

**CONTINUING PROFESSIONAL SERVICES AGREEMENT
Between**

**CITY OF DORAL, FL
And
THE CORRADINO GROUP, INC.
For
GENERAL PLANNING AND ZONING SERVICES**

THIS AGREEMENT is made between the CITY OF DORAL, FLORIDA, a Florida municipal corporation, (hereinafter referred to as the "CITY") and The Corradino Group, Inc., an active, a for-profit corporation authorized to do business in the State of Florida, (hereinafter referred to as the "CONSULTANT"), whose principal place of business is 4055 NW 97 Avenue, Suite 200, Doral, FL 33178. CITY and CONSULTANT may be referred to individually as "Party" or collectively as "Parties."

RECITALS

WHEREAS, pursuant to Section 287.055, Florida Statutes, the CITY requested qualifications from qualified Planning and Zoning Consultants and selected the CONSULTANT to provide professional planning and zoning services with respect to assigned Work Orders; and

WHEREAS, the City of Doral issued Request for Qualifications RFQ-2026-04 for General Planning and Zoning Consulting Services in which the CONSULTANT, the Corradino Group, Inc., was selected and prequalified by the City Council to provide continuing services pursuant RFQ-2026-04; and

WHEWREAS, the Corradino Group, Inc., is willing and able to perform such professional services for the CITY within the basic terms and conditions set forth in this agreement (hereinafter referred to as "Continuing Services Agreement or Agreement"); and

WHEREAS, the purpose of this Continuing Services Agreement is not to authorize the Consultant to perform a Specific Project, but to set forth certain general terms and conditions, which shall govern the relationship between CITY and the CONSULTANT and which shall be incorporated into subsequent supplemental agreements/work orders for Specific Projects or services when required.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing recitals, which are incorporated herein and made a part hereof by this reference, the mutual terms, conditions, promises and covenants set forth below, and other good and valuable consideration, the sufficiency of which the Parties hereby acknowledge, the CITY and CONSULTANT agree as follows:

SECTION 1. DEFINITIONS

The following definitions and references are given for the purpose of interpreting the terms as used in this Agreement and apply unless the context indicates a different meaning:

- 1.1 Compensation:** The total amount paid by the CITY for the CONSULTANT'S professional services for a specific project, exclusive of reimbursable expenses.
- 1.2 Reimbursable Expenses:** The direct non-salary expenses directly attributable to the Project. Reimbursable expenses include application and permit fees paid for securing approval of authorities having jurisdiction over the Specific Project; travel expenses; and Subconsultant's fees.
- 1.3 Work Order:** An agreement to provide services for a particular Project.
- 1.4 Subconsultant Fee:** The direct and actual cost of the Subconsultant with no markup, as reflected by actual invoices of the Subconsultant.
- 1.5 Travel Expenses:** Travel expenses, whether within or outside of Miami-Dade County, and whether to the Specific Project or otherwise, shall not be reimbursed unless CONSULTANT has secured advance written authorization for such travel from the CITY Manager. All approved travel expenses will be reimbursed in accordance with the CITY's adopted travel policy.

SECTION 2. SPECIFIC PROJECTS/SCOPE OF SERVICES

- 2.1** In accordance with the Consultants' Competitive Negotiation Act, the CONSULTANT may provide professional services to the CITY for Specific Projects as authorized from time to time by either the CITY Council or CITY

Manager as authorized by subsection 2.8. The services shall be for the following types of Projects or similar disciplines: **General Planning and Zoning Services as described in assigned Work Orders.**

- 2.2** When the need for services for a Specific Project occurs, the CITY Manager may, enter into negotiations with the CONSULTANT for that Specific Project under the terms and conditions of this Agreement. The CITY shall initiate said negotiations by providing the CONSULTANT with a "Scope of Services Request," requesting from the CONSULTANT a proposal to provide professional services for the Specific Project. The CONSULTANT shall prepare a proposal which includes those subjects specified in subsection 2.3 (a) through (g). The CITY Manager and CONSULTANT shall negotiate the terms of the Specific Project in accordance with the provisions of Subsection 2.3.
- 2.3.** The CITY and CONSULTANT shall utilize as the agreement for each Specific Project a Work Order ("Project Agreement"), a copy of which is attached and incorporated into this Agreement as Exhibit "A." Each agreement for a Specific Project will, by mutual agreement, set forth, among other things, the following:
- a. The Scope of Services;
 - b. The Deliverables;
 - c. The Time and Schedule of Performance and Term;
 - d. The amount of Compensation;
 - e. The Personnel assigned to the Specific Project;
 - f. Any additional contractual requirements of Section 287.055, Florida Statutes, for consultant agreements; and
 - g. Any modifications to the Project Agreement, if mutually agreed upon by the parties.
- 2.4.** It is at the CITY's sole discretion to determine the most appropriate method of compensation for each Project Agreement. The CONSULTANT shall submit an Estimate of Work Effort identifying the number of hours anticipated for each job classification under each work type. The Estimate of Work Effort shall include the applicable hourly professional service rates for each job classification listed in Exhibit "B." Such rates include the CONSULTANT's overhead expenses and operating margin but do not include project-specific direct expenses or reimbursable expenses.

The hourly professional service rates set forth in Exhibit "B" shall be subject to an annual adjustment on each anniversary of the Effective Date of this

Agreement based on the percentage increase, if any, in the CPI Index for the Miami-Fort Lauderdale-West Palm Beach area for the most recent 12-month period for which such index is available as of the applicable anniversary date. No adjustment shall decrease the hourly professional service rates then in effect. The adjusted rates shall apply to Project Agreements issued or amended on or after the applicable anniversary date. Any annual rate adjustment shall not increase the maximum compensation established under an existing Project Agreement unless such Project Agreement is amended and approved by the CITY in writing.

Project-specific expenses incurred in the performance of services, including, but not limited to, travel, mileage, printing, reproduction, delivery, postage, permit or application fees incurred when assisting the CITY with applications to other governmental agencies, specialized equipment, and other necessary out-of-pocket expenses, shall be separately reimbursed by the CITY at actual cost, without markup, unless otherwise specified in the applicable Project Agreement. Reimbursable expenses shall not be deemed included within the hourly professional service rates set forth in Exhibit "B."

- 2.5.** The professional services to be rendered by the CONSULTANT shall commence subsequent to the execution of each Project Agreement. Performance of work by CONSULTANT prior to execution of a Project Agreement shall be at Consultant's sole risk. Upon the commencement of the term of the Project Agreement, the CONSULTANT shall commence services to the CITY on the Commencement Date, and shall continuously perform services to the CITY, without interruption, in accordance with the time frames set forth in the Project Agreement. The number of calendar days provided in the Project Agreement for completion of the Project or the date of actual completion of the Project, whichever shall last occur, shall constitute the Contract Time.
- 2.6.** The CONSULTANT shall submit to the CITY all final deliverables within the Contract Time as noted in each Project Agreement and associated CONSULTANT Proposal.
- 2.7.** Neither party shall be liable for delays or failures to perform due to causes beyond its reasonable control, including acts of God, war, terrorism, pandemic, government action, or utility failure, provided the affected party provides prompt notice and uses reasonable efforts to mitigate. If force majeure exceeds [ninety (90)] days, either party may terminate affected work order.

- 2.8.** The CITY reserves the right, at its sole discretion, to suspend the methods of equitable distribution for any CONSULTANT that has not performed to the CITY's expectations on current and past projects. The City will provide performance reviews at the midpoint and completion of the agreed upon Work Order, and based on the reviews, if the City in its sole discretion is dissatisfied, the City may select another pre-qualified Consultant under pool.
- 2.9.** The City Manager is authorized to negotiate and execute a Project Agreement for Projects in which the CONSULTANTS' services do not exceed the Manager's purchasing authority under City Code Section 2-318, as may be amended, which is currently set at \$50,000.00. City Council approval is required for Work Orders exceeding such purchasing authority.
- 2.10.** The Work Order for each specific project shall incorporate this Continuing Services Agreement. If any of the terms and conditions of this Agreement conflict with the Work Order, to the extent that the Work Order conforms to the statutory restrictions prescribed in Section 287.055, Florida Statutes, the provisions of the Work Order shall apply.
- 2.11.** The City makes no minimum commitment for the issuance of work orders, and the Consultant acknowledges that no past issuance of work orders, negotiations, or course of dealing creates any right or expectation to receive future work orders.

SECTION 3. TERM/TERMINATION/SUSPENSION

- 3.1. Term of Agreement:** This Continuing Agreement shall commence on the date this instrument is fully executed by all parties and shall continue in full force and effect for a period of one-year (1) (with an option to renew for two (2) one (1) year renewals), unless further extended by option or renewal and/or until terminated pursuant to Subsections 3.4, 3.5. or other applicable sections in this Agreement. Each Work Order shall specify the period of service agreed to by the CITY and CONSULTANT for services to be rendered under said Work Order. Notwithstanding the above, this Agreement shall not commence before the effective date hereof.
- 3.2. Effect on Work Order:** Nothing in this section shall be construed to limit the City's right to terminate any ongoing Work Order(s).

