as in-house support staff to assist in the development and administration of the Strategic Miami Area Rapid Transit (SMART) Plan studies. Completed quality control reviews, research and analysis as required to support the Miami Dade TPO staff.
- **City of Homestead, Biscayne Everglades Greenway Traffic Study, Homestead, FL | Project Engineer** - Corradino conducted a Traffic and pedestrian Study for the Homestead Biscayne Everglades Greenway. The study focus was on the three proposed pedestrian crossings just to the south of Canal C-103 bridges/structures located at SW 162nd Avenue, SW 152nd Avenue and SW 147th Avenue. The three pedestrian crossings were analyzed for speed data, projected vehicle, pedestrian and bicycle volumes, operational analysis of roadway segments, sight distance and crash data.
- **City of Aventura, Traffic Engineering Services, Aventura, FL | Project Engineer** - Providing traffic consulting services, acting as Engineer of Record for traffic engineering task work orders. Provided a variety of traffic and transportation engineering services including DRC traffic engineering review, intersection analysis, signalization analysis and design, roundabout analysis and design, roadway level of service analysis, public school traffic operational analysis, city-wide traffic modeling, city-wide traffic count database maintenance, corridor signal timing progression analysis, traffic calming and neighborhood traffic mitigation, responded to citizen inquiries and coordinated the interests of the City with the Miami-Dade County Department of Transportation and Public Works, FDOT District VI and other key stakeholder government agencies.
- **City of Fort Lauderdale, General Traffic and Transportation Engineering and Transportation Planning Services, Ft. Lauderdale, FL | Project Engineer** - Serving as in-house support staff as Transportation and Mobility liaison to the Department of Sustainable Development for traffic reviews for development projects.
- **FDOT D2, I-10/US 301 Interchange PD&E/IMR Study, Duval County, FL | Project Development Engineer** - Responsible for report development, crash data analysis and safety analysis. Interchange improvements; 3 Miles in Duval County, responsible for report development, crash data analysis and safety analysis. Interchange improvements included the construction of a new US 201 northbound to I-10 eastbound on-ramp in the southwest quadrant of the interchange, the reconstruction of the loop ramp in the southwest quadrant of the interchange and the construction of a new two-lane I-10 westbound to US 301 off-ramp in the northeast quadrant of the interchange.
- **FDOT D6, I-75 PD&E/SIMR Study, Miami-Dade County, FL | Project Development Engineer** - Responsible for report development, crash data analysis and safety analysis. Add express lanes; 8.6 miles in Miami-Dade County; responsible for report development, crash data analysis and safety analysis. This project was located in northwestern Miami-Dade County and was approximately 8.6 miles in length, from SR 826 to just north of the Miami-Dade/Broward County Line. The project consisted of the potential addition of reversible/special use lanes, auxiliary lanes, interchange improvements and other transportation enhancements.
- **FDOT D4, I-95 Corridor Express Lanes Feasibility Study, Broward and Palm Beach Counties, FL | Project Development Engineer** - Responsible for report development, crash data analysis and safety analysis. 65 Miles in Broward and Palm Beach Counties; a planning study for the development of managed lanes, ramp improvements, interchange modifications, evaluation of ITS technologies, and other types of transportation improvements covering the I-95 corridor throughout Broward and Palm Beach Counties, Florida.
- **PBS&J, Orlando, FL | Engineer I, Transportation Graduate Program** -
 - ▶ Trained in the areas of ITS, Tolls, and Roadway Design. Major emphasis of training was in ITS and Roadway Design.
 - ▶ Assisted in the preparation of roadway plans for US 27 from North of Lake Road to North of Cluster Oak Drive design/build proposal.
 - ▶ Assisted the Project Manager in coordinating stakeholder workshops. Attended workshops and prepared minutes and action items.
 - ▶ Prepared 30/60/90 plans for all phases of the Sarasota ATMS project. Developed quantity and pay items list during different stages of this design. Assisted in field reviews held to obtain information necessary to develop the ATMS design.



Ms. Barua has over sixteen years of planning experience in various communities in South Florida. Her expertise spans from community redevelopment agencies to villages and cities. Her experience ranges from community shuttles to RFP preparation, site plan review, and variance processes.



KIMBERLY BARUA, AICP

URBAN PLANNER

YEARS OF EXPERIENCE

16

YEARS WITH THE FIRM

4

EDUCATION

- MURP, Urban and Regional Planning, Florida Atlantic University, 2008
- BA, International Affairs, Florida State University, 2002

PROFESSIONAL REGISTRATIONS

American Institute of Certified Planners No. 026648

MEMBERSHIPS / AFFILIATIONS

- Miami-Dade Metropolitan Planning Organization, MPO: Citizens Technical Advisory Committee (CTAC) - Former member
- Phoenix Village Planning Council: Current member
- American Planning Organization Arizona Association of Professional Planners (APA-Arizona)

EXPERIENCE

- **Village of El Portal, General Planning Services, El Portal, FL | Assistant Planner** - Reviewed zoning applications for municipal clients along with site plan reviews and variance applications. Worked for the planning, zoning, and building department in the Village of El Portal to address issues and concerns raised by the public and developers regarding zoning issues for commercial and residential projects.
- **City of Key West, General Planning Services, Key West, FL | Assistant Planner** - Corradino provides professional planning services on an as-needed basis and assists with special projects such as rezoning, development review, preparation of RFPs for specialized studies, EAR-based updates to the comprehensive plan.
- **Hollywood Community Redevelopment Agency, Hollywood, FL | Planning and Economic Development Coordinator** - Increased trolley ridership by 40% and trolley budget by \$800,000 through state and county grants. Additional money was used to upgrade the trolley system with a new mobile app, new vehicle GPS units, extended hours, and increased advertising. Managed the CRA community trolley including marketing and outreach efforts, services, expansion of program and budget, obtain and manage transportation grants through FDOT and County agencies. Responsible for transportation coordination between CRA, the City of Hollywood, FDOT, BCT, and SRFTA for establishing and maintaining mobility goals to improve transportation system performance. Community outreach for substantial infrastructure projects. Initiated communication between property owners and private businesses for contractual agreements resulting in streetscape improvements, planning, and zoning reviews for all applicants located within the CRA districts, along with site plan reviews.
- **Hollywood Community Redevelopment Agency, Hollywood, FL | Development Associate** - Responsible for CRA neighborhood improvement grant projects that utilize TIF finances, including informing and recruiting property owners and ensuring grant requirements were met. Identified visual and programmatic impediments contributing to a blighted environment and implemented creative and timely solutions. Analyzed business trends for commercial businesses in downtown Hollywood to be used for potential investors and developers. Developed quarterly business seminars for retailers to improve visibility and marketability.
- **Miami Beach City Hall, Miami, FL | Planning Intern** - Assisted the Planning Coordinator for the North Miami Beach - Miami Modern Architecture evaluation. Wrote, collected, and evaluated data for state grant proposals. Monitored available local, state, and federal grant opportunities. Researched and reviewed historic architectural styles, building construction, and historic preservation/rehabilitation projects for the Planning Department and wrote press releases to the Miami Herald to highlight the Miami Modern Architecture in Miami Beach.



Madison is an urban planner and municipal planning consultant with over four years of experience advising Florida communities on comprehensive planning, land-use policy, and multimodal mobility. She has supported citywide comprehensive plan updates, transportation master plans, and on-call planning services, including serving as acting planning staff. Her work includes development review, policy drafting, public engagement, and coordination with elected officials and regional agencies to implement resilient, people-centered growth strategies.



MADISON G. HERMIDA, MURP

URBAN PLANNER

EXPERIENCE

- City of Doral, Evaluation & Appraisal Report (EAR) and Comprehensive Plan Update, Doral FL | Planner** - Supporting preparation of the City's statutorily required EAR and Comprehensive Plan update through data analysis, policy drafting, interagency coordination, and public engagement. Updating population, land use, housing, infrastructure, transportation inventories, and preparing amendments to multiple elements, including Future Land Use, Transportation, Housing, and Infrastructure. Coordinating development of required map series and technical exhibits with GIS staff and assisting with workshops, public hearings, transmittal documentation, and production of the final adopted plan.
- City of Hallandale Beach, Comprehensive Plan, Hallandale Beach, FL | Consulting Planner** - Providing professional planning support to the City through preparation and implementation of long-range planning and zoning functions. Responsibilities include contributing to the City's Evaluation and Appraisal Report (EAR), analyzing comprehensive plan consistency, and supporting statutory compliance. Previously served as a zoning reviewer for building permits and zoning inspector, reviewing development proposals for compliance with adopted land development regulations and conducting field inspections to verify zoning conformance.
- Town of Medley, On-Call Planning & Zoning Services and Comprehensive Plan Update, Medley, FL | Lead Planner** - Served as primary planning staff for the Town of Medley, providing day-to-day planning director functions including development review, zoning compliance, and policy guidance. Reviewed site plans, rezonings, variances, and comprehensive plan amendments; prepared staff reports, ordinances, zoning verification forms, and site plan approval letters. Conducted zoning inspections and coordinated with applicants, residents, and Town departments throughout the development review process, facilitating meetings and responding to inquiries to ensure compliance with zoning regulations, development standards, and municipal policies. Led updates to the zoning code and comprehensive plan and coordinated intergovernmental review with County and State agencies.

YEARS OF EXPERIENCE

4

YEARS WITH THE FIRM

3

EDUCATION

- MS, Urban and Regional Planning, University of Wisconsin, 2022
- BA, Creative Writing and Geography, Florida State University, 2019

PROFESSIONAL REGISTRATIONS

APA Florida, Gold Coast – Communications Chair, 2023

AWARDS

Jessica Bullen Community Service Award, UW–Madison, Dept. of Planning and Landscape Architecture, 2022



- **Orange County & City of Orlando, Arts & Culture Master Plan Update (“CANVAS Plan”) | Subconsultant** - Conducted code and policy analysis and best practices research to support development of a countywide and citywide cultural arts and public art master plan. Prepared regulatory and policy update recommendations and evaluated opportunities to integrate cultural planning with land use, placemaking, and corridor activation strategies. Coordinated development of asset inventories and corridor exhibits in collaboration with technical staff. Supported short and long-term implementation framework and coordinated with County, City, and consultant partners.
- **Miami-Dade Transportation Planning Organization, Miami Downtown Transportation & Pedestrian Safety Master Plan Update (2045 Horizon) | Transportation Planner** - Supported update of the Downtown Miami Transportation Master Plan to establish a multimodal mobility vision for the 2045 planning horizon. Evaluated prior plan recommendations, reviewed regional transportation programs, and analyzed housing, employment, and model data to identify system needs. Researched emerging mobility technologies and contributed to development of screening criteria and short-, mid-, and long-term improvement strategies. Coordinated preparation of technical memoranda, exhibits, and presentations for agency partners and the TPO Board.
- **City of Panama Beach, CRA Parking and Mobility Plan, Panama Beach, FL | Data Collection and GIS Mapping** - Established existing conditions by collecting and analyzing data related to parking, transit, and mobility within the CRA area. Compiled information on development patterns, land uses, zoning regulations, and near-term development scenarios affecting parking demand and buildout potential. Prepared parking supply inventories using permit records, GIS data, and field verification, and reviewed parking management and pricing for public and shared facilities. Analyzed demographic characteristics, traffic volumes, seasonal patterns, trip generation, and transit service data to assess mobility and parking demand within the CRA area.
- **City of Hialeah, 2050 Master Plan, Hialeah, FL | Planner** - Participated in stakeholder meetings and prepared maps analyzing connectivity, accessibility, transit conditions, and crash severity. Applied a Complete Streets and livable transportation approach to integrate character area plans with the citywide mobility framework and regional county plan. Developed recommendations for gateways, streetscape improvements, and street design policies, including shade and seating elements.
- **City of Tamarac, Comprehensive Plan Update, Tamarac, FL | Planner** - Assisted in facilitating five public workshops to understand better development needs, challenges, and opportunities throughout the City of Tamarac. Corradino developed both short- and long-range goals toward the fulfillment of the community vision. Created visual materials (posters, mapping, infographics) to prompt meaningful discussion and educate the community on feasible standards. We are currently drafting Comprehensive Plan Elements for Education, Conservation, Intergovernmental Coordination, and Capital Improvement, which are to the standard and quality expected by residents, stakeholders, and the city.
- **City of West Melbourne, Comprehensive Plan Update, West Melbourne, FL | Planner** - Updated existing data and analysis pertaining to population projections, land use data, housing data, transportation data, and infrastructure and capacity. Performed a comprehensive review of the Comprehensive Plan Elements for Education, Infrastructure and Capital Improvements, Conservation, and Intergovernmental Coordination. Used GIS mapping to update maps as a resource for policy modification as necessary.
- **Village of Palmetto, Bay Bicycle and Pedestrian Plan Update, Palmetto Bay, FL | Planner** - Completed a bicycle and pedestrian master plan update identifying a basic sidewalk network linking key Village destinations with the countywide Greenway system along the eastern and western boundaries of Palmetto Bay. Developed a hierarchical multi-level bicycle and pedestrian network to serve diverse user groups, including facilities for basic pedestrian connections, local connectivity, commuter access, greenways, and commercial corridors, supported by corresponding policy recommendations.
- **City of Sunny Isles Beach and Village of El Portal, Interim Planning Services, Sunny Isles Beach and El Portal, FL | Planner** - Provided interim planning services to the City of Sunny Isles Beach and the Village of El Portal on an as-needed basis, including building permit reviews, site inspections, and general planning support to assist the municipalities during temporary staffing gaps.
- **City of Homestead, General Planning Services, Homestead, FL | Planner** - Provided general planning services for the City of Homestead, including assistance with comprehensive plan Future Land Use Map amendments, rezonings of City-owned downtown properties, and zoning code amendments to permit public and retail/entertainment uses. Supported special planning initiatives such as annexation analyses, zoning code revisions, public art master planning, and updates to zoning and land use maps. Assisted with ongoing municipal development review assignments.



Jerome is a results-driven planner who brings his expertise through extensive research encompassing public policy, land use planning, environmental law, and sustainable development.



JEROME "JEB" ROSS

URBAN PLANNER

YEARS OF EXPERIENCE

2

YEARS WITH THE FIRM

2

EDUCATION

- MS, Natural Resources, Virginia Tech, 2022
- BA, Geography, University of South Florida, 2019

CERTIFICATIONS

- Graduate Certificate of Global Sustainability, Virginia Tech, 2022
- Professional Preparation in Sustainability Management, Seminole State College of Florida, 2021

EXPERIENCE

- **Miami Shores Village, Zoning Compliance, Development Review, Land Use Regulations, Miami Shores, FL | Interim Lead Planner** - Conducted 695 building permit and site plan reviews, ensuring compliance with zoning codes, land development regulations, and municipal standards. Mr. Ross performed technical reviews of Site Plan applications and prepared staff reports and recommendations for Planning and Zoning Board consideration. Provided zoning guidance to residents, developers, contractors, and design professionals, assisting with project feasibility and regulatory requirements. Mr. Ross also facilitated pre-application and project consultation meetings with property owners and development representatives regarding proposed construction and redevelopment projects and supported Historic Preservation Board and Planning and Zoning Board operations, including clerking duties, meeting coordination, and maintaining official records.
- **City of Hallandale Beach, Department of Sustainable Development, Hallandale Beach, FL | Consulting Planner** - Serve as an Interim Planner assisting the City with performing site plan reviews for minor and major developments and producing staff reports for existing and proposed projects. Also, conduct Zoning Building Permit reviews (307 as of 01/05/2026), ensuring that all applicable city land development codes, ordinances, and Broward County regulations are adhered to. Perform zoning inspections to ensure compliance with approved plans post-construction. Advise department officials on code amendments related to existing needs and new state requirements.
- **City of North Miami Beach, Comprehensive Plan Update, North Miami Beach, FL | Land Use and Transportation Planner** - Helping create a Transit-Oriented-development (TOD) district surrounding the proposed commuter rail station, advising on proper land uses and urban design methods, promoting bike-ped infrastructure, community outreach through numerous public workshops, and assisting with the updating of the city's Comprehensive Plan.
- **City of Hialeah, 2050 Master Plan Citywide Existing Conditions, Hialeah, FL | Urban Planner** - Assisted with the creation of an Existing Conditions Analysis of the city of Hialeah's transportation, mobility, transit, and connectivity status. Provided recommendations on bicycle/pedestrian infrastructure improvements and promoted the need for more environmental conservation and expansion. Helped with the facilitation of public workshops that engaged residents to become a part of the city's visioning process.