- 3.3. Non-exclusive Agreement:** Notwithstanding the provisions of Subsection 3.1, the CITY Manager may issue requests for proposals for this professional discipline at any time and may utilize the services of any consultants retained by the CITY under similar continuing services agreements. Nothing in this Agreement shall be construed to give the CONSULTANT a right to perform for a specific project.
- 3.4. Termination for Cause:** This Agreement or Work Order may be terminated by either party for cause, upon fourteen (14) calendar days written notice to the other party should the other party fail substantially to perform in accordance with its material terms through no fault of the party initiating the termination. Cause shall be defined as a substantial failure by the other party to perform in accordance with the terms and conditions contained in this Agreement and/or any Work Order through no fault on the terminating party. If the CONSULTANT abandons this Agreement or a Work Order, or the CITY terminates the Agreement or Work Order for cause, the CONSULTANT shall indemnify the CITY against any loss pertaining to this termination. The aforementioned indemnification shall be in addition to, and shall not be construed to limit, the indemnification set forth in the RFQ, attached and incorporated as "D" In the event that the CONSULTANT is terminated by the CITY for cause, and it is subsequently determined by a court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a termination for convenience under Section 3.5 of this Agreement and the provision of Section 3.5 shall apply.
- 3.5. Termination For Convenience:** A Project Agreement or a Work Order may be terminated by the CITY for convenience upon fourteen (14) calendar days' written notice to the CONSULTANT. In the event of termination, the CONSULTANT shall incur no further obligations in connection with the Project and shall, to the extent possible, terminate any outstanding subconsultant obligations. The CONSULTANT shall be compensated for all services performed to the satisfaction of the CITY and for reimbursable expenses incurred prior to the date of termination. The CONSULTANT shall promptly submit to the CITY its invoice for final payment and reimbursement and the invoice shall comply with the provisions of Paragraph 4.1 of this Agreement. Under no circumstances shall the CITY make any payment to the CONSULTANT for services which have not been performed.

- 3.6. Assignment Upon Termination:** Upon termination of a Project Agreement, a copy of all of the Consultant's work product shall become the property of the CITY and the CONSULTANT shall, within ten (10) working days of receipt of written direction from the CITY, transfer to either the CITY or its authorized designee, a copy of all work product in its possession, including but not limited to designs, specifications, drawings, studies, reports and all other documents and data in the possession of the CONSULTANT pertaining to this Project Agreement. Further, upon the CITY'S request, the CONSULTANT shall assign its rights, title and interest under any subcontractor's agreements to the CITY.
- 3.7. Suspension for Convenience:** The CITY shall have the right at any time to direct the CONSULTANT to suspend its performance, or any designated part thereof, for any reason whatsoever or without reason, for a cumulative period of up to thirty (30) calendar days. If any such suspension is directed by the CITY, the CONSULTANT shall immediately comply with same. In the event the CITY directs a suspension of performance as provided for herein through no fault of the CONSULTANT, the CITY shall pay to the CONSULTANT its reasonable costs, actually incurred and paid, of demobilization and remobilization, as full compensation for any such suspension.

SECTION 4. BILLING & PAYMENT TO THE CONSULTANT

- 4.1. Billing:** CONSULTANT shall submit invoices which are identified by the specific Work Order number on a monthly basis in a timely manner. These invoices shall identify the nature of the work performed, the phase of work, and the estimated percent of work accomplished in accordance with the Fee Schedule set forth in the Project Agreement. Invoices for each phase shall not exceed amounts allocated to each phase of the Project plus reimbursable expenses accrued during each phase. The statement shall show a summary of fees with accrual of the total and credits for portions previously paid by the CITY. The CITY shall pay CONSULTANT within thirty (30) calendar days of approval by the CITY Manager of any invoices submitted by CONSULTANT to the CITY.
- 4.2. Disputed Invoices:** In the event that all or a portion of an invoice submitted to the CITY for payment to the CONSULTANT is disputed, or additional backup documentation is required, the CITY shall notify the CONSULTANT within fifteen (15) working days of receipt of the invoice of such objection, modification or additional documentation request. The CONSULTANT shall

provide the CITY with additional backup documentation within five (5) working days of the date of the CITY'S notice. The CITY may request additional information, including but not limited to, all invoices, time records, expense records, accounting records, and payment records of the CONSULTANT. The CITY shall pay to the CONSULTANT the undisputed portion of the invoice. The parties shall endeavor to resolve the dispute in a mutually agreeable fashion.

- 4.3. Suspension of Payment:** *If the CITY reasonably determines that a material representation of the CONSULTANT is inaccurate, or that the CONSULTANT is not in material compliance with a term or condition of a Project Agreement, the CITY may withhold only those amounts reasonably related to and necessary to protect the CITY from the specific alleged loss, deficiency, or claim. Such withholding may include amounts associated with defective or nonconforming services, failure to timely deliver services, failure to provide reasonably requested records, or a third-party claim potentially subject to indemnification.*

Before withholding payment, the CITY shall provide the CONSULTANT with written notice describing the specific basis for the withholding and the amount proposed to be withheld. The CONSULTANT shall be afforded a reasonable opportunity to respond and cure the alleged deficiency.

The CITY shall promptly pay all undisputed amounts in accordance with the payment terms of this Agreement, notwithstanding any dispute regarding other amounts. Upon satisfactory correction or resolution of the matter giving rise to the withholding, the CITY shall promptly release all amounts no longer reasonably subject to withholding.

- 4.4. Final Payment:** Submission of the CONSULTANT'S invoice for final payment and reimbursement shall constitute the CONSULTANT'S representation to the CITY that, upon receipt from the CITY of the amount invoiced, all obligations of the CONSULTANT to others, including its consultants, incurred in connection with the Project, shall be paid in full. The CONSULTANT shall deliver to the CITY all documents requested by the CITY evidencing payments to any and all subcontractors, and all final specifications, plans, or other documents as dictated in the Scope of Services and Deliverable. Acceptance of final payment shall constitute a waiver of any and all claims against the CITY by the CONSULTANT. Final payment does not waive the City's rights relating to (a) audit or overpayment recovery, (b)

indemnification, (c) latent defects or professional negligence, (d) public records or obligations, or (e) any obligations that expressly survive termination.

SECTION 5. ADDITIONAL SERVICES AND CHANGES IN SCOPE OF SERVICES

- 5.1. Changes Permitted:** Changes in the Scope of Services of a Project Agreement consisting of additions, deletions, revisions, or any combination thereof, may be ordered by the CITY by Change Order without invalidating the Project Agreement.
- 5.2. Change Order Defined:** Change Order shall mean a written order to the CONSULTANT executed by the CITY, issued after execution of a Project Agreement, authorizing and directing a change in the Scope of Services or an adjustment in the Contract Price or the Contract Time, or any combination thereof. The Contract Price and/or the Contract Time may be changed only by Change Order.
- 5.3. Effect of Executed Change Order:** The execution of a Change Order by the CITY and the CONSULTANT shall constitute conclusive evidence of the Consultant's agreement to the ordered changes in the Scope of Services or an adjustment in the Contract Price or the Contract Time, or any combination thereof. The CONSULTANT, by executing the Change Order, waives and forever releases any claim against the CITY for additional time or compensation for matters relating to or arising out of or resulting from the Services included within or affected by the executed Change Order.
- 5.4. Modifications to Scope of Services:** The CITY may request changes that would increase, decrease, or otherwise modify the Scope of Services. Such changes must be contained in a written change order executed by the parties in accordance with the provisions of the Continuing Services Agreement, prior to any deviation from the terms of the Project Agreement, including the initiation of any extra work. The Consultant shall not perform, and the City shall have no obligation to pay for, any services outside the scope of services unless authorized by a written change order or work order amendment executed by the City and the Consultant prior to performance.

SECTION 6. SURVIVAL OF PROVISIONS

- 6.1.** Any terms or conditions of either this Agreement or any subsequent Project

Agreement that require acts beyond the date of the term of either agreement, shall survive termination of the agreements, shall remain in full force and effect unless and until the terms or conditions are completed and shall be fully enforceable by either party.

SECTION 7. CITY'S RESPONSIBILITIES

- 7.1. Assist CONSULTANT by placing at its disposal all available information as may be requested in writing by the CONSULTANT and allow reasonable access to all pertinent information relating to the services to be performed by CONSULTANT.
- 7.2. Furnish to CONSULTANT, at the CONSULTANT'S written request, all available maps, plans, existing studies, reports and other data pertinent to the services to be provided by CONSULTANT, in possession of the CITY.
- 7.3. Arrange for access to and make all provisions for CONSULTANT to enter upon public property as required for CONSULTANT to perform services.

SECTION 8. CODE OF ETHICS

- 8.1. The code of ethics of the American Institute of Certified Planners (AICP) shall be incorporated in this Agreement by this reference.
- 8.2. CONSULTANT warrants and represents that its employees shall abide by the Code of Ethics for Public Officers and Employees, Chapter 112, Florida Statutes.

SECTION 9. POLICY OF NON-DISCRIMINATION/WAGES

- 9.1. The CONSULTANT shall comply with all federal, state, and local laws and ordinances applicable to the work or payment for work and shall not discriminate on the grounds of race, color, religion, sex, age, marital status, national origin, physical or mental disability in the performance of work under this Agreement.
- 9.2. If the project is subject to federal and grant funding that requires specific wage and non-discrimination provisions, CONSULTANT shall be required to

comply with the same.

SECTION 10. OWNERSHIP OF DOCUMENTS/DELIVERABLES

- 10.1.** All finished or unfinished documents, including but not limited to, detailed reports, studies, plans, drawings, surveys, maps, models, photographs, specifications, digital files, and all other data prepared for the CITY or furnished by the CONSULTANT pursuant to any Project Agreement, shall become the property of the CITY, whether the Project for which they are made is completed or not, and shall be delivered by CONSULTANT to the CITY within five (5) calendar days after receipt of written notice requesting delivery of said documents or digital files. The CONSULTANT shall have the right to keep one record set of the documents upon completion of the Project, however, in no event shall the CONSULTANT, without the CITY'S prior written authorization, use, or permit to be used, any of the documents except for client or educational presentations or seminar use.
- 10.2.** All subcontracts for the preparation of reports, studies, plans, drawings, specifications, digital files or other data, entered into by the CONSULTANT for each Specific Project shall provide that all such documents and rights obtained by virtue of such contracts shall become the property of the CITY.
- 10.3.** All final plans and documents prepared by the CONSULTANT shall bear the endorsement and seal of a person duly registered as a Professional Engineer, Architect, Landscape Architect, Professional Geologist, or Land Surveyor, as appropriate, in the State of Florida and date approved and/or sealed.
- 10.4.** All deliverables should be provided in hard copy format as well as electronic format to the CITY. Drawings should be provided in CADD, spread sheets in Excel, and written documentation should be provided in Microsoft Word.