- **City of Tamarac, Comprehensive Plan Update, Tamarac, FL | Planning Consultant** - Assisted with the updating of the Future Land Use, Infrastructure, Conservation, and Education elements of the Comprehensive Plan. Drafted new policies for each element based on the findings from the public workshops and the needs of the local government. Incorporated sustainable development aspects throughout the Plan update.
- **City of Dania Beach, Electric Vehicle Ordinance, Dania Beach, FL | Planning Consultant** - Analyzed the existing city code of ordinances and researched best practices across the nation and in other Florida cities to properly draft and create a new electric vehicle charging station ordinance for the city. Incorporated a leveling system to the types of chargers allowed, fire safe practices and building requirements for new developments and within the types of land uses.
- **City of Miramar, COA of Transit System, Miramar, FL | Transportation Planner** - Conducted a comprehensive operations analysis of the city of Miramar's Community Shuttle program. The analysis included extensive data collection of the city, with existing, past, and future models taken into account. Conducted on-site surveys of the transit system that included bus driver and passenger interviews. Attended and hosted public engagement workshops to gather resident feedback. Produced recommendations for the City on how to improve the transit system and drafted new routes that would maximize ridership and improve resident satisfaction.
- **City of Dania Beach, P&Z Consultant Services, Dania Beach, FL | Planning Consultant** - Assisted the Dept of Community Development on various items including, Temporarily In-House Planner work that included building permit reviews, assisting the public with zoning inquiries, and training new hires keeping the Planning and Zoning Division operating during a time of staff transitions. Performed major development reviews that included ensuring the developments adhered to the city's Land Development Code, state and local requirements, and the city's Comprehensive Plan policies. Created new ordinances to update city regulations in response to evolving needs. These ordinances included amendments for Electric Vehicle Charging, Tiny Homes and Micro Housing Development, and Accessory Dwelling Units (ADU's.)
- **City of Miami, Miami Downtown Transportation Plan (2050 LRTP), Miami, FL | Transportation Planner** - Assisted the Miami Transportation Planning Organization in drafting their Downtown Miami Micromobility Master Plan. This involved analyzing the past 2003 Transportation Master Plan and highlighting what recommendations have and have not been implemented. Conducting a feasibility analysis of uncompleted recommendations for their implementation into the 2045 Long-Range Transportation Planning. Researching technologies, innovations, and best practices globally for micromobility improvements that can be implemented in Downtown Miami.
- **City of Panama Beach, CRA Improvement Project, Panama Beach, FL | Urban Planner** - Assisted with the data collection of the parking inventory across all of Panama City Beach by analyzing aerial photography that consisted of low and high season photos at several intervals throughout a workweek day and a weekend day. Compiled the results of the parking data to help provide solutions to the city government.
- **City of North Bay Village, Parking Study, North Bay Village, FL | Urban Planner** - Conducted a comprehensive parking analysis of Treasure Island. Researched the existing and future land uses to determine parking demand in the coming years. Utilized drone data collection to gather hour by hour parking data across the study area. Engaged in public meetings and used survey data to gather resident input. Analyzed the results critically and produced recommendations to the village council on new parking management strategies.



Alexandra Rios is a planner at Corradino, bringing valuable experience from her previous role at the Southeast Missouri Regional Planning Commission. There, she managed solid waste management grants and developed hazard mitigation plans in accordance with FEMA guidelines. With strong analytical skills acquired as an Undergraduate Research Assistant at the University of Illinois, Alexandra supported data collection and GIS mapping for land management. Additionally, she has led STEM initiatives at the Don Moyer Boys and Girls Club and interned with Safe Routes to School, focusing on improving child safety in parks and on roads. Proficient in ArcGIS Pro, RStudio, and AutoCAD, Alexandra is passionate about urban planning and environmental sustainability. She is fluent in Spanish and conversational in Portuguese.

EXPERIENCE

- **Town of Surfside, Planning and Zoning Department, Surfside, FL | Planner** - Responsible for reviewing zoning permit applications and site plan submittals for compliance with the Town Code, coordinating with applicants, consultants, and Town staff during the review process, preparing planning comments and staff recommendations, and assisting with updates to zoning regulations and design guidelines. Alexandra also supports the review of Planning and Zoning Board applications and other development-related items.
- **Southeast Missouri Regional Planning Commission, Perryville, MO | Environmental Planner** - Managed solid waste management grants to enhance regional waste reduction efforts and ensure compliance. Developed and wrote hazard mitigation plans according to FEMA guidelines, improving community resilience to natural disasters through risk assessment and strategic planning. Conducted rigorous data collection and analysis, providing essential insights that informed environmental assessments and project outcomes.
- **University of Illinois at Urbana-Champaign, Champaign, IL | Undergraduate Research Assistant** - Assisted Doctoral candidates by collecting qualitative and quantitative data to aid research. Used GIS spatial mapping to conduct complex data analysis to study land management issues. Computed regional TIF analysis and reported findings to Doctoral Candidates who led the project.
- **Don Moyer Boys and Girls Club, Champaign, IL | Academic Support Associate** - Led over 50 students in hands-on STEM projects that dramatically increased STEM club membership and retention. Created captivating lesson plans that significantly increased student interest in both arts and STEM. Developed and implemented new curriculum that exposes members to a broad range of interesting developmentally appropriate areas such as the arts, education, technology, sports, life skills and leadership.
- **Champaign-Urbana Mass Transit District, Safe Routes to School | Planning Intern** - Performed walking audits of local Champaign-Urbana parks to assess the quality of streets and roads. Collaborated with local park districts and businesses to ensure the safety of children. Designed and implemented surveys to collect statistical data.



ALEXANDRA RIOS

PLANNER I

YEARS OF EXPERIENCE

5

YEARS WITH THE FIRM

<1

EDUCATION

BA, Urban Studies and Planning,
University of Illinois at
Urbana-Champaign

SKILLS

- ArcGIS Pro
- RStudio
- Microsoft Office
- Adobe Suite
- Data Analysis
- Site Planning
- Survey Design
- AutoCAD
- eQuest
- Urban Planning
- Grant Writing
- SketchUp
- Project Management
- Spanish (Fluent)
- Portuguese (Conversational)



Alessandra Alvarez is a dedicated urban planning professional with over 11 years of experience in municipal planning, zoning administration, and regulatory compliance in South Florida. She currently works as a Planner II at Corradino, overseeing planning, zoning, and resiliency efforts. In this position, she conducts technical site plan reviews, interprets land use codes and comprehensive plans, and facilitates public hearings. She works closely with elected officials, local boards, and community stakeholders to promote responsible development and zoning policies. She earned a Master's degree in Public Administration and a Certificate in Geographic Information Systems (GIS) from Florida Atlantic University, along with a Bachelor of Arts in Political Science and History (Cum Laude) from Saint Thomas University. Bilingual in English and Spanish, she offers technical skills in ArcGIS, Microsoft Office Suite, and Adobe software.

EXPERIENCE

- **Village of Miami Shores, Miami Shores, FL | Planner** - Corradino is tasked with the overall administration, management and operations for the Village's Planning, Zoning and Planning, Zoning, and Resiliency Department. Alessandra is a Planner and part of the technical team responsible for overseeing technical site plan reviews, interpreting the code of ordinances and comprehensive plan, managing departmental logistics, and processing development applications, resolutions, and ordinances through the public hearing process. She collaborates with the Village Council, Planning & Zoning Board, Village Manager's Office, and community stakeholders on all planning and zoning issues. Additionally, she assists with public input workshops focused on proposed code text amendments for the single-family residential "R" District regulations.
- **Town of Surfside, Surfside, FL | Planner** - Alessandra supports the Town Planner by providing staff assistance in interpreting the local zoning ordinance and comprehensive plan. Her responsibilities include enforcing the adopted land development code, conducting technical site plan reviews, and preparing detailed technical reports for public hearings. She also assists in the process of site plan reviews, rezonings, variances, and tentative/waiver plat development requests. Additionally, she actively helps the Town's Planning & Zoning Board facilitate a series of public workshops focused on updating the community's residential design guidelines, aimed at improving the quality and consistency of future single-family residential development.
- **Development Services Department, Homestead, FL | Zoning Associate** - Independent worker in the research and analysis of planning and zoning issues and the preparation of planning reports, studies and recommendations regarding land use, zoning regulations, urban design, population trends, community needs and housing. Prepares documents in compliances with the local, county, and state laws. Receives and reviews plans of proposed structures, renovations to existing structures and signage for code compliance. Reviews applications for Business Tax Receipts and performs on-site inspections. Works with general



ALESSANDRA ALVAREZ

PLANNER II

YEARS OF EXPERIENCE

11

YEARS WITH THE FIRM

1

EDUCATION

- **Master in Public Administration**
Florida Atlantic University, Boca Raton, FL | **Certificate in Geographic Information System (GIS)** | Attended the 2017 ESRI Public Sector GIS Conference, West Palm Beach, FL
- **Bachelor of Arts, Political Science and History – Cum Laude Honors**,
Saint Thomas University, FL

SKILLS

- Languages: English and Spanish
- ArcGIS
- Microsoft Word
- Microsoft Excel
- Microsoft Access
- Microsoft Outlook
- Microsoft PowerPoint
- Adobe Reader
- Adobe Photoshop



public in providing information relating to inquiries and related matters include zoning inquiries and zoning verification letters. Supervises and manages the Business License Division: ensures compliance with municipal code, policies and regulations. Develops and implements document processing and records management procedures. Directs, coordinates, schedules and controls the work of the Business License program; supervises, evaluates and trains staff; develops and monitors the business license division budget. Utilizes various computer applications and software packages, enters data and generates reports from a database or network system. Coordinates and participates in the updating of computer files on businesses/licenses; directs the mail out of renewal notices and processing of renewals; initiates the mailing of delinquent notices. Coordinates activities of the City's license program with those of other agencies including the state regulatory agencies; solicits information on businesses operating in the City; conducts and compiles tax collection activities and compliance statistics for business licenses. Participates in multi-agency task force meetings and follow-up; provides customer service and assists with questions regarding rules, regulations, and laws that govern business licensing. Schedules inspections for mechanical, electrical, and plumbing trades for all existing and pending business tax receipt(s). Enforces, explains and interprets pertinent BTR requirements pursuant to City Codes, Florida Statutes, Miami-Dade County regulations and municipal ordinances and resolution. Ensures compliance of all regulations applicable.

Achievements:

- ▶ Obtained Cybersecurity Awareness Certificate for Florida State and Local Government Employees.
- ▶ Attended the Florida Planning & Zoning Association (FPZA) 2023 Annual Conference – Delray Beach, Florida.

● **Development Services Department, Homestead, FL | Planning & Zoning Assistant, Homestead, FL** - Detail oriented and highly responsible work involving the efficient scheduling, recording, maintenance, processing, and understanding of records for the Planning and Zoning Division of the Development Services Department. Input and monitored zoning applications, supporting documents, technical plans, correspondence, staff memorandums, payment collection, and committee meetings minutes both electronic and hard copy. Created and maintained zoning maps via ArcGIS System Software. Communicated and assisted the general public. Prepared, outlined and revised flow charts, graphs and other materials related to zoning. Researched and relevant of new ordinances, rulings, public record request, and other related data at the local and state levels. Analyzed and systematically compiled technical and statistical information to prepare technical reports. Prepared legal notices related to zoning classifications; agenda notices or hearings in the local newspaper, correspondences, and city's website. Attended, presented, and recorded public hearings and committee meetings such as the Art in Public Places Committee, Historic Preservation Board, and Planning and Zoning Board.

Achievements:

- ▶ Participate in the National Historic Preservation, Florida Master Site and ESRI webinar training sessions.

● **Red Design Group, LLC | Office Assistant** - Maintained and performed architectural office operations such as receiving and distributing communications, attended and recorded meeting notes, implementation and organization of filing system, maintained supplies and equipment, picking-up and delivering blueprints, and serving customers/clients on a daily basis. RDG past and present projects/clients includes healthcare (Baptist Health South Florida and Jackson Health System), retail commercial (Burger King Corporation & Franchise and Starbucks), government (GSA, Department of Homeland Security, and US Customs & Border Protection), higher education (University of Miami), residential, and small businesses. Participated and processed in the Miami-Dade County Small Business Enterprise (SBE) – Architectural & Engineering program.

● **Dept. of Public Works & Zoning, City of West Miami, Miami, FL | Clerk Assistant** - Helped old and new business owners in the process of completing their occupational licenses and zoning certificates. Assisted and collaborated with other departments and staffs, such as finance and administration, executive office, city clerk, mayor and city commission, community center, city attorney, planning and zoning, code enforcement, recreational center, and police and fire departments. Performed general bookkeeping work, including processing invoices for payment, preparing requisitions and check requests, and placing orders on public works supplies and rental equipment for the department.

Achievements:

- ▶ 100% collection of the 2010-2011 Occupational Licenses including past due licenses and fees in excess of 5 years.
- ▶ Created and organized a modern/efficient filing system of the city's occupational licenses and zoning certificates.
- ▶ Inputted businesses personal data from hard copy into computer system.
- ▶ Updated client's personal information to the occupational license.
- ▶ Contributed in the launch of the City of West Miami's website.
- ▶ Participated and processed contracts and permits with other municipalities, including road, recreational, water, and electrical permits.

● **City of West Miami, Miami, FL | Intern** - Answered and directed incoming phone calls. Organized and updated the city's business and residential filings. Assisted local residents in processing their city permits. Reported and notified neighborhood complaints and incidents.

Achievements:

- ▶ Received positive evaluations and feedback from city executives thanks to my overall performances in providing hard work, knowledge, and resources to the city and its residents. Was offered and accepted the clerical assistant position for the Department of Public Works and Zoning.



Mr. Ng is the Technical Vice President for Corradino's Planning Department, with experience in transportation, economic development, transit-oriented development, corridor development, and land use planning. An award-winning planner, his work includes demographic analyses, preparation of and updates to comprehensive plans, grant writing, land use code revisions, geospatial planning analyses, GIS mapping, housing analyses, public outreach, and analyses of traffic facilities and operational data. He specializes in interdisciplinary aspects of planning, including placemaking, transit-oriented development, and complete streets/complete network. A planner with national experience, Eddie has worked on projects from California to Michigan to Tennessee and Florida, most recently serving as the Interim Community Development Director for the City of North Miami Beach. Eddie is the President-Elect, American Planning Association Florida Chapter, and was previously the Vice-President for Conference Services for the chapter, as well as the Chair of the American Planning Association, Gold Coast Section. He previously taught the AICP exam preparation course for planners in Miami-Dade, Broward, Monroe, and Collier Counties for seven years and still assists individual planners preparing for the exam today.