SECTION 11. RECORDS/AUDITS

- 11.1.** CONSULTANT shall maintain and require Sub consultants to maintain, complete and correct records, books, documents, papers and accounts pertaining to the Specific Project. Such records, books, documents, papers and accounts shall be available at all reasonable times for examination and audit by the CITY Manager or any authorized CITY representative with

reasonable notice and shall be kept for a period of three (3) years after the completion of each Project Agreement. Incomplete or incorrect entries in such records, books, documents, papers or accounts will be grounds for disallowance by or reimbursement to the CITY of any fees or expenses based upon such entries. Disallowed fees will be paid when incomplete or incorrect entries are remedied to the satisfaction of the CITY.

11.2. The CONSULTANT shall comply with Chapter 119, Florida Statutes, as applicable.

11.3. Refusal of the CONSULTANT to comply with the provisions of Sections 11.1 or 11.2 shall be grounds for immediate termination for cause by the CITY of this Agreement or any Project Agreement.

SECTION 12. NO CONTINGENT FEE

12.1. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for CONSULTANT, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for CONSULTANT, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. In the event the CONSULTANT violates this provision, the CITY shall have the right to terminate this Agreement or any Project Agreement, without liability, and at its sole discretion, to deduct from the contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift or consideration.

SECTION 13. INDEPENDENT CONTRACTOR

13.1. The CONSULTANT is an independent contractor under this Agreement and any Project Agreements. Personal services provided by the CONSULTANT shall be by employees of the CONSULTANT and subject to supervision by the CONSULTANT, and not as officers, employees, or agents of the CITY. Personnel policies, tax responsibilities, social security, health insurance, employee benefits, purchasing policies and other similar administrative procedures applicable to services rendered under this Agreement or any Project Agreements shall be those of the CONSULTANT.

SECTION 14. ASSIGNMENT; AMENDMENTS

- 14.1.** This Agreement shall not be assigned, transferred or otherwise encumbered, under any circumstances, by CONSULTANT, without the prior written consent of the CITY.
- 14.2.** No modification, amendment or alteration in the terms or conditions of this Agreement shall be effective unless contained in a written document executed with the same formality as this Agreement.

SECTION 15. INDEMNIFICATION/HOLD HARMLESS

The CONSULTANT shall indemnify and hold harmless the CITY and its elected and appointed officials, officers, employees, agents, representatives, volunteers, and authorized personnel (collectively, the "CITY Indemnitees") from and against any and all claims, demands, causes of action, suits, proceedings, damages, losses, liabilities, judgments, penalties, fines, liens, and expenses of every kind and nature (including, without limitation, reasonable attorney's fees and litigation costs) (collectively, the "Claims"), to the extent arising out of, relating to, or resulting from, or in connection with the performance, or non-performance of the services contemplated by this agreement which is, or is alleged to be directly, or indirectly caused, in whole, or in part by any act of omission, default, negligence, recklessness, or intentionally wrongful conduct of the CONSULTANT, its agents, subcontractors, or such persons/entities in connection with, employed by, or utilized by the CONSULTANT in the performance of this or any Project Agreement. Consultant expressly agrees to indemnify and hold harmless the indemnitees, or any of them, from and against all liabilities which may be asserted by an employee or former employee of Consultant to the extent same it's covered by payments under workers' compensation or similar laws. Severability shall apply to each sentence of this section. This indemnification shall survive the cancellation or expiration of the agreement.

SECTION 16. INSURANCE

- 16.1.** The CONSULTANT shall secure and maintain throughout the duration of this Agreement and any Project Agreement, insurance of such type and in such amounts necessary to protect its interest and the interest of the CITY against hazards or risks of loss as specified below. The underwriter of such insurance shall be qualified to do business in Florida and have agents upon whom service of process may be made in the State of Florida. The insurance coverage shall be primary insurance with respect to the CITY, its officials, employees, agents and volunteers. Any insurance maintained by the CITY shall be in excess of the

CONSULTANT'S insurance and shall not contribute to the CONSULTANT'S insurance. A copy of the certificate of insurance is attached and incorporated as "Exhibit C".

SECTION 17. REPRESENTATIVE OF CITY AND CONSULTANT

17.1. CITY Representative. It is recognized that questions in the day-to-day conduct of this Agreement will arise. The CITY designates the CITY Manager or his designee, as the person to whom all communications pertaining to the day-to-day conduct of this Agreement shall be addressed.

17.2. CONSULTANT Representative. CONSULTANT shall inform the CITY Representative, in writing, of the representative of the CONSULTANT to whom all communications pertaining to the day-to-day conduct of this Agreement shall be addressed.

SECTION 18. COST AND ATTORNEY'S FEES/WAIVER OF JURY TRIAL

18.1. If either the CITY or CONSULTANT is required to enforce the terms of this Agreement or any Project Agreement by court proceedings or otherwise, whether or not formal legal action is required, the prevailing party shall be entitled to recover from the other party all costs, expenses, and attorney's fees in any state or federal administrative, circuit court and appellate court proceedings.

18.2. In the event of any litigation arising out of this Agreement or Project Agreement,' each party hereby knowingly, irrevocably, voluntarily and intentionally waives its right to trial by jury.

SECTION 19. PRIORITY OF AUTHORITY OF INSTRUMENTS

19.1. The relationship between the Parties shall be governed by several contract documents, all of which, when read together, shall constitute one agreement between the Parties. The contract documents include this Agreement, one or more ensuing Project Agreements, and the City solicitation documents. In the event of conflict be between or amongst the contract documents, priority shall be as follows: Project Agreements, then this Agreement, and followed by the City's solicitation documents, including any addenda thereto. Otherwise, there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in the contract document. Accordingly, it is agreed that no deviation from the terms of the Agreement shall

be predicated upon any prior representations or agreements whether oral or written.

SECTION 20. CONSULTANT'S RESPONSIBILITIES

- 20.1.** Any and all drawings, studies, plans, specifications, or other construction or contract documents prepared by the CONSULTANT shall be accurate, coordinated and adequate for construction and shall comply with all applicable CITY Codes, state and federal laws, rules and regulations.
- 20.2.** The CONSULTANT shall exercise the same degree of care, skill and diligence in the performance of the services for each Project Agreement as is ordinarily provided by a professional engineer, architect, landscape architect, surveyor or mapper under similar circumstances. If at any time during the term of any Project Agreement or the construction of the Project for which the CONSULTANT has provided engineering, architectural landscape architectural, surveying or mapping services under a prior Project Agreement, it is determined that the CONSULTANT'S documents are incorrect, defective or fail to conform to the Scope of Services of the particular Project, upon written notification from the CITY, the CONSULTANT shall immediately proceed to correct the work, re-perform services which failed to satisfy the foregoing standard of care, and shall pay all costs and expenses associated with correcting said incorrect or defective work, including any additional testing, inspections, and construction and reimbursements to the CITY for any other services and expenses made necessary thereby, save and except any costs and expenses which the CITY would have otherwise paid absent the CONSULTANT'S error or omission. The CITY'S rights and remedies under this section are in addition to, and are cumulative of, any and all other rights and remedies provided by this Agreement, the Project Agreement, by law, equity or otherwise.
- 20.3.** The Consultant shall, all times during the term of the Agreement, maintain in good standing all required licenses, certifications and permits required under federal, state, and local laws necessary to perform the services.
- 20.4.** The CONSULTANT'S obligations under Paragraph 20.2 of this Agreement shall survive termination of this Agreement or any Project Agreement.

SECTION 21. SUBCONSULTANTS

- 21.1.** In the event the CONSULTANT requires the services of any Subconsultants

or other professional associates in connection with services covered by any Project Agreement, the CONSULTANT must secure the prior written approval of the CITY Manager. The CONSULTANT shall use his/her best efforts to utilize Subconsultants whose principal place of business is located within the CITY or Miami-Dade County, Florida.

- 21.2. Any subcontract with a Subconsultant shall afford to the CONSULTANT rights against the Subconsultant which correspond to those rights afforded to the CITY against the CONSULTANT herein, including but not limited to those rights of termination as set forth herein.
- 21.3. No reimbursement shall be made to the CONSULTANT for any subconsultants that have not been previously approved by the CITY for use by the CONSULTANT.

SECTION 22. NOTICES

- 22.1. Whenever either party desires to give notice to the other, it must be given by hand delivery or written notice, sent by certified United States mail, with return receipt requested or a nationally recognized private mail delivery service, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice, to-wit:

FOR CONSULTANT:

Joseph M. Corradino, President/CEO
4055 NW 97th Avenue,
Suite 200
Miami, FL 33178

Telephone: (305) 594-0735
Facsimile: (305) 594-0755
Email: planning@corradino.com

WITH A COPY TO:

Jeannine Luna, Finance Director
The Corradino Group, Inc.
4055 NW 97th Avenue,
Suite 200
Miami, FL 33178
jluna@corradino.com

FOR CITY:

CITY OF DORAL
Attention: Zeida Sardiñas, City Manager
8401 NW 53rd Terrace
Doral, FL 33166
T (305) 593-6725
F (305) 593-6619

WITH COPY TO:

CITY ATTORNEY
Lorenzo Cobiella
Gastesi Lopez Mestre & Cobiella, PLLC
8401 NW 53rd Terrace
Doral, FL 33166

SECTION 23. TRUTH-IN-NEGOTIATION CERTIFICATE

23.1. Signature of this Agreement by CONSULTANT shall act as the execution of a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation of this Agreement, or any Project Agreement are accurate, complete, and current at the time of contracting. Each Project Agreement's contract prices and any additions shall be adjusted to exclude any significant sums by which the CITY determines the Project's contract price was increased due to inaccurate, incomplete, or noncurrent **wage** rates and other factual unit costs. All such adjustments shall be made within one year following the end of each Project Agreement.