EDWARD NG, AICP

TECHNICAL
VICE PRESIDENT

YEARS OF EXPERIENCE

13

YEARS WITH THE FIRM

11

EDUCATION

- Master of Public Policy, University of Southern California, 2012
- Master of Planning, University of Southern California, 2012
- BA, Planning and Public Policy, Rutgers University, 2008

PROFESSIONAL REGISTRATIONS

- American Institute of Certified Planners No. 28927
- APA No. 248674
- APA Florida Executive Committee Member – 2017– Present
- APA Gold Coast Section – Chair; Vice-Chair, Professional Development Officer, Young Planners Group Ambassador (Previous)

GRADUATE CERTIFICATES

- Homeland Security and Public Policy, USC, 2012
- Public Management, USC, 2012
- Real Estate Development, Rutgers, 2011

AWARDS

Outstanding Graduate Student • Leader Award, 2012 • Performance in the MPP Practicum, 2011 SPPD Academic Capstone • LGBT Service Award, 2011

EXPERIENCE

City of Fort Lauderdale, Las Olas Streetscape Corridor Study, Fort Lauderdale, FL | Senior Planner Project Manager - The City commissioned this Streetscape Corridor Analysis along Las Olas Boulevard to further identify opportunities and challenges to provide key components of a vision that will ground the future development of the area. The City of Fort Lauderdale is committed to promoting safe, accessible, multi-modal travel evidenced by its implementation of Complete Streets and Vision Zero policy. As the major thoroughfare connecting Downtown Fort Lauderdale and Central Beach, Las Olas Boulevard must balance moving people efficiently through a balance of transportation needs, inclusive of pedestrian, bicycling, vehicular, and transit modes, with space programmed to safely accommodate other alternative modes of transportation such as scooters. The Conceptual Design included a consensus vision that enhances the branding for the Boulevard and the City's branding as both an international destination and the place for live, work, and play in South Florida. The Conceptual Design created a coordinated, iconic, context-sensitive design for the five distinct character areas.

City of Doral, Doral Boulevard Corridor Study, Doral, FL | Project Manager - Doral Boulevard is a 4.1-mile corridor that runs through the middle of Doral, FL, and is a vital link for the city's businesses to the Florida Turnpike in the west and the Palmetto Expressway in the east. A six-lane roadway, Doral has heavy levels of traffic, with concerns on safety as well. Statistically, over the last 5 years, a serious injury or fatal crash occurred along Doral Boulevard approximately every 27-28 hours. The heavy level of crashes, combined with a lack of multimodal facilities, led the City to engage in a study to reimagine the future of the corridor as a Complete Streets corridor, addressing safety, needed facilities, and retrofit items. This also



includes safety improvements to the intersections. This project included public outreach to establish the vision of the corridor, which was divided up into 3 sections/Phases. Phase I includes a redesign of the eastern portion of the built-up area of the city, including new bike paths, mixed paths, and sidewalk improvements, along with considerations of midblock crossings. Phase II and III, when the study is complete, will include context-sensitive Complete Streets approaches to build new connections for transit and multimodal options, including potential mobility hubs.

- **City of North Miami Beach, Shuttle Comprehensive Operational Analysis, North Miami Beach, FL | Project Manager** - Evaluated the transit circulator system to make ridership recommendations. Analysis included investigating connections with Sunny Isles Beach's circulator. The project reviewed the systems's financial structure and projected demands for the circulator to determine funding for the system. Three new routes were recommended to expand service to underserved neighborhoods within the City. After the adoption of the report, assisted with Phase 2 implementation of two of the new routes to take place in 2017. Implementation resulted in an increase in local ridership from 17,000 to 85,000 in the first year, and to 287,000 by year 3.
- **Miami-Dade County TPO SMART Plan/North Corridor, Miami-Dade, FL | Assistant Project Manager/Senior Planner** - In 2016, the Miami-Dade TPO Governing Board passed the Strategic Miami Area Rapid Transit (SMART) Plan recognizing the community's long-standing desire to advance a program of rapid transit and supporting projects to address the mobility needs throughout Miami-Dade County. As Corradino is solely responsible for the analysis of the North Corridor, system-wide modeling, and STOPS modeling, plus the overall financial analysis, Mr. Ng is responsible for the day-to-day oversight of the various tasks on the project. The SMART Plan is to advance a program of rapid transit and supporting projects in six corridors to address mobility needs. The six SMART Corridors are the North Corridor (NW 27th Avenue), South Dade TransitWay, Tri-Rail Coastal Link (Northeast/ FEC Corridor), East-West Corridor (SR-836), Kendall Corridor, and Beach Corridor. Additionally, a Bus Express Rapid Transit (BERT) network is planned. SMART Plan implementation requires identifying the goals and priorities of the Corridor communities that will support and ultimately fund the services, assessing existing conditions, and analyzing future conditions.
- **Miami-Dade County TPO, Impact of Future Technology on LRTP 2045, Miami, FL | Planner** - This project addressed the development of technology that may impact local transportation and will be included in the 2045 LRTP. Recommendations reviewed CAVs (Connected Vehicle technology), drones, SMART cities, the Internet of Things (IoT), and potential applications in Miami-Dade County. Recommendations also included the framework for a pilot implementation program in Miami-Dade.
- **Miami-Dade County TPO, First-Mile/Last-Mile Mobility Study, Miami-Dade, FL | QA/QC Officer** - This study evaluated the state of First-Mile/Last-Mile (FLM) mobility strategies and infrastructure nationwide. Beyond reviewing best practices for transference to the Miami-Dade area, the study explored basic urban travel demand assumptions, infrastructure characteristics, and mobility delivery models to develop a basis for a ground-up understanding of how and when to implement different FLM strategies based on development contexts and primary corridor transit characteristics.
- **Miami-Dade County TPO, Evaluation of Multimodal Options in South Miami-Dade, FL | Project Manager** - This project evaluated multimodal options in South Miami Dade, between Kendall Drive and Florida City, an area of approximately 200 sq. mi. The analysis included review of land use, existing transportation infrastructure, growth areas and their impacts on the future transportation network, leading to recommended roadway, pedestrian, bicycle, and transit projects. Key locations in South Miami-Dade that serve as natural junctions and needed to be further evaluated for transit-oriented development were also studied with recommendations for projects focused on the corridors between these hubs and the pedestrian and bicycle networks within each hub. In addition to developing new roadway connections, the report recommended approximately 10 new local circulator bus routes and bus lines and an expansion of the regional bicycle network.
- **Miami-Dade County TPO, Aging Road Users Strategic Safety Plan, Miami, FL | Lead Planner** - Evaluated local programs and conditions for drivers, pedestrians, and cyclists aged 65 and older in Miami-Dade County. This study resulted in policies, goals, and objectives that will enhance safety in the region for this population group. Currently, the Miami-Dade TPO has taken the recommendations and is funding follow-up Road Safety Audits at priority sites noted from this effort.
- **Miami-Dade County TPO, Public-Private Partnership Guide (P3), Miami, FL | Senior Planner** - This report addressed Public Private Partnerships (P3) structures and provided guidance to local authorities on opportunities and pitfalls in establishing them. The research included evaluation of both successful and unsuccessful P3s, looking into contributing factors towards their successes and failures.
- **City of Gainesville, 2045 Long-Range Transportation Plan, Gainesville, FL | Project Manager** - Update to the Gainesville Metropolitan Transportation Planning Organization's 2045 Long-Range Transportation Plan. This plan will take a Complete Network/ Complete Streets approach, with modeling and financial analysis to provide a prioritized list of transportation infrastructure projects for Gainesville.



ERIC CZERNIEJEWSKI, PE, ENV SP

DIRECTOR OF TRAFFIC ENGINEERING

Mr. Czerniejewski has 28 years of experience in transportation engineering, traffic engineering, and transportation planning. His work includes traffic studies (corridor, impact, mobility, and parking), signalization and roadway design, and management, design, and permitting of transportation infrastructure projects. He has led and coordinated civil design, construction engineering, and inspection efforts. Relevant experience includes developing the City of Fort Lauderdale's citywide mobility plan; managing mast arm conversions at 35 Broward County intersections; serving as project manager for the Miami-Dade TPO South Dade Transitway corridor; supporting the Broward Commuter Rail/Tri-Rail Coastal Link PD&E corridor analysis and safety review; and serving as Lead Traffic Engineer for nine Broward County adaptive signal control corridors. He has also provided grant management support for numerous public agencies, funding key transportation infrastructure projects.

EXPERIENCE

City of Doral Transportation Planning and General Engineering Services, Doral, FL | Lead Traffic Engineer - Continuing services contract. As the transportation planning and general engineering consultant, Corradino developed the city's first transportation master plan, reviewed developments and traffic impact analysis, created one of the most successful municipal circulator systems, and provided in-house staff to assist in day-to-day planning and engineering functions, including general traffic engineering services. Corradino performed traffic counts, field observations, roadway capacity/level-of-service (LOS) analyses, traffic surveys, road safety analyses, parking and site plan studies/reviews, review of traffic impact analyses of proposed land developments, and more. Consultant completed the Section Eight Traffic Calming Study, NW 112th Avenue and NW 50th Street Signal Warrant Study, and the Doral All-Way Stop Analysis.

City of Doral, Task Work Orders, Doral, FL | Traffic Engineer -

- Section Traffic Calming Study
- NW 112th Avenue and NW 50th Street Signal Warrant Study
- All-Way Stop Control Warrant Study at the intersections of Paseo Boulevard and NW 52nd Street and NW 82nd Avenue and NW 43rd

Broward County Intersection Improvements Prioritization Study Subconsultant, CTS Engineering, Inc. | Traffic/Transportation Engineer -

The project involved starting with the 1,400+ signalized intersections within Broward County and narrowing them to 100 priority intersections using multiple criteria, including crash data, traffic-associated metrics, multimodal information, population growth, and employment. It also involved extensive coordination with the local agency partners. A comprehensive process was developed to assist Broward County in identifying and prioritizing the top 100 intersection locations based on their needs. The next stage of assessment will study these top locations using detailed crash analysis, operational analyses, field reviews, and conduct an engineering feasibility assessment to develop improvement concepts along with cost estimates. The identified improvements will be programmed as projects for implementation utilizing the Broward County

YEARS OF EXPERIENCE

28

YEARS WITH THE FIRM

6

EDUCATION

BS, Civil Engineering, Southern Illinois University, IN, 1997

ACTIVITIES AND SOCIETIES

- American Society of Civil Engineers
- Institute of Transportation Engineers

PROFESSIONAL REGISTRATIONS

- Professional Engineer, FL 58002
- Envision Sustainability Professional Institute of Sustainable Infrastructure (ISI) December 2013–Present

PROFESSIONAL AFFILIATIONS

- ASCE Past Region 5 Governor
- ASCE Broward Past President
- ASCE Transportation Public Policy Committee Past Chair
- ASCE Public Policy and Practice Committee
- ASCE Committee on America's Infrastructure, Member
- ASCE Committee on Sustainability

AWARDS

- ASCE Government Engineer of the Year, 2013
- ASCE Engineer of the Year, 2011



Surtax Funding. Corradino provided scoping reports for two of the top-prioritized intersections located at the Coconut Creek Parkway and Lyons Road, and the Hillsboro Blvd and SR-7 intersections.

- **Mast Arm Conversion Group Phases I&II, Horsepower Electric (Client) | Program Manager** - Responsible for the Design Build professional services associated with the conversion of span-wire supported traffic signals at 35 intersections across Broward County. Consultant along with Horsepower Electric is provided engineering and design services, plans preparation, field survey, utility coordination, permitting, public involvement, coordination with adjoining projects, minor roadway reconstruction and paving, signing and pavement marking, ADA compliant sidewalk reconstruction, traffic signal retiming and optimization, traffic signal design and construction, installation of underground conduit, interconnect cable, video detection, installation of vehicle pre-emption systems, as built record plans, and warranty necessary to provide the traffic signalization improvements in accordance with Broward County and Florida Department of Transportation (FDOT) specifications. This project included peak-hour manual turning movement count data collection, intersection capacity analysis in Synchro, and timing implementation, evaluation and fine-tuning with Broward County Traffic Engineering Division in order to certify the proposed signal operation plan for each intersection.

- **Fort Lauderdale Las Olas Streetscape Corridor Study, City of Fort Lauderdale, FL | Project Manager** - The City of Fort Lauderdale commissioned this Streetscape Corridor Analysis along Las Olas Boulevard to further identify opportunities and challenges to provide key components of a vision that will ground the future development of the area. The City of Fort Lauderdale is committed to promoting safe, accessible, multi-modal travel evidenced by its implementation of Complete Streets and Vision Zero policy. As the major thoroughfare connecting Downtown Fort Lauderdale and Central Beach, Las Olas Boulevard must balance moving people efficiently through a balance of transportation needs, inclusive of pedestrian, bicycling, vehicular, and transit modes, with space programmed to safely accommodate other alternative modes of transportation such as scooters. The Conceptual Design included a consensus vision that enhances the branding for the Boulevard and the City's branding as both an international destination and the place for live, work, and play in South Florida. The Conceptual Design created a coordinated, iconic, context-sensitive design for the five distinct character areas. The traffic analysis included a review of the existing and future 2040 conditions.

- **Town of Palm Beach Downtown Commercial Areas Traffic Study, Town of Palm Beach, FL | Program Manager** - Corradino provided traffic engineering services related to a review of the traffic impact of the existing restaurants in the commercial areas, evaluation of the existing parking supply in the commercial areas and a review of the origin and destination of the traffic traveling into the commercial area daily. The Consultant collected morning and afternoon peak hour turning movement counts on a typical weekday (during school) at 24 intersections within the project radius of influence. Corradino utilized Big Data via Streetlight Insight platform to measure multimodal vehicle travel movements and patterns between zones. Corradino performed an Intersection capacity analysis for the subject intersections using software based on the Highway Capacity Manual (HCM) methodology. The analysis was performed for morning and afternoon peak hour conditions using Synchro 11 software. The analysis scenarios included the existing year (2022) and the future year (2027) with alternative commercial uses. The Consultant evaluated the travel time and delay of the intersection network. The Intersection capacity analysis included a queueing evaluation of the bridge openings over the Lake Worth Lagoon at the Southern Blvd Bridge, Royal Palm Way Bridge and Royal Poinciana Way Bridge. The queueing evaluation determined if there is an impact to the nearest signalized intersection to the east of each bridge crossing in the Town of Palm Beach. Coordination with Palm Beach County and the Florida Department of Transportation occurred regarding signal timing, coordination at the Royal Palm Way Bridge and adjacent traffic signals both in the Town of Palm Beach and the City of West Palm Beach.

- **Broward Commuter Rail/Tri-Rail Coastal Link PD&E Traffic Analysis , Broward County, FL** - The objective of the Broward Commuter Rail (BCR) PD&E Study is to develop and analyze alternatives that integrate passenger and freight service along the Florida East Coast (FEC) Railway. The purpose of the study is to address congestion issues and to support economic as well as land development policies in the eastern area of Broward County by improving mobility. The BCR is a 27-mile segment from Aventura, Florida to Deerfield Beach in Broward County, Florida. This commuter rail service will include the necessary rail, signaling, safety, passenger amenities and communications improvements. Nine potential stations were studied and evaluated within the study limits. A traffic methodology memorandum was approved, which identified the assumptions, approach, and primary areas of focus for preparing the traffic analysis. It defined the traffic analyses required to prepare the traffic operational analysis. The traffic operational analysis was conducted at two types of locations; At-Grade Railroad Crossings and Station Areas throughout the study limits. The traffic operational analysis was performed for the existing, opening and design years to compare the results and document any potential cross-street impacts with the proposed train traffic, demand and station use. This analysis determined if any significant queues and/or delays from additional gate closures and new station parking lots will impact the east/west and north/south arterial corridor operations. The project included traffic data collection, travel demand forecasting, microsimulation traffic modeling using Synchro and Vissim with calibration. The traffic analysis was summarized in report format with key performance indicators established for arterial corridor travel time and delay, and specific vehicle queue stacking during various train events.



CORRADINO



**JAMES MARK
RINEHART, RSP₁**
SENIOR PLANNER

James is an experienced transportation/transit planner, ITE certified Roadway Safety professional and GIS analyst with an extensive career working with transit agencies, Department of Transportations (DOTs), and regional planning organizations nationwide. James has acted as project manager for various transit plans, corridor studies, passenger rail projects, and safety studies. He also worked closely with Metropolitan Planning Organizations (MPOs) to maintain their Transportation Improvement Programs, pursue federal discretionary grants, and develop GIS tools to analyze environmental justice, trail studies and track regional performance measures.

EXPERIENCE

- City of Fort Lauderdale, FL LauderGO! Mobility Solutions I Team Member -** Identified ways to increase ridership on the LauderGO! community shuttle service. James helped develop the project's public survey and outreach materials and helped host the public engagement meetings for the project. He also reviewed the shuttle service and identified ways to improve efficiency and ridership.
- Sarasota/Manatee MPO, Sun Trail Alignment Studies, Sarasota & Bradenton, FL I Team Member -** James worked on two Sun Trail studies in Sarasota and Bradenton, Florida. The studies looked at two trail corridors proposed in the Florida Sun Trail network, developed performance metrics, identified route alternatives, hosted public engagement events, stakeholder meetings, and field visits, and then identified a recommended alternative. He assisted with public engagement efforts for the project, as well as developed custom tools in ArcGIS used for scoring each of the route alternatives per the performance metrics developed for each project.
- MetroPlan Orlando, Critical Speed Network Study, Orlando, FL | Task Manager -** The Critical Speed Network Study identified roadway segments in MetroPlan Orlando's (MPO) urbanized area with high levels of speeding (85th percentile greater than or equal to 10mph over speed limit) and a high crash rate or estimated property damage only (EPDO) score. The corridors were then overlaid on a context classification roadway network to identify a target speed limit per the surrounding land use. James helped develop the context classification network for MetroPlan's urbanized area, conducted the crash rate and EPDO analysis, identified the critical speed network, and helped develop the methodology to recommend target speed limits. He also used ArcGIS online for efficient collaboration with the client throughout the project schedule.
- Palm Beach Transportation Planning Authority, Palm Beach, FL | Senior Transit Planner -** James managed multimodal corridor studies, Bus Rapid Transit station design contracts, and Quiet Zone implementation along the FEC railway. He was also responsible for monitoring transit projects programmed in the TPA's Transportation Improvement Program (TIP) and annually updating the

YEARS OF EXPERIENCE

11

YEARS WITH THE FIRM

2

EDUCATION

- MURP, Urban and Regional Planning, Ball State University, 2015
- BA, History, Indiana University, 2012

CERTIFICATIONS

ITE RSP₁



agency's transit-related performance measures with information pulled from the local transit agency's (Palm Tran) Transit Asset Management Plan. James also served on steering committees for Palm Tran's update to their Transit Development Plan.

- **FDOT Safety Office, Root Cause Analysis I Team Member** - James worked on a project team tasked with conducting a Root Cause Analysis for various crash types on FDOT's statewide road system. He helped with the data cleaning and analysis of "Fixed Object Run off the Road" crashes. He used software such as ArcGIS Pro and Tableau to identify trends in the crash data. James was also tasked with overseeing quality control for the infographics created by the design team.
- **IMPO, Crash Data Cleanup, Indianapolis, IN | Project Manager** - The Crash Data Cleanup contract with the Indianapolis MPO has been renewed with Corradino every year since 2018. Corradino takes the fatal and incapacitating crash data from ARIES and validates that the records are accurately placed along the roadway or intersection reflected in the police report. He developed the award-winning crash data dashboard.
- **INDOT, Safety Office On-Call Services, Indianapolis, IN | Project Manager** - Corradino has held an on-call contract with the INDOT Safety Office for nearly 10 years, during which they have performed roadway safety audits and crash data cleaning exercises for several of the INDOT Districts. James took over the project management of the contract in May 2023, during which time he assisted the safety office in cleaning and analyzing crash records.
- **IMPO, Intersection Safety Studies, Indianapolis, IN | Senior Transportation Planner** - Perform Intersection Safety Studies at 19 locations selected from the High Injury Network. Corradino is leading a team to review the intersections, host field visits with stakeholders, and develop a road safety audit with recommendations for each intersection. The road safety audits are compiled into a final report and shared with local municipalities, who can use them in their federal-HSIP grant applications.
- **Hamilton County Highway Department, Ohio Road Corridor Study, Hamilton County, IN | Project Manager** - The scope of the corridor study was to conduct an alternative analysis at eight different intersections and analyze the possibility of a roadway "diet" that improved safety and bicycle and pedestrian connectivity while maintaining traffic capacity along the corridor. The project team also looked at possibilities to "diet" the roadway in between intersections while maintaining the goals of the study.
- **Johnson County Highway Department (JCHD), CR 144 & Smokey Row Road Roadway Safety Audit, Johnson County, IN | Project Manager** - This intersection is approximately two miles east of the new CR 144 (SR 144) interchange constructed as part of the I-69 south project. Traffic growth along CR 144 has increased significantly, along with the frequency and severity of crashes at the intersection with Smokey Row Road. James managed the roadway safety audit, which included a field visit, crash data analysis, and a traffic capacity analysis to propose a near-term and long-term solution to address traffic and safety concerns. JCHD applied for funding through the IMPO's FY 2024 Call for Projects to construct the near-term recommendation.
- **Indianapolis Public Transportation Authority (IndyGo), Indianapolis, IN | Service Planning Manager** - Developed the Service Planning Department's first bus stop improvement program database to track local and grant funding for capital projects. James helped write several grants for the design and construction of bus stops, established new workflows for reviewing bus route updates, bus stop inventory, and developed GIS models to identify Indianapolis DPW roadway projects along bus routes.
- **IMPO, Transportation Improvement Program, Indianapolis, IN | Transportation Planner** - James gained full understanding of project funding, programming, and the Call for Projects process. He has direct SS4A application experience, and has built tools to assist the industry with various funding applications. He provided technical assistance to the IMPO's Long-Range Transportation Planning and Data Section.



With over 27 years of specialized experience in engineering, construction, and transportation, Andi serves as Director of Communications for The Corradino Group, leading company-wide communications and marketing strategy across all divisions and markets. She oversees brand positioning, message development, and high-visibility campaigns while advising and supporting public involvement and outreach strategies for complex infrastructure programs.

Her expertise spans technical writing, crisis communications, stakeholder engagement, and media/government relations, with a proven track record of delivering results. Andi has developed and executed multi-year, multi-channel communications strategies for some of South Florida's most high-profile heavy civil, interstate, and marine projects — ensuring public trust, stakeholder alignment, and project success from groundbreaking through completion.

EXPERIENCE

- **Strategic Communications Advisor, Interstate & Major Project Outreach.** Provides senior-level strategic communications support across all Corradino divisions. Formerly led public involvement efforts for FDOT District 4's most high-profile and critical projects, including Mobility 2000, the \$1B 95 Express Phase 3 program, the Spanish River Boulevard/I-95 interchange, the US-1 Jupiter Bridge replacement, and the District's first Diverging Diamond Interchange (DDI) at I-95 and SR 808/Glades Road. Continues to advise on project messaging, public-facing communications, and event strategy, collaborating closely with clients, partnering agencies, and consultants to ensure alignment, clarity, community engagement, and measurable impact across all outreach efforts.
- **Senior PIO/Regional Communications Manager, The Corradino Group.** Directed all aspects of day-to-day communications for multiple concurrent high-profile roadway, bridge, and infrastructure projects over 20 years, serving as senior PIO and strategic advisor to client staff in FDOT District 4 and beyond. Led a statewide team of 12 to deliver comprehensive outreach strategies, ensuring timely, accurate, and accessible information for the public, media, and stakeholders. Oversaw the full communications lifecycle — crafting technical messaging, traffic alerts, press releases, FAQs, meeting materials, and social media content while managing media inquiries, crisis response, and public engagement events. Facilitated public meetings, stakeholder briefings, and weekly communications calls, tracked and responded to public input, coordinated with elected officials and partnering agencies, and developed and delivered public speaking and media readiness trainings for client staff. Authored Corradino's 145-page Communications Field Manual to standardize best engagement practices company-wide. Created the award-winning "Coffee with the Contractor" initiative, now a statewide FDOT engagement model.



ANDREA PACINI

DIRECTOR OF COMMUNICATIONS

YEARS OF EXPERIENCE

27

YEARS WITH THE FIRM

12

EDUCATION

BA, English & Creative Writing,
University of Central Florida, 2001

SKILLS/CERTIFICATIONS

- Mastery of Microsoft Office
- Success & Client Psychology, The Wharton School of Business
- Social Psychology, Yale University
- Digital Marketing, Customer Engagement, Social Media Planning & Analytics, Columbia Business School
- Insights Discovery Client Practitioner, February 2023
- Temporary Traffic Control (TTC) Advanced Maintenance of Traffic (MOT): 608184



accomplishments

author, professor, lecturer, town planner, architect, & products

teaching

University of Miami 1991 - 1997
associate professor
2015-2025
visiting professor in practice

education

Master of Architecture
University of Miami 1991

Bachelor of Architecture
University of Miami 1986

Bachelor of Design
University of Florida 1984

professional affiliations

urban land institute
congress for new urbanism
american institute of architects

keynote speaker

stanford university

lecturer

smithsonian museum
m.i.t. university
harvard university



www.urbanism.com

In 2026, Mr. Erick Valle marks 30 years of leadership as President and Principal Architect of Valle Valle & Partners, the award-winning town planning and architectural design firm he co-founded in 1996.

As one of the original founders of the New Urbanism movement more than 35 years ago, Mr. Valle has helped shape the global dialogue on walkable, compact, diverse, and environmentally responsible communities. His work has established a clear and recognizable vision embraced by both public and private clients and has been widely featured in leading industry publications, including New Urban News and the Urban Land Institute.

Under his leadership, the firm has earned some of the profession's highest distinctions, including the AAA International Award in Urban Planning and most recently the 2025 Award of Excellence from the APA Florida Gold Coast Section for "Creating Great Communities for All." These honors reflect three decades of innovation, civic stewardship, and an enduring commitment to creating places that inspire, engage, and stand the test of time for generations to come.

Mr. Valle's professional expertise includes:

- Visual preference surveys
- Community visioning sessions and public workshops
- Regional and master planning
- Comprehensive plan amendments
- Development and implementation of form-based codes
- Architectural design guidelines and pattern books

His planning philosophy centers on creating healthier, less wasteful communities through environmental stewardship, water conservation, alternative energy integration, and Smart City strategies that enhance quality of life. At the core of every initiative is authentic civic engagement — empowering citizens to actively shape the future of their communities.

Decades of international practice have provided Mr. Valle with deep insight into the cultural dimensions of place-making, reinforcing his conviction that meaningful urbanism must celebrate local identity while addressing global challenges such as resilience and climate adaptation.

Philosophy

Thirty years of practice are united by a single conviction:

"Designing Toward an Architecture of Community."



accomplishments

town planner & architect

education

Bachelor of Architecture
University of Miami 1987

professional affiliations

urban land institute
congress for new urbanism
american institute of architects

awards

Univerisity of Miami
Centennial Award

publications

The New Urbanism,
McGraw-Hill

The New Civic Art,
Rizzoli

The Art of the New Urbanism,
Wiley

volunteer

Habitat for Humanities



www.urbanism.com

In 2026, Mrs. Estela Valle proudly celebrates 30 years of transformative leadership as Vice President and Principal Architect of Valle Valle & Partners, the award-winning town planning and architectural design firm she co-founded in 1996. Her passion for innovative urban design and community engagement has made a lasting impact on cities across the globe.

Before establishing Valle Valle & Partners, Mrs. Valle served as the Head Urban Planner at DPZ for eight years. In this pivotal role, she conducted numerous charrettes across the United States and Europe, laying the groundwork for community-centered design. Her commitment to New Urbanism principles during this time ensured that each project she touched promoted walkable, inclusive communities that foster connection and collaboration.

Under her visionary leadership, Valle Valle & Partners has remained dedicated to the principles of New Urbanism, a movement that emphasizes the creation of safe, neighborly spaces that bring people together. Mrs. Valle's influence is evident in every project, where she champions designs that prioritize community interaction and environmental sustainability.

Mrs. Valle's professional expertise includes:

- Community visioning sessions and public workshops
- Regional and master planning
- Comprehensive plan amendments
- Development and implementation of form-based codes
- Architectural design guidelines and pattern books

Mrs. Valle's planning philosophy centers on creating healthier, less wasteful communities through environmental stewardship, water conservation, integration of alternative energy, and Smart City strategies that enhance quality of life. Authentic civic engagement is at the heart of every initiative, empowering citizens to take an active role in shaping the future of their neighborhoods.

Her decades of national and international experience have provided Mrs. Valle with profound insights into effective place-making. She believes that the concept of the 15-minute city — where essential services are within a short walk or bike ride — is not just an ideal but a necessity for fostering vibrant, interconnected communities.

Philosophy

Thirty years of practice are united by a single conviction:

"Great Urbanism is only possible by learning from past great urbanism."



Yukai Hsiung
Senior Planner & Partner

In 2026, Mr. Yukai Hsiung celebrates 24 years of transformative leadership as Senior Urban Planner and Partner of Valle Valle & Partners, a distinguished town planning and architectural design firm renowned for its award-winning projects.

accomplishments

town planner, architect, & futurist

Throughout his career, Mr. Hsiung has spearheaded numerous high-profile urban planning initiatives, guiding them from innovative design concepts to the successful implementation of zoning codes that resonate with the community's vision. His collaborative approach ensures that every project reflects the unique aspirations of the citizens he serves.

education

Master of Architecture
University of Miami 1999

Bachelor of Architecture
FENGCHIA University 1997
Taiwan

Under his stewardship, Valle Valle & Partners has garnered prestigious accolades, including the 2025 Award of Excellence from the APA Florida Gold Coast Section for "Creating Great Communities for All." These awards are a testament to decades of innovation, civic engagement, and a steadfast commitment to building spaces that inspire and endure for generations.

professional affiliations

urban land institute
congress for new urbanism
american institute of architects

Areas of Expertise Community Visioning & Public Engagement:

- *Facilitating workshops that empower citizens to share their aspirations.*

Regional and Master Planning:

- *Crafting comprehensive strategies that guide sustainable growth.*

volunteer

Habitat for Humanities

Form-Based Codes Development:

- *Implementing zoning solutions that enhance community character.*

other

Digital Artist

Architectural Design Guidelines:

- *Creating resources that promote cohesive and attractive development.*

Mr. Hsiung's planning philosophy emphasizes in the integration of best practices to shape cities that thrive sustainably and inclusively. His extensive national and international experience enriches his understanding of place-making, underscoring the belief that meaningful urbanism must honor local identity while addressing global challenges such as resilience and climate adaptation.

A Guiding Philosophy

With nearly a quarter-century of dedication to urban planning, Mr. Hsiung holds a singular conviction:

"Culture flourishes when places foster coexistence, prosperity, and respect among generations."



www.urbanism.com



Fabian has experience in urban design and livable transportation projects that create community supported, context-sensitive design solutions for redeveloping suburban and urban environments. He has worked on unique and relevant projects in both the public and private sectors, giving him a broad understanding of the planning and programming of multimodal and complete streets programs and the implementation of creative placemaking strategies. He has led or collaborated on projects in Florida and across the country. Based on his integrated land use and transportation approach to design, Fabian understands pedestrian issues and walkability, street design and connectivity, traffic calming, placemaking, urban redevelopment and revitalization, and transit station area design and planning. As a project manager with a design and planning background, Fabian is interested in advancing initiatives to make cities better places to live.