SECTION 24. CONSENT TO JURISDICTION

24.1. The parties submit to the jurisdiction of any Florida state or federal court in any action or proceeding arising out of relating to this Agreement or any Project Agreement. Venue of any action to enforce this Agreement or any Project Agreement shall be in Miami-Dade County, Florida.

SECTION 25. GOVERNING LAW

25.1 This Agreement and any Project Agreement shall be construed in accordance with and governed by the laws of the State of Florida.

SECTION 26. HEADINGS

26.1. Headings are for convenience of reference only and shall not be considered in any interpretation of this Agreement.

SECTION 27. EXHIBITS

27.1. Each Exhibit referred to in this Agreement forms an essential part of this Agreement. The Exhibits if not physically attached, should be treated as part of this Agreement, and are incorporated by reference.

SECTION 28. SEVERABILITY

28.1. If any provision of this Agreement or any Project Agreement or the application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

SECTION 29. COUNTERPARTS

29.1. This Agreement may be executed in several counterparts, each of which shall be deemed an original and such counterparts shall constitute one and the same instrument.

[THIS AREA INTENTIONALLY LEFT BLANK. SIGNATURES TO FOLLOW.]

IN WITNESS WHEREOF, the parties execute this Agreement on the respective dates under each signature: The City, signing by and through its City Manager, attested to by its City Clerk, duly authorized to execute same and by Provider by and through its _____, whose representative has been duly authorized to execute same.

Attest:

CITY OF DORAL



Connie Diaz, City Clerk

By: 

Zeida Sardiñas, City Manager

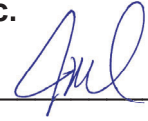
Date: 10/9/2026

Approved As To Form and Legal Sufficiency for the Use
And Reliance of the City of Doral Only:



Lorenzo Cobiella
Gastesi, Lopez, Mestre & Cobiella, PLLC, City Attorney

The Corradino Group, Inc.

Authorized Signature: 

Name: Joseph M. Corradino, AICP

Title: President/CEO

Date: 10/08/2026

Exhibit A

Sample Work Order

WORK ORDER No. (#) FOR PROFESSIONAL SERVICES

TO: (CONSULTANT) DATE:

(CONSULTANT’S ADDRESS)

(CONSULTANT’S PHONE NUMBER)

The City of Doral authorizes the firm of (CONSULTANT) to provide General Planning and Zoning and Zoning Services for the City generally described as (GENERAL DESCRIPTION OF SCOPE OF SERVICES). The work should be performed in accordance with the contract provisions contained in the Continuing Professional Service Final Agreement between (CONSULTANT) and the City of Doral dated (DATE), and the attached proposal submitted by your firm for the above referenced project.

SCOPE OF SERVICES AND SCHEDULE:

The scope of the project will be as described in the attached proposal from CONSUKTANT. The schedule requires the work to be performed within (DURAITON) calendar days. The performance of the services associated with is Work Order will be executed on a (METHOD OF COMPENSATION) with a not to exceed amount of \$(NEGOTIATED AMOUNT).

You are required by the Continuing Services Agreement to begin work subsequent to the execution of the Work Order, or as directed otherwise. If you fail to begin work subsequent to the execution of the Work Order, the City of Doral will be entitled to disqualify the Proposal and revoke the award.

All limitations of the time set forth in the Work Order are of the essence.

Work order incorporates the terms and conditions set forth in the Continuing Services Agreement and dated (DATE) between the parties as though fully set forth herein. In the event that any terms or conditions of the Work Order with the Continuing Services Agreement, the provisions of the specific Work Order shall prevail and apply.

Work Order is not binding until the Coty of Doral agrees and approves the Work Order.

IN WITNESS WHEREOF, the parties hereto have executed the Agreement on the day and the date first above written, in three (#) counterparts, each of which, shall, without proof of accounting for the other counterpart be deemed an original Contract.

CONSULTANT: (CONSULTANT)

BY: _____

NAME: _____

TITLE: _____

OWNER: City of Doral

BY: _____

NAME: _____

CITY MANANGER

APPROVED AS TO FORM:

BY: _____

NAME: _____

CITY ATTORNEY

WITNESSES:

1. _____

2. _____

SEAL:

AUTHENTICATION:

BY: _____

NAME: _____

CITY CLERK

EXHIBIT BContinuing Professional Services Agreement / RFQ-2026-04 / Fee Schedule
THE CORRADINO GROUP

PRIME: THE CORRADINO GROUP, INC.	
Job Classification	Hourly Rate
Principal In Charge	\$ 380.00
Senior Project Manager, Planning	\$ 290.00
Project Manager, Planning	\$ 280.00
Principle Planner	\$ 260.00
Senior Planner	\$ 250.00
Associate Planner	\$ 200.00
Assistant Planner	\$ 135.00
Planning Technician	\$ 110.00
Urban Designer	\$ 200.00
GIS	\$ 155.00
Principle Traffic Engineer	\$ 390.00
Senior Traffic Engineer	\$ 275.00
Design Engineer	\$ 250.00
Transportation/Mobility Planner	\$ 290.00
Design Engineer/CADD	\$ 190.00
Administrative Assistant	\$ 75.00

SUBCONSULTANT: Valle Valle & Partners	
Principal	\$ 375.00
Project Manager	\$ 225.00
Senior Designer/Senior Planner	\$ 200.00
Designer/Planner	\$ 200.00
Graphic Designer	\$ 125.00
Administrative Assistant	\$ 75.00

SUBCONSULTANT: Carras Community Investment, Inc	
Principal	\$ 225.00

SUBCONSULTANT: Urbe Studio	
Principal	\$ 225.00
Project Manager	\$ 190.52
Senior Designer/Senior Planner	\$ 183.00
Designer/Planner	\$ 160.00
Graphic Designer	\$ 126.19
Administrative Assistant	\$ 94.50

SUBCONSULTANT: Florida Housing Coalition, Inc.	
Project Manager	\$ 175.00

Exhibit C

Insurance Requirements & Certificates



CERTIFICATE OF LIABILITY INSURANCE

 DATE(MM/DD/YYYY)
04/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services, Inc of Florida 701 Brickell Avenue Suite 3200 Miami FL 33131 USA	CONTACT NAME: PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105 E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
INSURED The Corradino Group, Inc. 4055 NW 97th Avenue Suite 200 Miami FL 33178 USA	INSURER A: Valley Forge Insurance Co	20508
	INSURER B: National Fire Ins. Co. of Hartford	20478
	INSURER C: The Continental Insurance Company	35289
	INSURER D: Starr Surplus Lines Insurance Company	13604
	INSURER E: Continental Casualty Company	20443
	INSURER F:	

Holder Identifier :

COVERAGES
CERTIFICATE NUMBER: 570119704401

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
E	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			7091954803	05/01/2025	05/01/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$15,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			7091954798	05/01/2025	05/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$10,000			7091954784	05/01/2025	05/01/2026	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	7091954820	05/01/2025	05/01/2026	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE-EA EMPLOYEE \$1,000,000 E.L. DISEASE-POLICY LIMIT \$1,000,000
D	E&O - Professional Liability - Primary			1000600229251 Claims Made	07/11/2025	07/11/2026	Per Claim \$10,000,000 Deductible \$200,000 Aggregate \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Master Agreement- Planning ancation. City of Doral, Florida is included as Additional Insured in accordance with the policy provisions of the General Liability and Automobile Liability policies. General Liability and Automobile Liability policies evidenced herein are Primary and Non-Contributory to other insurance available to Additional Insured, but only in accordance with the policy's provisions. A Waiver of Subrogation is granted in favor of City of Doral, Florida in accordance with the policy provisions of the General Liability, Automobile Liability and workers' Compensation policies. Umbrella Liability policy follows form.

CERTIFICATE HOLDER
CANCELLATION

City of Doral, Florida Attn: Rossella Montejo 8401 NW 53rd Terrace Doral FL 33166 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

Certificate No : 570119704401



CNA PARAMOUNT

Architects, Engineers and Surveyors General Liability Extension Endorsement

1. ADDITIONAL INSURED

- a. **WHO IS AN INSURED** is amended to include as an **Insured** any person or organization described in paragraphs **A. through I.** below whom a **Named Insured** is required to add as an additional insured on this **Coverage Part** under a written contract or written agreement, provided such contract or agreement:

(1) is currently in effect or becomes effective during the term of this **Coverage Part**; and

(2) was executed prior to:

- (a) the **bodily injury** or **property damage**; or
- (b) the offense that caused the **personal and advertising injury**,
for which such additional insured seeks coverage.

- b. However, subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:

(1) a higher limit of insurance than required by such contract or agreement; or

(2) coverage broader than required by such contract or agreement, and in no event broader than that described by the applicable paragraph **A. through I.** below.

Any coverage granted by this endorsement shall apply only to the extent permissible by law.

A. Controlling Interest

Any person or organization with a controlling interest in a **Named Insured**, but only with respect to such person or organization's liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of:

- 1. such person or organization's financial control of a **Named Insured**; or
- 2. premises such person or organization owns, maintains or controls while a **Named Insured** leases or occupies such premises;

provided that the coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

B. Co-owner of Insured Premises

A co-owner of a premises co-owned by a **Named Insured** and covered under this insurance but only with respect to such co-owner's liability for **bodily injury**, **property damage** or **personal and advertising injury** as co-owner of such premises.