FABIAN DE LA ESPRIELLA, AICP

Principal Planner

6 Years with Urbe Studio

EDUCATION

MA, Urban & Regional Planning, University of Florida

BS, Architecture, Pontificia Universidad Javeriana

YEARS OF EXPERIENCE

22

LICENSES

American Institute of Certified Planners
2013 / No. 026021

AWARDS

Gold Coast Award of Excellence in the category of Innovation in Sustaining Places for City of Hialeah 2050 Master Plan; 2025; American Planning Association (FL APA)

FLASLA Award of Excellence for Biscayne Green; 2017; American Society of Landscape Architects Florida Chapter

CNU Charter Award for Biscayne Green; 2018; The Congress for the New Urbanism (CNU)

INTEGRATED LAND USE & TRANSPORTATION

Fabian has managed and played a key role in the development of studies focused on creating frameworks that integrate land use, urban design, and transportation interventions with policy and market realities. These efforts often result in establishing an urban design direction and clear transportation objectives. Projects range from downtown visioning plans to neighborhood traffic calming strategies.

COMMUNITY ENGAGEMENT AND DESIGN WORKSHOPS

Fabian is often invited to facilitate and develop programs for engaging community members, public officials and staff, and industry professionals for the purposes of reaching informed consensus on planning and design initiatives. Activities often include facilitated walking audits, workshops, public meetings, or outreach strategies for entire projects. He has coordinated and facilitated charrettes/workshops, conducted one-on-one interviews, and applied both hand-drawn graphics and digital media to effectively engage community members in communicating ideas, input, and discussion.

LIVABLE TRANSPORTATION & COMPLETE STREETS

Fabian has been involved in several Complete Streets projects for a variety of agencies and state transportation departments in Florida and New Jersey, among others. These projects focused on developing multi-modal context-sensitive solutions that support community goals, cater to the access and mobility needs of all users, and are financially and economically sound. Fabian led between 2016-2017 the concept development and implementation of a Complete Streets pilot project featuring the first bus-only lane and dedicated bicycle lane in Downtown Miami. Miami ranks among the top metropolitan areas with the highest pedestrian and bicycle crash rates in the country, underscoring a critical need to allow people more transportation choices. This project repurposed a downtown corridor into a multimodal street that provides transit priority and expands mobility choices to all street users, addressing pedestrian safety and increasing connectivity through the application of context sensitive design measures. He recently also developed Complete Streets concept alternatives for NW 9th and NW 7th Avenues in Fort Lauderdale and for Atlantic Shores Blvd in Hallandale Beach.

URBAN DESIGN AND CREATIVE PLACEMAKING

Fabian has led the implementation of quick build or pilot projects, helping government agencies explore new ideas and shift away from the conventional approach of designing transportation networks only for automobiles. As a recipient of the 2015 Knight Cities Challenge Grant awards from the Knight Foundation and the Public Space Challenge from the Miami Foundation, Fabian led the implementation of Biscayne Green, a tactical urbanism installation showcasing the potential of a redesigned Biscayne Blvd through downtown Miami into a world-class pedestrian promenade. This project served as a strategy to engage with the Downtown Miami community to build the necessary support to implement the long-term vision



CITY OF HIALEAH MASTER PLAN; HIALEAH, FL

In 2023, a team of consultants led by Plusurbia Design was awarded the contract for Hialeah's 2050 Master Plan. The purpose of this Plan is to set a long-term vision that takes a holistic approach towards policy, capital improvements and growth management. This plan provides recommendations to enhance the city's infrastructure, livability and increase quality of life to City residents. Through this process, the team analyzed existing conditions, identified needs related to infrastructure and regulatory gaps, and addressed development pressures. The City was committed to adopt the plan in time for the City's 100th anniversary. This project was completed in 2025.

BROWARD COUNTY REGIONAL COMPREHENSIVE SAFETY ACTION PLAN (SS4A); BROWARD COUNTY, FL

The Broward Metropolitan Planning Organization (BMPO) recently received a \$5 million Safe Streets and Roads For All (SS4A) grant from the Federal Highway Administration (FHWA). The BMPO, in partnership with Broward County, is leading the development of the Broward Safety Action Plan (BSAP). The Safety Action Plan is a joint commitment between the Broward MPO and Broward County to develop county-wide implementation strategies to prevent roadway deaths and serious injuries with an emphasis on underserved communities. This planning study will provide low cost, high impact approaches such as region-wide safe speeds strategies, Complete Streets and Vision Zero policies, and deployment strategies for innovative technologies. Fabian is supporting the WSP team on safe systems planning, multimodal infrastructure and community engagement tasks.

CITY OF SOUTH MIAMI PLACEMAKING AND URBAN DESIGN; SOUTH MIAMI, FL

Urbe Studio supports the Plusurbia Design team providing placemaking, branding and urban design services for the Hometown District. Fabian is leading a multidisciplinary team in his role of deputy project manager on this project. In early 2024 the team started working on an existing conditions analysis to assess the existing built environment and transportation network conditions of the Hometown District. The discovery process focused on conducting preliminary engagement with City leadership, developing a land use socioeconomic, and transportation/mobility assessment. The team is currently working in the development of streetscape alternatives for Sunset Dr and urban design redevelopment studies within the study area. As part of this work, the consultant team facilitated a comprehensive public engagement process to obtain meaningful input from residents and stakeholders. Task completed in 2025.

MIAMI LAKES VISION ZERO SAFETY ACTION PLAN, TOWN OF MIAMI LAKES, FL

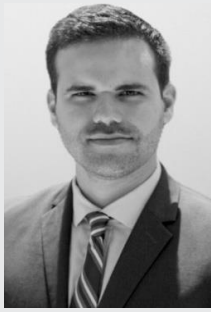
Urbe Studio is supporting the Town of Miami Lakes in developing a Comprehensive Vision Zero Safety Action Plan, funded by a Safe Streets and Roads for All (SS4A) grant. This initiative applies the Safe System approach to eliminate traffic-related deaths and serious injuries. The plan builds on and updates the Town's existing transportation, greenways, and complete streets plans, integrating multimodal and safety strategies that address growth pressures and improve livability. The methodology for the Safety Action Plan combines data-driven analysis with robust community engagement, ensuring the plan reflects resident perspectives and creates actionable, community-supported solutions. As part of the EXP-led team, Urbe Studio contributes expertise in multimodal planning, Complete Streets, and livable streets strategies. The project is ongoing, with expected completion in Spring 2026.

HIMMARSHEE REVITALIZATION PLAN PRELIMINARY OUTREACH; FORT LAUDERDALE, FL

The City of Fort Lauderdale is advancing preliminary outreach activities to incorporate public input into the early planning phase of a Himmarshee area revitalization plan. The overall desire is to revitalize the area and attract development that complements the district's amenities and attractions. The City is looking to identify opportunities to enhance and revitalize this area through updates to the existing code, implementing a more integrated streetscape and creating design criteria to ensure new development is compatible with this district while maintaining and respecting the historic character of the area. Fabian led this stakeholder and community engagement process and prepared a detailed summary outlining the process and findings. The City is using the outcomes of this process to identify and evaluate next steps. This project was completed in 2024.

SMART GROWTH AMERICA COMPLETE STREETS LEADERSHIP ACADEMY; KY.

Smart Growth America launched their 2025 Complete Streets leadership academy announcing their partnership with the Kentucky Department of Transportation. Fabian supported Smart Growth America providing guidance and technical assistance for planning and implementing quick-build demonstration projects. His responsibilities included co-developing and facilitating virtual training modules, supporting project scoping efforts, facilitating an in-person two-day workshop and providing hands-on technical assistance, focusing on multimodal safety, quick build implementation, and community engagement. Fabian's work emphasized place-based design, safety, and livability through quick build and creative placemaking strategies, aligning local needs with the goals of Complete Streets implementation. This project was completed in the summer of 2025.



Jorge specializes in developing data-driven recommendations that can properly inform decision-making processes. He combines his academic background in transportation engineering with experience in urban planning and a passion for analyzing and visualizing data of all shapes and sizes. Jorge has been an integral part of high-profile projects in California and Florida across a wide range of topics, including freeway operations, origin-destination analyses, transit corridor studies, areawide safety analyses, and applied research.

As a national expert in transportation data analytics and visualization, Jorge understands that the best analysis is the one that actually answers the questions at hand and leads to more informed decision making by the client. Jorge is keen on working with clients and stakeholders at the onset of a task to define those key questions and select the most appropriate datasets and methods to answer them. Through simple and concise visualizations, Jorge communicates findings in a way that is both accurate and accessible to general audiences.

JORGE A. BARRIOS

**Transportation
Engineer/Planner**

3 Years with Urbe Studio

EDUCATION

MS, Transportation
Engineering, University of
California, Berkeley

BS, Civil Engineering,
University of Florida

YEARS OF EXPERIENCE

14

LICENSES

Professional Engineer:
FL #78827
CA #82329

METROPLAN ORLANDO GENERAL PLANNING CONSULTANT

As a Project Manager, Jorge supported MetroPlan Orlando since 2016 with a wide variety of transportation projects, ranging from neighborhood-level origin-destination analyses to regional freight planning. Other notable projects that Jorge led for MetroPlan Orlando included:

* Speed Management Network Screening: Jorge led the technical aspects of an innovative, regional analysis of midblock speed data using connected vehicle data from Wejo. The analysis compared speed limits and free-flow speeds to the ranges recommended by FDOT for each context classification across thousands of roads.

* Equity Audit Support: Jorge was the project manager for a pioneering effort to identify areas with disadvantaged populations and quantify and compare transportation outcomes in those areas

SS4A SCHOOL ZONE ACTION PLAN, BROWARD COUNTY, FL

As traffic analysis lead, Jorge developed and executed a prioritization methodology that ranked 300 schools using environmental characteristics and crash history. The top schools were advanced to site assessments, which Jorge also supported through the collection and analysis of Google Maps traffic data. Finally, Jorge developed a crash data dashboard for all 300 schools.

SCHOOLS AND PARKS SAFETY DASHBOARD, HIALEAH, FL

Serving as safety analysis lead, Jorge developed a web-based dashboard to display detailed crash data and related datasets for individual schools and parks within the City of Hialeah. This involved collecting, reviewing, and preparing school and park location data, and obtaining, reviewing, and preparing severe crash data from the 2024 Miami-Dade County Vision Zero Safety Action Plan for the five-year period between 2018 and 2022. To help prioritize areas for further study, Jorge added supporting datasets (including HIN segments) and data-based takeaways for each location.

SS4A COMMUNITY DESTINATIONS DASHBOARD, OPA-LOCKA, FL

To support Opa-locka's SS4A action plan, as safety analysis lead, Jorge developed a web-based dashboard that enabled Opa-locka staff and consultants to examine crash data for major community destinations within the city. By ranking these community destinations based on the number and severity of crashes, Jorge helped the team prioritize locations for further study and projects.

CURRY FORD ROAD SAFE STREETS DEMONSTRATION, ORLANDO, FL

Jorge supported the City of Orlando as technical lead in evaluating a temporary "road diet" on Curry Ford Road. Jorge's comprehensive data analysis, which included traffic volume, pedestrian/cyclist counts, and travel time estimates, provided the City with valuable insights. He also created clear, visual summaries of the data, aiding the City in communicating project results.

MEET THE TEAM



ALI ANKUDOWICH, AICP **Director of Land Use Innovation**

Professional Summary

Ali partners with local communities on land use policy reforms, land development regulation reforms, and local action planning for more affordable and available homes. In collaboration with specialists in affordable housing law and development at the Florida Housing

Coalition, she leads policy analysis informed by development scenario testing to ensure effective reforms rooted in the local context and development landscape. Her prior work as a private sector community planning consultant established her broad experience with multiple facets of local planning, informing a holistic understanding that frames her work in affordable housing solutions.

Years of Field Practice

In Total: 9

With the Florida Housing Coalition: 3

Experience History

Florida Housing Coalition, Director of Land Use Innovation

2022 – Present, Tampa, FL

Currently leading technical assistance and consulting on land use and zoning reforms for more affordable and available housing, including coordination with Affordable Housing Development and Policy Teams on density bonus and inclusionary zoning program analysis. Leading technical assistance, public workshops, and webinars on additional planning, land use, and zoning strategies through State Catalyst Program. Coordinating with Policy Team for development of housing action plans, including data analysis, policy review, and stakeholder engagement, for local communities across Florida.

Benesch (formerly Tindale Oliver), Senior Planner in Community Planning & Design

2017 – 2022, Tampa, FL

Prepared comprehensive plan and land development code amendments. Conducted case study research, policy analysis, fieldwork, public outreach/communications for plans and supporting documents related to CRAs, park master plans, affordable housing, comprehensive plans, small area plans, public finance, transportation. Assisted with project management: budgeting, scoping, scheduling, engaging with clients and subconsultants.

MEET THE TEAM

The Liberty Hill Foundation, Research Assistant
2016, Los Angeles, CA

Conducted interviews, reviewed documents, mapped spatial data for select California Climate Investment programs involving renewable energy, low-carbon vehicles, transit, affordable housing, energy efficiency. Co-authored report to promote program uptake and benefits in underserved communities disproportionately impacted by environmental harm.

Los Angeles County Metropolitan Transportation Authority (MTA), Sustainability Intern
2015 - 2016, Los Angeles, CA

Synthesized Affordable Housing and Sustainable Communities funding program information for MTA communications. Co-authored Countywide Sustainability Annual Report. Catalogued urban greening, low-impact development, and first-last mile strategies for online toolkit.

Tindale Oliver, Transportation Planning Intern
2015, Tampa, FL

Assisted with Long Range Transportation Plans: reviewed documents, organized goals/objectives, edited maps, summarized outreach surveys. Conducted interviews and literature review on fiscal considerations of “smart growth” policies.

Selected Projects

- Inclusionary Zoning Ordinance Study - Pasco County (ongoing)*
- Sarasota Housing Action Plan - Sarasota County and Sarasota *
- Southwest Florida Housing Action Plan - Lee, Collier, Charlotte, Hendry and Glades Counties*
- ADU Homeowner Guide and Implementation Support – Tallahassee*
- Equitable & Affordable Small-Scale Multi-Family Development Feasibility Case Study – St. Petersburg*
- Voluntary Inclusionary Housing Study – Hernando County*
- Inclusionary Housing Study - Alachua County*
- Comprehensive Plan Update – Tarpon Springs
- Comprehensive Plan Update – Pinellas Park
- Affordable Housing Density Bonus Program Update - Hillsborough County
- Décor District Action Plan, - Doral
- Housing Master Plan – Doral

**Completed in current organization*

Education

- Master of Urban and Regional Planning, University of California, Los Angeles
- BA, Smith College (*Magna Cum Laude*)

Certifications

American Institute of Certified Planners,
#3183

Memberships

- American Planning Association (*APA*)
- Congress for the New Urbanism (*CNU*)

MEET THE TEAM



KODY GLAZER, ESQ. **Chief Legal and Policy Officer**

Professional Summary

Kody brings nine years of experience in land use law, affordable housing planning and development, and policy implementation. He specializes in researching and composing legal memoranda and related documents on housing-related law issues; reviewing local

comprehensive plans, zoning, and other planning documents for compatibility with affordable housing strategies; drafting proposed legislation and ordinances; providing technical assistance on affordable housing land use tools, community land trusts, brownfields, disaster recovery and resiliency, and other related issues. Kody also develops policies and procedures for administration of state- and federally funded programs; researches local, state, and federal financial and incentive structures and their compatibility with affordable housing development; and drafts contracts. His work serves local governments, non-profit organizations, developers, community-based organizations, and other agencies involved in housing and community development.

Years of Field Practice

In Total: 9

With the Florida Housing Coalition: 8

Experience History

Florida Housing Coalition, Chief Legal and Policy Officer
2017 – Present, Tallahassee, FL

Providing technical and legal assistance on affordable housing funding sources, Affordable Housing Advisory Committees, zoning and land use, inclusionary housing ordinances, accessory dwelling units, local housing trust funds, community land trusts, and the law generally as it relates to government subsidy programs and non-profit affordable housing development. Drafting and advocating for proposed legislation and ordinances related to affordable housing, in addition to drafting and editing ground leases and other contracts related to affordable housing development. Prior to promotion to Chief Legal and Policy Officer, led creation of local Housing Action Plans integrating stakeholder engagement, local plan and policy review, and local data analysis to craft implementable action items to address local affordable housing shortages. Authored the Florida Housing Coalition's Accessory Dwelling Units: Guidebook for local government planning staff, SHIP Administrators, AHAC Members, affordable housing stakeholders, and other interested parties. Co-authored the Coalition's Guidebook for Local Affordable Housing Advisory Committees (AHAC) and the Communities Allies Guide to Opportunity Zones.

MEET THE TEAM

Leon County Attorney's Office, Legal Extern
2018, Leon County, FL

Assisted with land use, environmental, and general local government concerns through legal research and writing, coordination with County Planning Department, and drafting of ordinances relating to growth management. Attended County Commission meetings and collaborated with County commissioners and staff to assist in enacting policy. Attended Code Enforcement meetings to assist with resolving code violations. Assisted with amendments of comprehensive planning documents, zoning regulations, and other growth management planning mechanisms. Worked closely with several County departments and individuals with general questions about local government functioning.

National Fair Housing Alliance, Law Clerk
2017, Washington, D.C.

Specialized in enforcing and investigating housing and lending discrimination claims. Conducted research and education on federal housing policy and its impact on local affordable and fair housing structures. Collaborated with Congressional staff, Congresspersons, and the Department of Housing and Urban Development on CDBG, HOME funding, and federal discrimination laws. Provided technical assistance to local fair housing organizations nationwide on local, state, and federal discrimination laws.

Selected Projects

- Sarasota Housing Action Plan - Sarasota County and Sarasota
- Southwest Florida Housing Action Plan - Lee, Collier, Charlotte, Hendry and Glades Counties
- Voluntary Inclusionary Housing Study – Hernando County
- Inclusionary Housing Study - Alachua County
- Guided Growth Plan for Housing – Marion County
- Housing Action Plan – Winter Haven
- Affordable Housing Task Force Action Plan – Pensacola
- Housing Action Plan – Gainesville

**All projects completed in current organization*

Education

- Juris Doctorate, Florida State University College of Law, Tallahassee, FL
- Bachelor of Music in Contemporary Improvisation, New England Conservatory, Boston, MA

Certifications

Admitted to Florida Bar, 2019

MEET THE TEAM



STEVE KROPP

Director of Affordable Housing Development

Professional Summary

As Director of Affordable Housing Development, Steve supports nonprofit developers across Florida in building capacity and advancing their affordable housing developments from predevelopment through construction. Steve's expertise is grounded in more than 30 years of direct experience as a housing developer, including a mix of tax-credit housing, tax-exempt bond housing, and market-rate projects. Additionally, Steve has been a licensed real estate broker in Florida for over 30 years, along with prior work as an MAI and CCIM. His experience includes several years as an appraiser and broker working on apartment complexes, retail centers, planned developments, and office projects throughout Florida. Steve's development insights inform housing policy reform work completed in collaboration with the Florida Housing Coalition's Policy and Land Use Teams, ensuring policy responsiveness to market and builder feasibility. affordable and available homes. In collaboration with specialists in affordable housing law and development at the Florida Housing

Years of Field Practice

In Total: 40

With the Florida Housing Coalition: 3

Experience History

Florida Housing Coalition, Director of Affordable Housing Development
2022 – Present, Debary, FL

Leading Affordable Housing Development team, including primary responsibility to administer Predevelopment Loan Program for Florida Housing Finance Corporation. Program portfolio has over 40 predevelopment loans for rental and home ownership projects throughout Florida. In addition, consulting on various affordable housing projects around the state in various stages of development. Presenting webinars and workshops on development and predevelopment process for Florida Housing Finance Corporation Catalyst program.

Kropp Real Estate Advisory, Inc., President
1993 – Present, Debary, FL

Founded full-service real estate firm working throughout Florida. Primarily served as consultant and broker for large commercial clients. Completed several eminent domain projects for Orange County and served as Special Master for Orange County. Appraised several large PUDs in Central Florida including Tuscawilla, South Chase, and Hunters Creek. Appraised several office buildings, apartment complexes, hotels, and retail projects

MEET THE TEAM

throughout Florida. Development focused on specialty retail and boutique hotels.

LCA Development, Inc.

President 1994 - 2011, Orlando, FL

Founded firm and developed approximately 5,000 apartment and condominium units throughout Central Florida. Managed projects from start to completion, with focus on site selection and deal generation. Additional key responsibilities included financial analysis, document negotiation and closing. Coordinated with construction administration to maintain schedule and oversee building turnover process between contractor and owner.

Selected Projects

- Inclusionary Zoning Ordinance Study - Pasco County (ongoing)*
- Willie Downs, 50 units - Highlands County (HOME, SHIP)*
- OBT Hotel Conversion - Orange County (conversion of hotel to affordable housing)*
- Moonlit Trace, 24 units - Tallahassee*
- Equitable & Affordable Small-Scale Multi-Family Development Feasibility Case Study - St. Petersburg*
- Waterview Apartments at Mangonia Park, 140 units - Palm Beach County (PBHFA MMRB, 4% LIHTC, PBCHA GAP Loan)*
- Blue Heron Apartments, 140 units - Palm Beach County (PBHFA MMRB, 4% LIHTC, PBCH GAP loan)*
- CM Redevelopment, 132 units - Miami (FHFC MMRB, HOME/ARP, 4% LIHTC, SAIL)*
- Mary Alice Brown Apartments, 216 units - Opa Locka (Miami Dade MMRB, 4% LIHTC, Sur Tax Loan)*
- Village of Valor, 54 units - West Palm Beach (MMRB, 4% LIHTC, SAIL, PBCH GAP loan)*
- Sweetwater II and III, 100 units - Lake City (9% LIHTC, HOME, SAIL)*
- Jessie's Village, 22 units - Alachua County (FCLF, FHLBA AHP, CDBG, HOME)*
- Sandcastle Manor, 22 units - MacClenny (HOME)*
- Sandcastle Preserve, 23 units - Taylor County (HOME, SAIL)*
- 1455 CC Parkway, 71 units and 8,000 sf Commercial - Cape Coral (LLA SAIL)*
- Westgate, 38 units and 1,600 sf Commercial - West Palm Beach (LLA SAIL)*
- Park Avenue Villas, 120 units - Winter Garden (acquisition/rehab, OCHFA MMRB, 4% LIHTC, SAIL)
- Villages of Camelot, 800 beds - Orlando (mid-rise student housing)
- Tortuga Bay, 314 units - Orlando (market-rate housing)

**Completed in current organization*

Education

- MBA (*Finance*) / MA (*Real Estate Valuation and Urban Analysis*), University of Florida
- BS in Finance and Real Estate, Florida State University

Certifications

Retired MAI and CCIM

Memberships

Orlando Area Board of Realtors

James Carras

1701 Northeast Sixth Street ● Fort Lauderdale, Florida 33304 ● Telephone: 954.415.2022 ● E-Mail: carras@bellsouth.net

Professional Experience

Carras Community Investment, Inc., Principal 1983–Present

National consulting practice specializing in community development, economic development, and development finance.

- Provided consulting services to over 300 clients nationwide, including strategic planning, program design, capitalization strategy, market analysis, and grant writing. Clients include financial institutions, local governments, nonprofits, for-profits, and public-private partnerships.
- Founded or co-founded several pioneering organizations, including the National Association of Affordable Housing Lenders, Haymarket Bank Affordable Housing Corporation, Broward Housing Partnership, South Florida Community Land Trust, and the Himmarshee Village Association.
- Led the design and capitalization of the \$1 billion Massachusetts Bankers Association Community Investment Plan, resulting in the creation of the Massachusetts Housing Investment Corporation, the Massachusetts Community and Banking Council, and the Massachusetts Minority Investment Corporation.
- Developed strategic and capitalization plans for over 25 community development financial institutions (CDFIs), including the Delaware Community Investment Corporation and the Florida Black Business Investment Board.
- Authored policy white papers and investment studies for major organizations, including Fannie Mae, Freddie Mac, the National Community Reinvestment Coalition, Florida Redevelopment Association, and Urban Land Institute.
- Served as a six-time Reader for the U.S. Treasury’s CDFI Fund Financial and Technical Assistance Award programs.
- Delivered over 350 workshops, professional trainings, and conference presentations nationwide on affordable housing, small business finance, CDFI strategy, and equitable development.
- Conducted Community Investment needs assessments and CRA-aligned investment plans for over 20 major financial institutions.
- Completed housing needs assessments, Consolidated Plans, and policy frameworks for over 25 local governments in Florida, Massachusetts, New Jersey, and Georgia.
- Authored or co-authored Community Redevelopment Plans for cities including Lawrence, MA; Lauderhill, Opa-locka, Dania Beach, Hialeah, and Eagle Lake, FL.
- Co-authored the *Economic Development Implementation Plan* for Miami-Dade County.
- Authored the *Fair Housing and Equity Assessment* for the South Florida Regional Sustainable Communities Plan (Seven/50) and the East Central Florida Regional Planning Council.
- Provided Opportunity Zone advisory services to eight Florida communities

Massachusetts Urban Reinvestment Advisory Group, Inc., Executive Director, 1980 to 1983

- Founded this public interest community reinvestment policy and research social enterprise.
- Conducted research on the lending patterns of major financial institutions in Massachusetts and uncovered patterns of geographic discrimination resulting in regulatory sanctions under the State’s community reinvestment regulations.
- Prepared and negotiated six community lending agreements with Massachusetts banks that resulted in strategic community investment plans
- Awarded John Hay Whitney Fellowship

City of Boston, Mayor’s Office, Community Development Advisor 1975 to 1980

- Planned and programmed Community Development Block Grant and capital improvement budget expenditures for the City’s largest neighborhood – Dorchester.
- Conducted research on CDBG allocation practices of large cities across the country, resulting in the HUD study “Dividing the Pie.”



Awards and Recognition

- Lifetime Achievement Award, Council for Development Finance Agencies (CDFA), 2019
 - **Recognition:** For his decades-long leadership and contributions to the development finance field, including his work on community development financial institutions (CDFIs), public-private partnerships, and housing investment strategies across the U.S.
- John Hay Whitney Foundation Fellowship
- City of Fort Lauderdale Mayor's Proclamation – James Carras recognition, 2020

Education

Harvard University, Advanced Leadership Initiative, Fellow, 2021, Project; *Equitable Development Finance*

Harvard University, Kennedy School of Government, Master's Public Administration, 1980

Tufts University, Graduate Studies, Department of Urban and Environmental Policy 1973-1975

Suffolk University, BA, Urban Sociology 1971

Lincoln Institute for Land Policy, Certification in Facilitation and Leadership, 2008

National Development Council, Economic Development Finance Professional, Certification, 2011

National Development Council, Rental Housing Finance, Certification, 2013

Research and Publications

- Healthy Housing Foundation, Adaptive Reuse and Affordable Housing in Broward County, Florida, May 2025
- Assembly of Bishops, Editor, Guide to Homelessness for Orthodox Parishes 2023
- ULI Tampa Bay/City of St. Petersburg, Financing Accessory Dwelling Units, 2022
- Harvard University Joint Center for Housing, A Practitioner's Guide to Opportunity Zones and Housing, April 2020
- American Planners Association, Housing and Community Development Division, The Community Reinvestment Act at 40: Setting the Stage for Public-Private Partnerships, Winter 2017-2018
- Housing Broward: An Inclusive Plan, 2018
- East Central Florida Planning Council, Fair Housing and Equity Assessment for East Central Florida, June 2015
- Seven50 (South Florida Regional Plan), Fair Housing and Equity Assessment for Southeast Florida, Spring 2014
- Broward Housing Council, Community Reinvestment Act Performance of Broward Banks in Meeting Community Credit Needs, April, 2014
- American Planners Association, New Markets Tax Credits: An Economic Tool,
- New Markets Tax Credits, Federal Reserve Bank of Boston
- Guide to The Community Reinvestment Act and Community Support Regulation, Federal Home Loan Bank of Boston
- City Officials Guide to the Community Reinvestment Act, National League of Cities
- Community Reinvestment Handbook, National Community Reinvestment Coalition
- Affordable Housing Loan Consortia, National Association for Affordable Housing Lenders.
- Economic Development Opportunities in Three Midwestern Communities, National Congress for Community Economic Development, funded by the U.S. Economic Development Administration
- Community Workforce Housing Innovation Pilot (CWHIP) Program: A Model for Replication, ULI, Terwilliger Center for Housing

CITY OF DORAL

RFQ NO. 2026-04 GENERAL PLANNING AND ZONING CONSULTING SERVICES

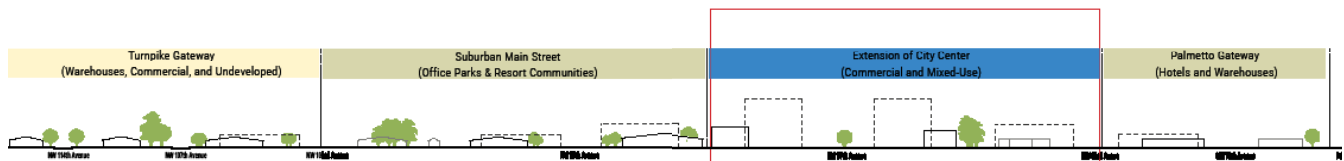
TAB 3.4 SUMMARY OF PROJECTS COMPLETED



CORRADINO

CORRADINO

ENGINEERS · PLANNERS · PROGRAM MANAGERS



CITY OF DORAL DORAL BOULEVARD CORRIDOR STUDY

Client Name
City of Doral

Address
8401 NW 53rd Terrace
Doral, FL 33166

Contact Person
Zafar Ahmed
Assistant Planning and Zoning Director

Phone Number 305.593.6630 ext 3018

Email zafar.ahmed@cityofdoral.com

Project Start Date 2022

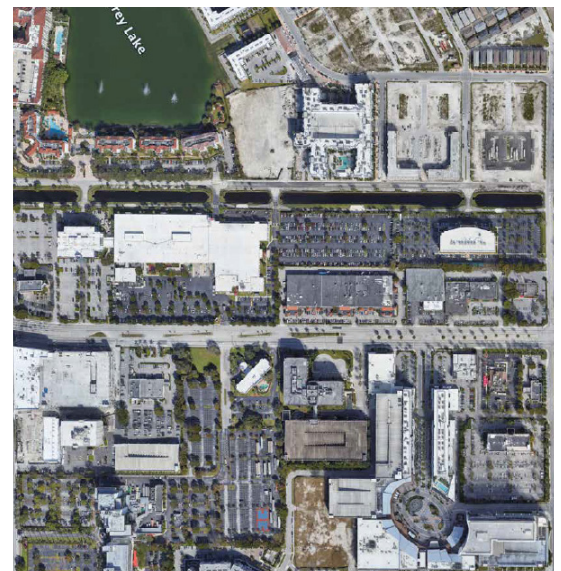
Project Completion Date Phase I 2023

Contract Type
GEC/GPC

Project Cost
\$200,000

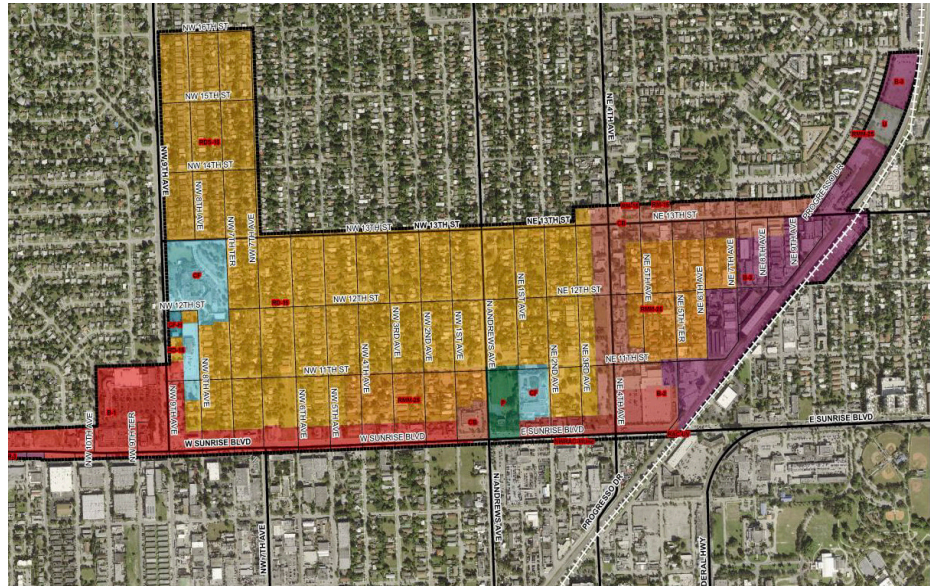
Scope of Service
General Planning Services