C. Engineers, Architects or Surveyors Engaged By You

An architect, engineer or surveyor engaged by the **Named Insured**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused in whole or in part by the **Named Insured's** acts or omissions, or the acts or omissions of those acting on the **Named Insured's** behalf:

- a. in connection with the **Named Insured's** premises; or
- b. in the performance of the **Named Insured's** ongoing operations.

But the coverage hereby granted to such additional insureds does not apply to **bodily injury**, **property damage** or **personal and advertising injury** arising out of the rendering of or failure to render any professional services by, on behalf of, or for the **Named Insured**, including but not limited to:

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CONTINENTAL CASUALTY COMPANY

Insured Name: THE CORRADINO GROUP, INC.

Policy No: 7091954803

Endorsement No: 1

Effective Date: 05/01/2025



CNA PARAMOUNT

**Architects, Engineers and Surveyors General Liability
Extension Endorsement**

1. the preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
2. supervisory, inspection, architectural or engineering activities.

D. Lessor of Equipment

Any person or organization from whom a **Named Insured** leases equipment, but only with respect to liability for **bodily injury, property damage or personal and advertising injury** caused, in whole or in part, by the **Named Insured's** maintenance, operation or use of such equipment, provided that the **occurrence** giving rise to such **bodily injury, property damage** or the offense giving rise to such **personal and advertising injury** takes place prior to the termination of such lease.

E. Lessor of Land

Any person or organization from whom a **Named Insured** leases land but only with respect to liability for **bodily injury, property damage or personal and advertising injury** arising out of the ownership, maintenance or use of such land, provided that the **occurrence** giving rise to such **bodily injury, property damage** or the offense giving rise to such **personal and advertising injury** takes place prior to the termination of such lease. The coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

F. Lessor of Premises

An owner or lessor of premises leased to the **Named Insured**, or such owner or lessor's real estate manager, but only with respect to liability for **bodily injury, property damage or personal and advertising injury** arising out of the ownership, maintenance or use of such part of the premises leased to the **Named Insured**, and provided that the **occurrence** giving rise to such **bodily injury or property damage**, or the offense giving rise to such **personal and advertising injury**, takes place prior to the termination of such lease. The coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

G. Mortgagee, Assignee or Receiver

A mortgagee, assignee or receiver of premises but only with respect to such mortgagee, assignee or receiver's liability for **bodily injury, property damage or personal and advertising injury** arising out of the **Named Insured's** ownership, maintenance, or use of a premises by a **Named Insured**.

The coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

H. State or Governmental Agency or Subdivision or Political Subdivisions – Permits

A state or governmental agency or subdivision or political subdivision that has issued a permit or authorization but only with respect to such state or governmental agency or subdivision or political subdivision's liability for **bodily injury, property damage or personal and advertising injury** arising out of:

1. the following hazards in connection with premises a **Named Insured** owns, rents, or controls and to which this insurance applies:
 - a. the existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoistaway openings, sidewalk vaults, street banners, or decorations and similar exposures; or
 - b. the construction, erection, or removal of elevators; or
 - c. the ownership, maintenance or use of any elevators covered by this insurance; or

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CONTINENTAL CASUALTY COMPANY

Insured Name: THE CORRADINO GROUP, INC.

Policy No: 7091954803

Endorsement No: 1

Effective Date: 05/01/2025

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CNA PARAMOUNT

Architects, Engineers and Surveyors General Liability Extension Endorsement

2. the permitted or authorized operations performed by a **Named Insured** or on a **Named Insured's** behalf.

The coverage granted by this paragraph does not apply to:

- a. **Bodily injury, property damage or personal and advertising injury** arising out of operations performed for the state or governmental agency or subdivision or political subdivision; or
- b. **Bodily injury or property damage** included within the **products-completed operations hazard**.

With respect to this provision's requirement that additional insured status must be requested under a written contract or agreement, the Insurer will treat as a written contract any governmental permit that requires the **Named Insured** to add the governmental entity as an additional insured.

I. Trade Show Event Lessor

- 1. With respect to a **Named Insured's** participation in a trade show event as an exhibitor, presenter or displayer, any person or organization whom the **Named Insured** is required to include as an additional insured, but only with respect to such person or organization's liability for **bodily injury, property damage or personal and advertising injury** caused by:
 - a. the **Named Insured's** acts or omissions; or
 - b. the acts or omissions of those acting on the **Named Insured's** behalf,
 in the performance of the **Named Insured's** ongoing operations at the trade show event premises during the trade show event.
- 2. The coverage granted by this paragraph does not apply to **bodily injury or property damage** included within the **products-completed operations hazard**.

2. ADDITIONAL INSURED - PRIMARY AND NON-CONTRIBUTORY TO ADDITIONAL INSURED'S INSURANCE

The **Other Insurance** Condition in the **COMMERCIAL GENERAL LIABILITY CONDITIONS** Section is amended to add the following paragraph:

If the **Named Insured** has agreed in writing in a contract or agreement that this insurance is primary and non-contributory relative to an additional insured's own insurance, then this insurance is primary, and the Insurer will not seek contribution from that other insurance. For the purpose of this Provision 2., the additional insured's own insurance means insurance on which the additional insured is a named insured. Otherwise, and notwithstanding anything to the contrary elsewhere in this Condition, the insurance provided to such person or organization is excess of any other insurance available to such person or organization.

3. ADDITIONAL INSURED – EXTENDED COVERAGE

When an additional insured is added by this or any other endorsement attached to this **Coverage Part, WHO IS AN INSURED** is amended to make the following natural persons **Insureds**.

If the additional insured is:

- a. An individual, then his or her **spouse** is an **Insured**;
- b. A partnership or joint venture, then its partners, members and their **spouses** are **Insureds**;
- c. A limited liability company, then its members and managers are **Insureds**; or
- d. An organization other than a partnership, joint venture or limited liability company, then its executive officers, directors and shareholders are **Insureds**;

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CONTINENTAL CASUALTY COMPANY

Insured Name: THE CORRADINO GROUP, INC.

Policy No: 7091954803

Endorsement No: 1

Effective Date: 05/01/2025



CNA PARAMOUNT

Architects, Engineers and Surveyors General Liability Extension Endorsement

but only with respect to locations and operations covered by the additional insured endorsement's provisions, and only with respect to their respective roles within their organizations.

Please see the **ESTATES, LEGAL REPRESENTATIVES, AND SPOUSES** provision of this endorsement for additional coverage and restrictions applicable to **spouses** of natural person **Insureds**.

4. BOATS

Under **COVERAGES, Coverage A – Bodily Injury And Property Damage Liability**, the paragraph entitled **Exclusions** is amended to add the following additional exception to the exclusion entitled **Aircraft, Auto or Watercraft**:

This exclusion does not apply to:

Any watercraft owned by the **Named Insured** that is less than 30 feet long while being used in the course of the **Named Insured's** inspection or surveying work.

5. BODILY INJURY – EXPANDED DEFINITION

Under **DEFINITIONS**, the definition of **bodily injury** is deleted and replaced by the following:

Bodily injury means physical injury, sickness or disease sustained by a person, including death, humiliation, shock, mental anguish or mental injury sustained by that person at any time which results as a consequence of the physical injury, sickness or disease.

6. BROAD KNOWLEDGE OF OCCURRENCE/ NOTICE OF OCCURRENCE

Under **CONDITIONS**, the condition entitled **Duties in The Event of Occurrence, Offense, Claim or Suit** is amended to add the following provisions:

A. BROAD KNOWLEDGE OF OCCURRENCE

The **Named Insured** must give the Insurer or the Insurer's authorized representative notice of an **occurrence**, offense or **claim** only when the **occurrence**, offense or **claim** is known to a natural person **Named Insured**, to a partner, executive officer, manager or member of a **Named Insured**, or to an **employee** designated by any of the above to give such notice.

B. NOTICE OF OCCURRENCE

The **Named Insured's** rights under this **Coverage Part** will not be prejudiced if the **Named Insured** fails to give the Insurer notice of an **occurrence**, offense or **claim** and that failure is solely due to the **Named Insured's** reasonable belief that the **bodily injury** or **property damage** is not covered under this **Coverage Part**. However, the **Named Insured** shall give written notice of such **occurrence**, offense or **claim** to the Insurer as soon as the **Named Insured** is aware that this insurance may apply to such **occurrence**, offense or **claim**.

7. BROAD NAMED INSURED

WHO IS AN INSURED is amended to delete its Paragraph **3.** in its entirety and replace it with the following:

3. Pursuant to the limitations described in Paragraph **4.** below, any organization in which a **Named Insured** has management control:

- a.** on the effective date of this **Coverage Part**; or
- b.** by reason of a **Named Insured** creating or acquiring the organization during the **policy period**,

qualifies as a **Named Insured**, provided that there is no other similar liability insurance, whether primary, contributory, excess, contingent or otherwise, which provides coverage to such organization, or which would have

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by the indemnitee at the Insurer's request will be paid as **defense costs**. Such payments will not be deemed to be **damages** for **personal and advertising injury** and will not reduce the limits of insurance.

- C.** This **PERSONAL AND ADVERTISING INJURY - LIMITED CONTRACTUAL LIABILITY** Provision does not apply if **Coverage B –Personal and Advertising Injury Liability** is excluded by another endorsement attached to this **Coverage Part**.

This **PERSONAL AND ADVERTISING INJURY - CONTRACTUAL LIABILITY** Provision does not apply to any person or organization who otherwise qualifies as an additional insured on this **Coverage Part**.