Doral Boulevard is a 4.1 mile corridor which runs through the middle Doral, FL, and is a vital link for the city’s businesses to the Florida Turnpike in the west and the Palmetto Expressway in the east. A six-lane roadway, Doral has heavy levels of traffic, with concerns on safety as well. Statistically over the last five years, a serious injury or fatal crash occurs along Doral Boulevard approximately every 27-28 hours. The heavy level of crashes, combined with a lack of multimodal facilities, led the City to engage in a study to reimagine the future of the corridor as a Complete Streets corridor, addressing safety, needed facilities, and retrofit items. This also includes safety improvements to the intersections. This project included public outreach to establish the vision of the corridor, which was divided up into 3 sections/Phases. Phase I includes a redesign of the eastern portion in the built up area of the city, including new bike paths, mixed-paths, and sidewalk improvements, along with considerations of midblock crossings. Phase II and III, when the study is complete will include context sensitive Complete Streets approaches to build new connections for transit and multimodal options, including potential mobility hubs.



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**CITY OF FORT LAUDERDALE CRA
CENTRAL CITY CRA REZONING**

Client Name

City of Fort Lauderdale Community
Redevelopment Agency

Address

914 Sistrunk Boulevard, Suite 200
Fort Lauderdale, FL 33311

Contact Person

Cija Omengabar, FRA-RP
CRA Planner

Phone Number 954.828.4776

Email COmengebar@fortlauderdale.gov

Project Start Date 11/2022

Project Completion Date 05/2024

Contract Type

Fixed Fee

Project Cost

\$67,360

Scope of Service

As summarized

The Central City CRA is a 358-acre area of residential and commercial uses that has experienced limited growth. In contrast, the CRA areas to the south and Fort Lauderdale's downtown enjoy vigorous growth and reinvestment. Central City has been held back by outdated zoning. The rezoning work provided:

- Analysis of existing conditions and policy/legal constraints;
- Extensive outreach and input with the CRA board and neighborhood associations, and close working with CRA staff, city planning, redevelopment, and legal staff;
- Recommendations;
- Zoning map changes;
- A new mixed-use zoning district called the CC-MXD;
- Draft code changes for all pertinent sections of the city's land development regulations;
- Follow through all stages of adoption to the second reading of the ordinance at the commission; and
- A detailed implementation plan that includes comprehensive plan changes to allow greater mixed-use flexibility and density.

The new mixed-use district addressed the existing context that includes light industrial uses, retail, eatery and service re-uses of warehouses, and residential uses, with a vibrant new live-work-play code that provides for regulations to permit and control:

- Live-work spaces;
- Small-scale retail-facing markers with retail-facing "artisan light industry" to incubate small-scale business and local ownership;
- Traditional retail, eateries, and residential;
- Corridor-specific text for the arterial road environment;
- Transitional protections for compatibility to neighborhoods;
- Improvement of the built environment without vernacular architectural requirements;
- Green bonuses

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**TOWN OF CUTLER BAY
TRANSPORTATION MASTER PLAN UPDATE**

Client Name
Town of Cutler Bay

Address
10720 Caribbean Blvd., Suite 105
Cutler Bay, FL 33189

Contact Person
Rafael Casals
Town Manager

Phone Number 305.234.4262

Email rcasals@cutlerbay-fl.gov

Project Start Date 2021

Project Completion Date 2022

Contract Type Work order based

Project Cost \$125,000
Bike/Ped Master Plan: \$50,000

Scope of Services Public Involvement,
Data Collection, Travel Demand
Forecast, LOS Determination,
Alternative Analysis & Evaluation

Since its incorporation in 2005, Corradino has acted as the town's initial Planning Director, Planning Staff, and Transportation Consultant. Corradino continues to serve as the town's General Planning Consultant, assisting with various tasks, including developing the Transportation Master Plan and updates. In this study, Corradino collected data at 50 locations and evaluated the existing conditions of the roadway, transit, and bicycle and pedestrian systems.

Corradino built on, and complimented the Town's past successful intermodal projects which are tailored to the intricacies of South Dade's current trends and conditions. We held extensive public involvement to reconcile the community's desires with transportation needs. Through a series of detailed and highly graphic reports and presentations, Corradino was able to build consensus on a list of projects which are being prioritized for inclusion into the town's Capital Improvement Program. Preparing for the future has been a constant focus of the Town of Cutler Bay. Therefore, ongoing initiatives have been designed and implemented, including the Strategic Plan, Comprehensive Plan, Transportation Master Plan, Complete Streets Master Plan, and a Bicycle and Pedestrian Master Plan.



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**TOWN OF CUTLER BAY
VULNERABILITY ASSESSMENT AND ADAPTATION PLAN**

Client Name
Town of Cutler Bay

Address
10720 Caribbean Blvd., Suite 105
Cutler Bay, FL 33189

Contact Person
Rafael Casals
Town Manager

Phone Number 305.234.4262

Email rcasals@cutlerbay-fl.gov

Project Start Date 2023

Project Completion Date 2024

Contract Type
Professional Services

Project Cost
\$125,000

Scope of Service
Vulnerability Assessment

Corradino will complete the Cutler Bay Conservation & Resilience Plan (Project) to include a comprehensive Vulnerability Assessment (VA) pursuant to Section 380.093, Florida Statutes (F.S.), and development of a local mitigation strategy. The Project will explore climate threats, assemble data on community assets, assess vulnerabilities and risks, including limiting residential density in the Town’s coastal high hazard areas. The project also includes public outreach sessions, stakeholder engagement, and the identification of goals, objectives, and policies to include in the comprehensive plan for the designation of Adaptation Action Areas.



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**VILLAGE OF PALMETTO BAY
BICYCLE AND PEDESTRIAN MASTER PLAN UPDATE**

Client Name

Village of Palmetto Bay

Address

9705 East Hibiscus Street
Palmetto Bay, FL 33157

Contact Person

Dionisio F. Torres, PE
Director of Public Services

Phone Number 305.969.5086

Email dtorres@palmettobay-fl.gov

Project Start Date 2022

Project Completion Date 2023

Contract Type

Professional Services

Project Cost

\$38,584

Scope of Service

Bicycle and Pedestrian Master Plan

Corradino has served as the Village's Planning Consultant under a General Planning Services contract since 2017.

The original award-winning plan produced by Corradino in 2009 served a variety of users from a bicycle and pedestrian perspective. A multifaceted approach was recommended, providing the ability to use these non-automotive means of transportation to support multimodal and intermodal initiatives that were initiated by Palmetto Bay and Miami-Dade County. An overall bicycle and pedestrian master plan update was completed in 2023 with the basic sidewalk network linking the existing village generators with the overall county Greenway system which borders Palmetto Bay on both East and West boundaries.



To develop a multi-level bicycle and pedestrian network focused on servicing the multiple user groups, a hierarchy facility was developed that included:

- Basic Pedestrian Network
- Local Connectivity
- Commuter Access
- Greenways
- Commercial Connectors
- Policy

CITY OF DORAL

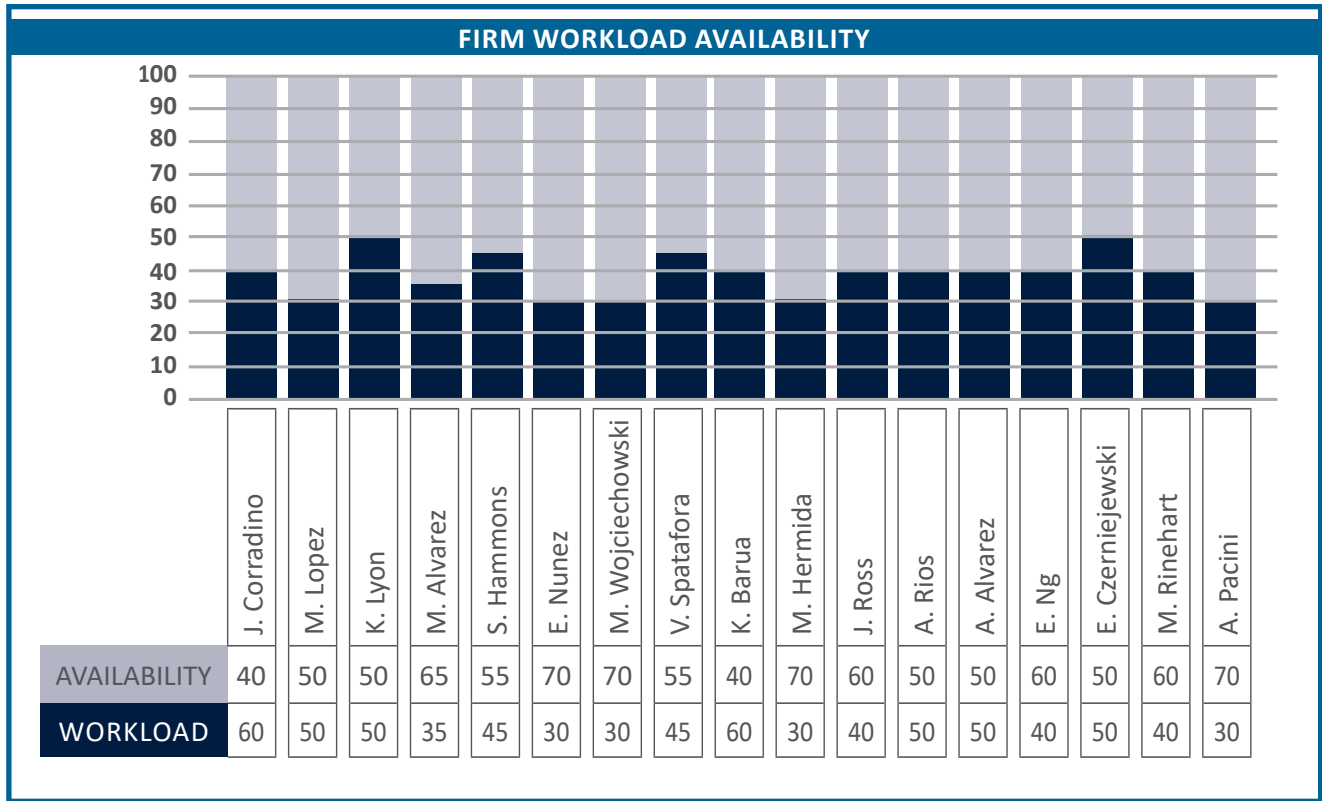
RFQ NO. 2026-04 GENERAL PLANNING AND ZONING CONSULTING SERVICES

TAB 3.5 AVAILABILITY



CORRADINO

TAB 3.5 AVAILABILITY



SUBCONTRACTOR	SCOPE OF USE
Carras Community Investment, Inc. ¹ 1701 NE Sixth Street, Fort Lauderdale, FL 33304	Economic Development Analysis TOD, Corridor & Special Area Planning
Valle and Valle, Inc. ² 770 Ponce de Leon Blvd, Suite 308, Coral Gables, FL 33134	Urban Design, Architecture, Placemaking, Economic Dev. Analysis, TOD, Corridor & Special Area Planning
Urbe Studio, LLC ³ 333 SE 2nd Avenue, Suite 2000, Miami, FL 33131	Mobility & Transp. Planning, Urban Design, Architecture, Placemaking
Florida Housing Coalition, Inc. ⁴ 1131 N. Paul Russell Road, B201, Tallahassee, FL 32301	Housing Analysis & Policy Development

CITY OF DORAL

RFQ NO. 2026-04 GENERAL PLANNING AND ZONING CONSULTING SERVICES

TAB 3.6 ADDITIONAL REQUIREMENTS



CORRADINO

3.6.1 PREVIOUS OR CURRENT LITIGATION

**City of Doral, Florida
General Planning and Zoning Consulting Services
(RFQ No. 2026-04)**

3.6.1. Previous or current litigation

Provide a summary of any litigation filed against the proposer in the past three years that is related to the services that proposer provides in the regular course of business. The summary shall state the nature of the litigation, a brief description of the case, the outcome or projected outcome, and the monetary amount involved.

Any questions on litigation filed against the proposer in the past three years that is related to the services that proposer provides in the regular course of business or other legal matters should be referred to Corradino’s in-house General Counsel, Burt J. Deutsch, Esq. (800.880.8241; 502.587.7221; bdeutsch@corradino.com).

PENDING LITIGATION:

- Gulf Coast Utility Contractors, LLC, Plaintiff, v. The City of Panama City Beach, FL v. The Corradino Group, Inc., et al. (two in all), Defendants; Case #25000940CA; in the 14th Judicial Circuit Court, Bay Co., FL; First Amended Third-party Complaint against Corradino filed 10/27/25; Count I: Professional Negligence, Count II: Contractual Indemnity, and Count III: Breach of Contract in authorizing mobilization of contractor without appropriate permitting, preparation, or first consulting the City for approval. Project: Program management support services, Alf Coleman Rd. and Front Beach Rd. Development Projects, Panama City Beach, FL. Corradino is challenging the claim.
- Christopher Hargis and Rachel Meadows, Plaintiffs, v. Corradino, LLC, et al. (nine in all), Defendants; Cause #41D02-2312-CT-000250; in the Johnson Superior Court 1, Johnson Co., IN; Second Amended Complaint filed 06/04/2025, copy delivered to Corradino’s Indianapolis office 08/23/2025; Fourth Cause of Action against Corradino LLC for negligence in maintenance and management of the roadway while the roadway was under construction, resulting in injury accident on 09/04/2023. Project: CEI Svcs., I-69 near SR 144, Johnson Co., IN. Corradino is challenging the claim.
- Chadrick Murray, Plaintiff, v. The Corradino Group, Inc., et al. (12 in all), Defendants; Case #CACE25-005326 (05); in the 17th Judicial Circuit, Broward Co., FL; Complaint filed 04/11/2025, copy delivered to Corradino’s Miami office 04/15/2025; Count XV against Corradino for negligence in designing, maintaining, repairing, and/or servicing the roadway in a reasonably safe condition resulting in injury accident on 06/20/2023. Project: CEI Svcs., NB I-95 near Davie Blvd., Broward Co., FL. Corradino challenged the claim. A Proposed Final Settlement (PFS) was presented and accepted on 02/11/26; currently awaiting court filing and final order of dismissal.