22. PROPERTY DAMAGE – ELEVATORS

- A.** Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended such that the **Damage to Your Product** Exclusion and subparagraphs **(3), (4)** and **(6)** of the **Damage to Property** Exclusion do not apply to **property damage** that results from the use of elevators.
- B.** Solely for the purpose of the coverage provided by this **PROPERTY DAMAGE – ELEVATORS** Provision, the **Other Insurance** conditions is amended to add the following paragraph:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis that is Property insurance covering property of others damaged from the use of elevators.

23. RETIRED PARTNERS, MEMBERS, DIRECTORS AND EMPLOYEES

WHO IS INSURED is amended to include as **Insureds** natural persons who are retired partners, members, directors or employees, but only for **bodily injury, property damage** or **personal and advertising injury** that results from services performed for the **Named Insured** under the **Named Insured's** direct supervision. All limitations that apply to **employees** and **volunteer workers** also apply to anyone qualifying as an **Insured** under this Provision.

24. SUPPLEMENTARY PAYMENTS

The section entitled **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B** is amended as follows:

- A.** Paragraph **1.b.** is amended to delete the \$250 limit shown for the cost of bail bonds and replace it with a \$5,000. limit; and
- B.** Paragraph **1.d.** is amended to delete the limit of \$250 shown for daily loss of earnings and replace it with a \$1,000. limit.

25. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS

If the **Named Insured** unintentionally fails to disclose all existing hazards at the inception date of the **Named Insured's Coverage Part**, the Insurer will not deny coverage under this **Coverage Part** because of such failure.

26. WAIVER OF SUBROGATION - BLANKET

Under **CONDITIONS**, the condition entitled **Transfer Of Rights Of Recovery Against Others To Us** is amended to add the following:

The Insurer waives any right of recovery the Insurer may have against any person or organization because of payments the Insurer makes for injury or damage arising out of:

1. the **Named Insured's** ongoing operations; or
2. **your work** included in the **products-completed operations hazard**.

However, this waiver applies only when the **Named Insured** has agreed in writing to waive such rights of recovery in a written contract or written agreement, and only if such contract or agreement:

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CONTINENTAL CASUALTY COMPANY

Insured Name: THE CORRADINO GROUP, INC.

Policy No: 7091954803

Endorsement No: 1

Effective Date: 05/01/2025

**CNA PARAMOUNT**

Architects, Engineers and Surveyors General Liability Extension Endorsement

1. is in effect or becomes effective during the term of this **Coverage Part**; and
2. was executed prior to the **bodily injury, property damage** or **personal and advertising injury** giving rise to the **claim**.

27. WRAP-UP EXTENSION: OCIP, CCIP, OR CONSOLIDATED (WRAP-UP) INSURANCE PROGRAMS

Note: The following provision does not apply to any public construction project in the state of Oklahoma, nor to any construction project in the state of Alaska, that is not permitted to be insured under a **consolidated (wrap-up) insurance program** by applicable state statute or regulation.

If the endorsement **EXCLUSION – CONSTRUCTION WRAP-UP** is attached to this policy, or another exclusionary endorsement pertaining to Owner Controlled Insurance Programs (O.C.I.P.) or Contractor Controlled Insurance Programs (C.C.I.P.) is attached, then the following changes apply:

A. The following wording is added to the above-referenced endorsement:

With respect to a **consolidated (wrap-up) insurance program** project in which the **Named Insured** is or was involved, this exclusion does not apply to those sums the **Named Insured** become legally obligated to pay as **damages** because of:

1. **Bodily injury, property damage, or personal or advertising injury** that occurs during the **Named Insured's** ongoing operations at the project, or during such operations of anyone acting on the **Named Insured's** behalf; nor
2. **Bodily injury or property damage** included within the **products-completed operations hazard** that arises out of those portions of the project that are not **residential structures**.

B. Condition **4. Other Insurance** is amended to add the following subparagraph **4.b.(1)(c)**:

This insurance is excess over:

- (c)** Any of the other insurance whether primary, excess, contingent or any other basis that is insurance available to the **Named Insured** as a result of the **Named Insured** being a participant in a **consolidated (wrap-up) insurance program**, but only as respects the **Named Insured's** involvement in that **consolidated (wrap-up) insurance program**.

C. DEFINITIONS is amended to add the following definitions:

Consolidated (wrap-up) insurance program means a construction, erection or demolition project for which the prime contractor/project manager or owner of the construction project has secured general liability insurance covering some or all of the contractors or subcontractors involved in the project, such as an Owner Controlled Insurance Program (O.C.I.P.) or Contractor Controlled Insurance Program (C.C.I.P.).

Residential structure means any structure where 30% or more of the square foot area is used or is intended to be used for human residency, including but not limited to:

1. single or multifamily housing, apartments, condominiums, townhouses, co-operatives or planned unit developments; and
2. the common areas and structures appurtenant to the structures in paragraph 1. (including pools, hot tubs, detached garages, guest houses or any similar structures).

However, when there is no individual ownership of units, **residential structure** does not include military housing, college/university housing or dormitories, long term care facilities, hotels or motels. **Residential structure** also does not include hospitals or prisons.



Request for Taxpayer
Identification Number and Certification
Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.
See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

2 Business name/disregarded entity name, if different from above.
The Corradino Group Inc.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☒ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.
4055 NW 97th Avenue Suite 200

6 City, state, and ZIP code
Doral, FL 33178

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.
Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
 - -
or
Employer identification number

6

1

 -

0

7

1

3

0

4

0

Part II Certification
Under penalties of perjury, I certify that:
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.
Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person Date **01/06/26.**

General Instructions
Section references are to the Internal Revenue Code unless otherwise noted.
Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.
What's New
Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Exhibit D

Solicitation RFQ

CITY OF DORAL



Request for Qualifications

General Planning and Zoning Consulting Services

Submission Due Date: Wednesday, March 11, 2026, at 2:00 pm

RFQ No. 2026-04

**Procurement and Asset Management Director:
ROMAN MARTINEZ, MPA, CPPO, CPPB**



**City of Doral
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Zoning Consulting Services
2026-04**

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1. GENERAL INFORMATION

1.1. General Instructions and Submittal Requirements

1.1.1. Notice to Respondents

NOTICE: The City of Doral ("City") hereby gives notice of its intent to seek Responses from interested, qualified parties and professional firms in response to this Request for Qualifications ("RFQ") to provide the services described herein. Responses must be received no later than the deadline date and time specified below.

1.1.2. Project Overview

The City of Doral is seeking Responses for planning consultant firms to provide general planning and zoning consulting services.

By way of this RFQ, the City of Doral is soliciting competitive sealed proposals from qualified and interested parties for the provision of general planning and zoning consulting services, as more particularly described herein. Through the process described herein, persons and/or firms interested in assisting the City with the provision of the Services must prepare and submit a Statement of Qualification in accordance with the procedure and schedule in this RFQ. The City intends to use the Proposals submitted in response to this RFQ to evaluate and rank Proposers based on qualifications and to establish a pool of the most qualified Proposers. The City may initiate contract negotiations with one or more Proposers from this qualified pool, as determined to be in the best interest of the City. The selected firms will assist the City with the continuous update of the Comprehensive Plan, development of projects or analysis identified in the Comprehensive Plan, update of the Land Development Regulations, provide both short-term and long term planning recommendations, coordinate and process various land use amendment and rezoning applications, annexation services, assist with permit reviews, or any additional planning matters as directed by the City Planning and Zoning Director or his/her designee. It is the City's intent to select firms that: (a) possesses the professional and administrative capabilities to provide the proposed services, and (b) will agree to work under the compensation terms and conditions determined by the City to provide the greatest benefit to the taxpayers of the City. The City reserves the right to remove any portion of this project should it deem it to be in the best interest of the City. The City will review submittals only from those persons and/or firms that submit a proposal that includes all of the information required by this RFQ, the determination of which shall be in the sole discretion of the City.

Through the RFQ process described herein, qualified Professionals interested in providing such services to the City must prepare and submit a Response packet in accordance with the procedure and schedule of this RFQ.

The City will review submittals only from those persons and/or firms that submit a proposal that includes all of the information required by this RFQ, the determination of which shall be in the sole discretion of the City.

1.1.3. Procurement Schedule

All dates and times in this Solicitation may be changed by a written addendum issued by the City.

The City's schedule for this Solicitation is as follows:

Issuance/Advertisement Date:	February 10, 2026
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Pre-Submittal Conference (Non-Mandatory):	<p>February 24, 2026, 10:00am</p> <p>Microsoft Teams meeting</p> <p>Join:</p> <p>https://teams.microsoft.com/meet/23871032003052?p=JTtqpUKu8gGDvLnWRX</p> <p>Meeting ID: 238 710 320 030 52</p> <p>Passcode: ux2bZ3JP</p>
Deadline Date for Written Questions:	<p>March 3, 2026, 5:00pm</p>
Deadline for Submittals & Date of Opening:	<p>March 11, 2026, 2:00pm</p> <p>Microsoft Teams meeting</p> <p>Join:</p> <p>https://teams.microsoft.com/meet/26929080759695?p=WFBMjPDZWvrs8kFvE7</p> <p>Meeting ID: 269 290 807 596 95</p> <p>Passcode: 4FE6y6Ag</p>
Evaluation Committee Meeting Phase I (Non-Mandatory):	<p>March 18th, 2026 10:00am</p> <p>City of Doral Government Center</p> <p>8401 NW 53rd Terr., 3rd floor</p> <p>Doral, FL 33166</p>

The above schedule may be amended as required. All scheduled meetings will be announced with sufficient time to allow the public full access to the scheduled meetings as per State of Florida in the Sunshine Law.

1.1.4. Pre-Submittal Conference
Conference Type: Non-Mandatory

A Pre-Submittal Conference will be held on the date and time specified in the Procurement Schedule. During this meeting, the requirements of this Solicitation will be reviewed and discussed.

Any changes to this Solicitation discussed during the conference or site visit are not binding unless included in a written addendum issued by the City.

Any substantive questions regarding the Solicitation must be submitted in writing to the Procurement Division on or before the question deadline.

Respondents are responsible for reviewing all information related to this Solicitation, including information presented at the conference. By submitting a Proposal, the Proposer certifies that it is sufficiently familiar with the facilities, work requirements, and all conditions that may affect contract performance.



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1.1.5. Cone of Silence Policy and Inquiries

This Solicitation is subject to the "Cone of Silence". Accordingly, all questions and/or comments regarding this Solicitation must be made in writing and be directed to Procurement at the following email at procurement@cityofdoral.com. All inquiries must reference **"2026-04 General Planning and Zoning Consulting Services"** in the subject line. No phone calls will be accepted in reference to this solicitation. If it becomes necessary to provide additional clarifying information that revises any part of this solicitation, supplements or revisions will be made available via a written addendum.

1.1.6. Method and Deadline for Submittal

Responses must be submitted electronically through the OpenGov Procurement Portal <https://procurement.opengov.com/portal/cityofdoral/projects/235792> by the date and time stated above. The responsibility for submitting a Response before the stated time and date is solely and strictly that of the Proposer. The City is not responsible for any delayed, lost, late, misdelivered, or non-delivered Responses, no matter the cause. Any submittals received after the due date and time specified will not be considered.

Solicitations and addenda or notices in connection therewith may be downloaded OpenGov. To receive notifications of addenda or notices issued in connection with this RFQ, interested parties must register with OpenGov.

The City reserves the right to accept any response deemed to be in the best interest of the City, to waive any minor irregularities, scrivener's errors, minor omissions, minor deviations, and/or technicalities in any Responses, or to reject any or all Responses and to re-advertise for new Responses, in accordance with the applicable sections of the Florida Statutes, the City Charter and Code, and this Solicitation. Minor issues may be corrected at the City's discretion; however, material deficiencies, missing mandatory information, or failure to meet basic requirements may result in disqualification.

1.1.7. Method of Award

The City anticipates entering into contracts with firms deemed responsive and responsible and determined by the City to be the most advantageous. The City anticipates selecting a minimum of a pool of firms but reserves the right to select more firms if in the best interest of the City.

A contract will not exist and is not binding until Responses are reviewed and accepted by appointed staff, the best Response is identified, negotiations with the Respondent have been authorized by the appropriate level of authority within the City, a contract has been executed by the parties and approved by the appropriate level of authority within the City.

The City's selection committee will evaluate Responses and will select the Responses that meet the best interests of the City. The City is the sole judge of its own best interests, the Responses, and any resulting negotiated contract. The City's decisions will be final.

In the event the parties are unable to negotiate terms acceptable to the City, the City may determine to accept the offer of the second most responsive and responsible Proposer determined by the selection committee, or it may re-solicit proposals.

The City reserves the right to reject all statements of qualifications and/or proposals, to waive non-material, technical variances or infirmities in the proposal, to abandon the project or to solicit and re-advertise for other proposals. The City may in its discretion waive any informalities and irregularities contained in a proposal or in the manner of its submittal and award a contract thereafter.



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A resulting contract(s) will be awarded in accordance with Florida Statute 287.055 known as the Consultants Competitive Negotiation Act (CCNA).

1.1.8. Term of Contract

The initial contract resultant from this solicitation shall prevail for a one (1) year period from the contract's effective date. Prior to, or upon completion of that initial term, the City shall have the option to renew the contract for two (2) additional one (1) year period for a total of three (3) years.

The City and the Awarded Respondent shall execute a contract ("Agreement") within thirty (30) days after Notification of Award based upon the requirements set forth in the RFQ through action taken by the City Council at a fully authorized meeting. If the Respondent awarded the Contract fails to enter into a contract as herein provided, the award may be declared null and void, and the Contract may be awarded to the next most responsible and responsive Respondent, or re-advertised, as determined by the City. The Awarded Proposer(s) shall maintain, for the entirety of the stated additional periods(s), the same terms and conditions included within the originally awarded contract. Continuation of the contract beyond the initial period, and any option subsequently exercised, is a City prerogative, and not a right of the Awarded Proposer(s).

1.1.9. Identification of Subcontractors

Respondents shall list all proposed subcontractors in the appropriate portion of the Required Submission Forms attached in the Attachments section. Contractor shall be responsible for the coordination of the trades, Subcontractors, materials, and staff necessary to complete the Work.



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2. SCOPE OF SERVICES

2.1. Technical Specifications

2.1.1. Statement of Need/Objectives

The selected firms will assist the City with a broad range of planning tasks, including the ongoing update and implementation of the Comprehensive Plan and the development of specific projects or analyses identified therein. In addition, the firms will support the update and refinement of the City's Land Development Regulations and Subdivision Regulations.

Services may also include the preparation of both short-term and long-term planning recommendations; coordination and processing of various land use amendments and rezoning applications; annexation studies and support; and assistance with the review of development permits. The firms may also be called upon to support other planning-related matters as directed by the City's Planning and Zoning Director or their designee.

Services may include on-call, or as needed, planning and zoning support to address workload surges, vacancies, special initiatives, or emergency timelines. Services may be authorized through individual task assignments, work orders, or purchase orders issued at the City's discretion. The City does not guarantee a minimum volume of work and reserves the right to assign tasks based on firm(s) availability, expertise, performance, or project need.

The selected firms will assist the City with a broad range of planning tasks, including not limited to:

- A. On-call, staff augmentation, surge capacity personnel
 - As-needed planning staff augmentation;
 - Rapid response support for vacancies and peak workload periods;
 - Ability to provide interim senior planner-type support;
 - Services may include remote, hybrid, or on-site support as requested.
- B. Executive/Director-Level Advisory & Institutional Knowledge Support
 - Advisory support on Doral LDC interpretation and historical policy context;
 - Briefings/Memos for leadership decision-making;
 - Coordination support for board/council agenda items;
 - Peer review of staff recommendations;
 - Advisory input on politically sensitive or precedent-setting items;



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- Transition support.

C. Comprehensive Plan and Implementation

- Plan implementation support, targeted studies, and project management of planning initiatives;
- Provide alignment support between Comp Plan and LDC;

D. Preparation of short- and long-term planning recommendations; Land Development Code (LDC) and Policy Services

- Coordination and processing of land use amendment and rezoning applications;
- Formal interpretation memos;
- Code cleanup, conflict resolution, modernization, and updates to related regulations as applicable or requested;

E. Development Review and Entitlements

- rezonings, comp plan amendments, conditional uses, variances, PUDs/major site plans (as applicable to your process);
- interdepartmental coordination (engineering/traffic/utilities);
- Peer review and third-party technical review support when requested
- Optional pre-application and concept review support.

F. Quasi-Judicial / Hearing support

- Staff reports and coordination for quasi-judicial items/defensibility including findings consistency and complex or multi-agency projects;
- Exhibit preparation/organizations;
- Hearing preparation support, presentations, and testimony support when requested
- Coordination with City Attorney and outside counsel as needed, requested

G. Annexation & Intergovernmental Coordination

- Annexation studies/support;
- Interlocal/intergovernmental coordination with County/regional entities.

H. Special Projects / Emerging Issues

- May include corridor plans, redevelopment studies, housing policy support, legislative impact analysis, grant planning support, etc.;



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- Services may include emerging planning issues not yet identified at the time of this solicitation, consistent with the general intent of this RFQ.
- Additional planning services as directed by the Development Services Administrator, Planning and Zoning Director or their designee.

I. Deliverables & Knowledge Transfer

- Written work products suitable for public record
- Transfer of data/work product to City with file standards consistent with city systems;
- Optional staff/board workshops or briefings when requested.

2.1.2. Qualifications and Experience

All proposers that submit a proposal shall meet, but not be limited to, the following minimum qualifications:

B.

- a. The Proposer must have been actively engaged in providing general planning and zoning consulting services to local, regional, or state governments within the past five (5) consecutive years.
- b. Proposer must have, at a minimum, a principal planner that is AICP certified, have five (5) years of experience immediately preceding this RFQ. While not required, prior experience with planning projects in the City of Doral is preferred. Minimum experience required can be held by the firm, key personnel, or a combination of both. Supporting references must support this experience, listing the agency or company name, along with the contact person's full name, telephone number and email address. It is the responsibility of the Proposer to ascertain that the contact person will be responsive.
- c. The proposed shall have a record of performance and operation within Florida for a consecutive five-year (5) period immediately preceding this RFQ. The firm, or principals of the firm, shall be regularly engaged in the business of providing the services as described herein. The experience must be demonstrated by direct or substantial involvement of the individual(s) in a supervisory capacity at the Project Manager level or above. The determination of the individual's qualifications and compliance with the experience and qualifications shall be at the sole discretion of the City. The Selection Committee may negatively evaluate proposals from firms they determine have failed to meet the above experience and qualifications.



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- d. The firm shall have enough financial support, equipment, and organization to ensure that they can satisfactorily execute the services if awarded a Contract under the terms and conditions herein stated. Desired experience is requested in quasi-judicial hearing support and staff report preparation; LDC interpretation/implementation and code cleanup; development review and entitlements; intergovernmental coordination; special studies and planning initiatives; and ability to provide senior-level planning advisory services independent of production work, including strategic guidance, peer review, and institutional knowledge support.
- e. Proposers shall disclose any current or anticipated conflicts related to concurrent representation of municipalities or private applicants within Miami-Dade County that could reasonably affect responsiveness or objectivity. There shall not be any pending criminal charges against the firm, principal owners, partners, corporate officers, or management employees. The term “equipment and organization” as used herein shall be construed to mean a fully equipped and well-established operation as determined by officials of the City of Doral.