PREVIOUS LITIGATION:

- Janine Mamazza-Holmes and Ryan Holmes, Plaintiffs, v. The Corradino Group, Inc., et al. (20 in all), Defendants; Case #2023-CA-000094; in the 19th Judicial Circuit, Martin Co., FL; Third Amended Complaint and Demand for Jury Trial, e-filed 09/12/2024, copy delivered to Corradino's Miami office 09/19/2024; Count XXIII against Corradino for general negligence in failing to design and implement resurfacing and roadside improvement plans and to inspect the roadways resulting in injury accident on 06/08/2020; Count XXIV against Corradino for loss of consortium. Project: CEI Services, State Road 91 (Florida Turnpike) between mileposts 117 and 138, Martin County, FL. Corradino's ONLY role on this project was to provide CEI Services as a subconsultant to another defendant, Creative Engineering Group, Inc. Corradino challenged the claim; Voluntary Dismissal with Prejudice as to Corradino, 08/08/2025.
- Diane M. Lybarger, as Personal Representative for the Estate of the decedent, Marissa Lybarger, Plaintiff, v. The Corradino Group, Inc., et al. (27 in all), Defendants; Case #2019-CA-010699-0; in the Ninth Judicial Circuit, Orange County, FL; Second Amended Complaint deemed filed on 04/21/20; copy left at Corradino's office 05/18/20; Counts XLV and XLVI against Corradino for negligence in maintaining highway in a safe condition resulting in the death of Marissa Lybarger. Project: CEI services, "I-4 Ultimate" reconstruction and widening, Orlando, FL. Corradino challenged the claim, filing an Answer and Affirmative Defenses on 06/12/20 and a Motion for Summary Judgment on 09/15/2021; Motion for Summary Judgment granted as to Corradino, 05/02/2024.
- Jennifer Curell, Plaintiff, v. The Corradino Group, Inc., et al. (seven in all), Defendants; Case #2022-CA-001297; in the 19th Judicial Circuit, Saint Lucie County, FL; Complaint for Damages and Demand for Jury Trial, e-filed 07/19/2022, copy delivered to Corradino's Miami office 07/26/2022; Count VI against Corradino for general negligence in not operating a roadway in a safe condition resulting in injury accident on 09/04/18. Project: CR712 (West Midway Rd.) at or near intersection with Magnolia Ave., Port St. Lucie County, FL. Corradino was never a consultant on this project. Corradino challenged the claim; voluntary dismissal without prejudice as to Corradino, 07/20/2023.

There is no other litigation filed against the proposer in the past three years that is related to the services that proposer provides in the regular course of business.

3.6.2 CERTIFICATIONS

CORRADINO

*State of Florida
Department of State*

I certify from the records of this office that THE CORRADINO GROUP, INC. is a Kentucky corporation authorized to transact business in the State of Florida, qualified on January 13, 1997.

The document number of this corporation is F9700000207.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 14, 2025, and that its status is active.

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

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Fourteenth day of January,
2025*



[Signature]
Secretary of State

Tracking Number: 4258384961CC
To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.
<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



Detail by Entity Name

Florida Profit Corporation
VALLE & VALLE, INC.

Filing Information

Document Number	P96000021448
FEI/EIN Number	65-0647608
Date Filed	03/08/1996
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	03/25/2004
Event Effective Date	NONE

Principal Address

770 PONCE DE LEON BLVD
308
Coral Gables, FL 33134

Changed: 01/28/2019

Mailing Address

770 Ponce De Leon Boulevard
Suite 308
Coral Gables, FL 33134

Changed: 01/28/2019

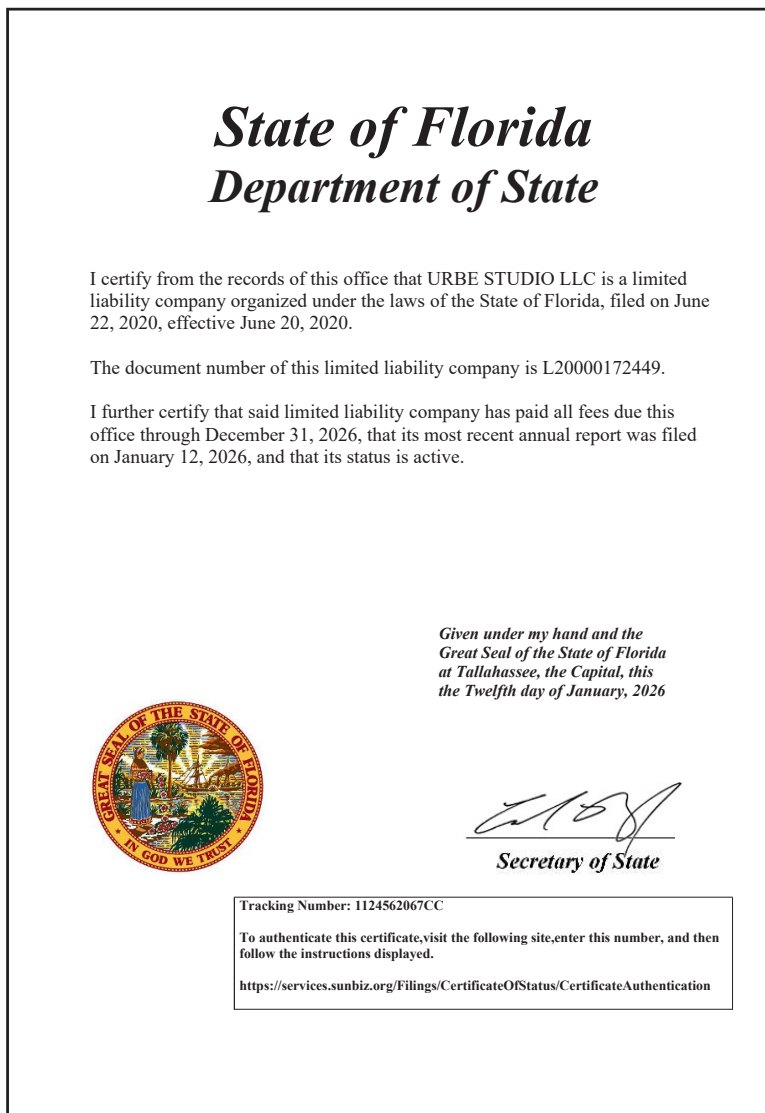
Registered Agent Name & Address

VALLE, ERICK
770 Ponce De Leon Boulevard
308
Coral Gables, FL 33134

Name Changed: 02/27/2004

Address Changed: 01/28/2019

Officer/Director Detail





**Miami-Dade County
Internal Services Department
Statement of Technical Certification Categories**

Firm: URBE STUDIO, LLC
333 SE 2nd Ave, 2000, MIAMI, FL 33131

Code	Category Description	Approval Date	Expiration Date
1.01	TRANSPORTATION PLANNING - URBAN AREA AND REGIONAL TRANSPORTATION PLANNING	08/07/2024	08/31/2026
1.02	TRANSPORTATION PLANNING - MASS AND RAPID TRANSIT PLANNING	08/07/2024	08/31/2026
21.00	LAND-USE PLANNING	08/07/2024	08/31/2026

Approved By
Technical Certification Committee
Miami-Dade County



*State of Florida
Department of State*

I certify from the records of this office that FLORIDA HOUSING COALITION, INC. is a corporation organized under the laws of the State of Florida, filed on October 25, 1982.


The document number of this corporation is 765538.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on March 11, 2025, 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 Twenty-fourth day of
February, 2026*




Secretary of State

Tracking Number: 5046074794CU
To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.
<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



Detail by Entity Name

Florida Profit Corporation
CARRAS COMMUNITY INVESTMENT, INC.

Filing Information

Document Number	P09000071983
FEI/EIN Number	65-0331714
Date Filed	08/26/2009
Effective Date	08/21/2009
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/15/2020

Principal Address

1701 NE Sixth Street
FORT LAUDERDALE, FL 33304

Changed: 10/15/2020

Mailing Address

1701 NE Sixth Street
FORT LAUDERDALE, FL 33304

Changed: 10/15/2020

Registered Agent Name & Address

Carras Community Investment, Inc.
1701 NE Sixth Street
FORT LAUDERDALE, FL 33304

Name Changed: 10/15/2020

KEY PERSONNEL LICENSES

CORRADINO

This certificate hereby qualifies

Joseph Michael Corradino, AICP

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

Certified Planner Number 012032



Paul Farmer, FAICP
Chief Executive Officer



Lee Brown, FAICP
President



This certificate hereby qualifies

Kathryn Lyon, AICP

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

Certified Planner Number 026921



Paul Farmer, FAICP
Chief Executive Officer



Lee Brown, FAICP
President



This certificate acknowledges

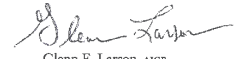
Scarlet R. Hammons, AICP CTP

having complied with all requirements of the American Institute of Certified Planners, the American Planning Association's professional institute, providing recognized leadership nationwide in the certification of professional planners and the ethics, professional development, planning education and standards of planning practice, is hereby provided this certificate as evidence of certification of expertise in the field of transportation planning and is hereby declared to be a

Certified Transportation Planner



James M. Drinan, JD
Executive Director



Glenn E. Larson, AICP
President



This certificate hereby qualifies


Scarlet R. Hammons, AICP

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

Certified Planner Number 018949

Paul Farmer
Paul Farmer, AICP
Chief Executive Officer

Anna M. Breinich
Anna Breinich, AICP
President



This certificate hereby qualifies


Matthew Wojciechowski, AICP

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

Certified Planner Number: 33676

Joel Albizo
Joel Albizo, FASAE, CA
Chief Executive Director

Mitchell J. Silver
Mitchell J. Silver, FAICP
President



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

SPATAFORA, VANESSA
13885 SW 42ND STREET
DAVIE FL 33330

LICENSE NUMBER: PE77741
EXPIRATION DATE: FEBRUARY 28, 2027
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Kimberly Barua, AICP

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

Certified Planner Number: 026648

James M. Drinan
James M. Drinan, JD
Executive Director

Valerie J. Hubbard
Valerie J. Hubbard, FAICP
President



TAB 3.6 ADDITIONAL REQUIREMENTS

RFQ NO. 2026-04 GENERAL PLANNING AND ZONING CONSULTING SERVICES

CITY OF DORAL



This certificate hereby qualifies

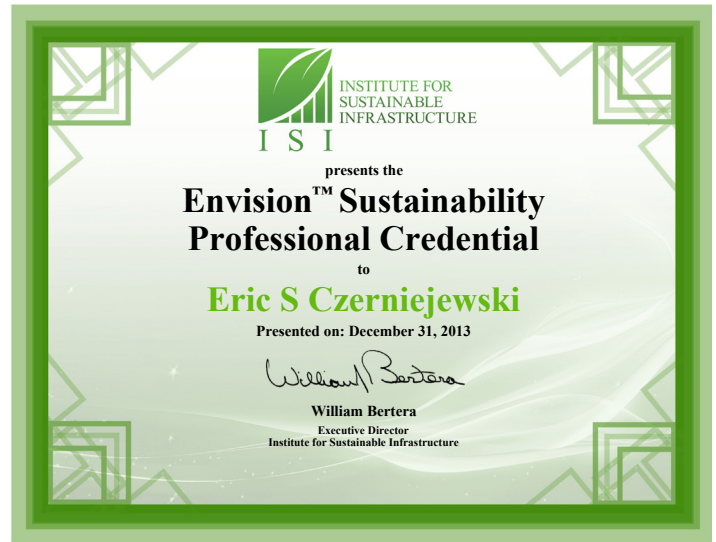
Edward Wing Keung Ng, AICP

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

Certified Planner Number: **028927**

James M. Drinan
James M. Drinan, JD
Executive Director

Valerie J. Hubbard
Valerie J. Hubbard, FAICP
President





American Institute of Certified Planners



Fabian De La Espriella, AICP

APA ID: 162242

AICP Membership: Expires 09/30/2026

AICP Start Date: 02/21/2013

AICP Certification #: 026021

CM Reporting Period Ends: 12/31/2025



The American Institute of Certified Planners provides the only nationwide, independent verification of planners' qualifications. Certified planners pledge to uphold high standards of practice, ethics, and professional conduct, and to keep their skills sharp and up to date by continuously pursuing advanced professional education.

Badges



Ron DeSantis, Governor

Melanie S. Griffin, Secretary


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

BARRIOS, JORGE A.
 2200 ELIZABETH AVE
 ORLANDO FL 32804

LICENSE NUMBER: PE78827

EXPIRATION DATE: FEBRUARY 28, 2027
 Always verify licenses online at MyFloridaLicense.com



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This certificate hereby qualifies

Alexandra Ankudowich, AICP

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

Certified Planner Number: 31838

Handwritten signature of Joel Albizo

Joel Albizo, FASAE, CAE
Chief Executive Officer
American Planning Association

Handwritten signature of Deborah Lawlor

Deborah Lawlor, FAICP, PP
AICP President
American Institute of Certified Planners



American Institute of Certified Planners
Creating Great Communities for All



The Florida Bar

651 East Jefferson Street
Tallahassee, FL 32399-2300

Joshua E. Doyle
Executive Director

850/561-5600
www.FLORIDABAR.org

State of Florida)
County of Leon)

In Re: 1018009
Kody Mical Glazer
Florida Housing Coalition
1311 N Paul Russell Rd B-201
Tallahassee, FL 32301-4880

I CERTIFY THE FOLLOWING:

I am the custodian of membership records of The Florida Bar.

Membership records of The Florida Bar indicate that The Florida Bar member listed above was admitted to practice law in the state of Florida on September 20, 2019.

The Florida Bar member above is an active member in good standing of The Florida Bar who is eligible to practice law in the state of Florida.

Dated this 24th day of February, 2026.

Handwritten signature of Cynthia B. Jackson

Cynthia B. Jackson, CFO
Administration Division
The Florida Bar

PG:R10
CTM-396554



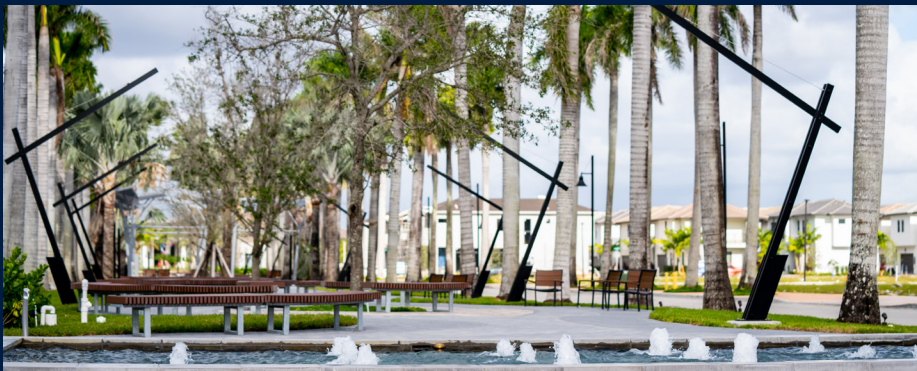
3.6.3 OCCUPATIONAL LICENSE

CORRADINO

Licensee						
Name:	THE CORRADINO GROUP, INC.		License Number:	7665		
Rank:	Registry		License Expiration Date:			
Primary Status:	Current		Original License Date:	03/07/1997		
Related License Information						
License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
36146	Current, Active	PEREZ DE MORALES, EDUARDO	Registry		Professional Engineer	02/28/2027



To serve our city by continuously enhancing quality of life through community engagement, exceptional service, and accountability.



MARCH 11, 2026

PREPARED BY:

CORRADINO

4055 NW 97th Avenue, Suite 200 • Doral, FL 33178 • 305.594.0735
CORRADINO.COM