The proposer must show proof of having met these minimum requirements on the “Bidder Qualification Statement” in Section 5. THE CITY WILL NOT ACCEPT ANY SUBSTITUTION FOR THIS FORM.

2.1.3. Licensing

Successful Proposer must provide a copy of their occupational/business license and State registration at time of award. Florida state registration can be downloaded and printed via www.sunbiz.org. Proposers must have the proper license(s) and/or certification(s) to perform what is being requested in this project. Failure to possess the proper license(s) and/or certification(s) may result in disqualification of proposal submittal. Copies of the Proposer’s license(s) and/or certification(s) which are applicable to this project shall be submitted as part of their proposal submittal.

3. RESPONSE REQUIREMENTS

3.1. Transmittal Letter

Respondents should prepare their proposals using the following format. In preparing proposals, Respondents should assume that the City has no previous knowledge of their products, services, or capabilities. Emphasis should be placed on clear, complete presentation of factual information.

Additionally, Respondents may not refer to information in previous proposals or bids submitted to the City.

This letter will summarize in a brief and concise manner the following:

- 1. Proposer's understanding of the scope of work and make a positive commitment to timely perform the work.
- 2. The letter must name all persons or entities interested in the proposal as principals.



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3. The letter must declare that it is made without collusion with any other person or entity submitting a proposal pursuant to this RFQ.
4. Identify all the persons authorized to make representations for the proposer, including the titles, addresses, and telephone numbers of such persons.

•

The Letter of Transmittal must be signed by an authorized agent of the firm and indicate the agent's title or authority. The letter should not exceed two pages in length.

3.2. Qualifications and Experience of the Firm

A Qualification statement shall be written with sufficient details on the scope of services requested in this RFQ. This statement shall provide the following:

- **Executive Summary** – Provide a brief summary describing the firms approach to the scope of services, firms background in providing similar services. This summary should be brief and concise to advise the evaluation committee of the basic services, experience of firm's staff, and any other relevant information. A project manager should be provided and assigned to manage all aspects of work.
- **Experience of the Firm/Team** – Provide the firm's history and background, tax status, principals, offices, owners, board of directors and/or trustees, primary markets served, the total current member of employees, employees by classifications, number of years the firm has been in business.
- **Firms/Teams Past Performance** – Provide a detailed description of similar contacts which the firm has ongoing or completed within the past five (5) years. The description shall identify for each project the following:
 - Name of Firm/Client
 - Description of work provided
 - Total Dollar Value of the contract
 - Contract Duration
 - Reference Contact (Name and Phone Number)
 - Prime or Sub Contractor on Project.



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3.3. Organizational Chart

Provide an organization chart showing the key individuals assigned to their areas of responsibilities. Must include:

- Name of the Firm
- Name of the Employee
- Title/ Position
- Years of Experience
- Years employed within the Firm
- Resumes of key individuals

3.4. Summary of Projects Completed

Narratives on specific projects completed on time and in budget within the past five (5) years.

3.5. Availability

- Indicate current and anticipated workloads and availability for other activities.
- Identify the extent and nature of any anticipated outside support (subcontracting) that will be necessary to complete the services herein.
- Identify each support awarded proposer by their trade.

The City reserves the right to reject any proposed firms used as outside support.

3.6. Additional requirements

Respondents must provide documentation demonstrating both the firm's overall qualifications and the qualifications of key individuals assigned to this project.

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.

3.6.2. Certifications

If proposer is a corporation, provide certification from the Florida Secretary of State verifying proposer's corporate status and good standing, and in the case of out-of-state corporations, evidence of authority to do business in the State of Florida.



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3.6.3. Occupational license

Submit copy of your firm's occupational license where business is located

4. EVALUATION CRITERIA AND METHODOLOGY

4.1. Evaluation Process Overview

4.1.1. Preliminary Review

Procurement staff will review all Responses to confirm compliance with the submission requirements for this Solicitation. Non-compliant Responses may be deemed non-responsive and excluded from further consideration.

4.1.2. Committee Evaluation

An Evaluation Committee, appointed by the City Manager or designee, will meet to evaluate all responsive submittals received in accordance with the requirements set forth in the solicitation. The City may request additional information of a clarifying nature if deemed necessary for this evaluation. Additional information may be requested via written submissions or oral presentations to the Evaluation Committee. The Committee will rank all responsive firms and select in order of preference no fewer than three firms deemed to be the most highly qualified to perform the services.

4.1.3. City Manager Review

The City Manager will review the Committee's scores and rankings along with the administrative review by Procurement staff. In the City's best interest, the City Manager may:

- Recommend award to City Council.
- Reject the Committee's scoring in whole or in part.
- Direct the Committee to re-evaluate.
- Reject all Responses.

4.1.4. Final Award

The City reserves the right to require a Respondent to submit such evidence of its qualifications as it may deem necessary before awarding the Contract and may consider any evidence available to it as to the financial, technical, and other qualifications and abilities of a Respondent, including past performance (experience) with the City.

The final award is subject to City Council approval. The City is the sole judge of its best interests and reserves the right to reject all Responses at its sole discretion. The City's decision will be final.

Upon approval of the City Council, a contract shall be awarded to a pool of Proposers selected as the most responsible, responsive Proposers meeting all selection criteria. Any award made shall be subject to execution of contract in a form and substance, which is approved by the City Attorney. The City of Doral reserves the right not to award or to reject proposals from vendors that are currently in litigation with the City of Doral or as a result of any prior lawsuit with the City of Doral.

4.2. Scoring Criteria & Available Points



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Responses will be evaluated by the Committee according to the following criteria:

No.	Evaluation Criteria	Scoring Method	Weight (Points)
1.	Experience and Qualifications of Firm/Team Firm's qualifications, experience and past firm performance related to providing the type of services requested in this solicitation, including quality of work, adherence to schedule and budget.	Points Based	25 (25% of Total)
2.	Key Personnel Relevant experience and qualifications of firm's key personnel that will be assigned to this project.	Points Based	25 (25% of Total)
3.	Understanding of the Scope of Services Proposer's approach to providing the services requested in this solicitation.	Points Based	40 (40% of Total)
4.	References and Proposer's track record of on time and within budget project performance References confirming satisfactorily completed projects of a similar nature.	Points Based	10 (10% of Total)

5. Insurance Requirements

5.1. Policies and coverage limits

Successful Proposer(s) shall maintain during the term of the Agreement, at their sole cost and expense, the following insurance policies and coverage limits:

1. Commercial General Liability (CGL)

- \$1,000,000 per occurrence
- \$2,000,000 general aggregate
- \$2,000,000 products/completed operations aggregate
- \$1,000,000 personal and advertising injury

Additional Requirements:

- City must be listed as Additional Insured on a Primary and Non-Contributory basis
- Waiver of Subrogation in favor of the City



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- 30-day notice of cancellation required

2. Automobile Liability

- \$1,000,000 Combined Single Limit (CSL)
 - Must include Hired and Non-Owned Vehicles

Additional Requirements:

- Required only if the vendor or its personnel will be on City property or job sites
- City must be listed as Additional Insured on a Primary and Non-Contributory basis
- Waiver of Subrogation in favor of the City
- 30-day notice of cancellation required

4. Workers' Compensation and Employer's Liability

- Statutory Workers' Compensation coverage is required for all contractors with employees
- Employer's Liability Limits:
 - \$100,000 for bodily injury caused by an accident, each accident
 - \$100,000 for bodily injury caused by disease, each employee
 - \$500,000 for bodily injury caused by disease, policy limit

Additional Requirements:

- Waiver of Subrogation in favor of the City
- 30-day notice of cancellation required

Clarification: Structural Design/Traffic/Roadway Design limits should not be listed under Workers' Compensation. These exposures are professional in nature and should be addressed under Professional Liability.

For Staffing Firms or Leased Employees:

- If the vendor or any subcontractor uses a leasing company, temporary staffing agency, or similar arrangement, they must:
 - Provide a certificate of insurance meeting the above Workers' Compensation requirements prior to commencement of work
 - Ensure the certificate covers all staff assigned to the project, without limiting language (e.g., "only those listed, billed, or assigned")

5. Umbrella or Excess Liability may be used to meet the underlying minimum insurance requirements;



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- Coverage shall be “following form” and shall not be more restrictive than the underlying insurance policy coverages, including all special endorsements
- City must be listed as Additional Insured on a Primary and Non-Contributory basis
- Waiver of Subrogation in favor of the City
- 30-day notice of cancellation required

6. Professional Liability/Errors & Omissions

Limits of Liability

Each Claim	\$2,000,000
Policy Aggregate	\$2,000,000

If claims made, retro Date applies prior to contract inception.

Coverage is to be maintained and applicable for a minimum of 3 years following contract completion.

7. Cyber Liability (If Applicable)

Limits of Liability

Each Occurrence	\$1,000,000
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Including Liability for Data Breach, Media Content,
 Privacy Liability and Network Security for third parties.

Retro Date – Prior to commencement of job.

Please Note: The Certificate(s) shall contain a provision that coverage afforded under the policy will not be cancelled, or materially changed until at least thirty (30) days prior written notice has been given to the City. Certificates of insurance, reflecting evidence of the required insurance, shall be provided to the City, in advance of any work to be completed.

In the event the Certificate of Insurance provided indicates that the insurance shall terminate and lapse during the period of this Agreement, the vendor shall furnish, at least thirty (30) days prior to the expiration of the date of such insurance, a renewed Certificate of Insurance as proof that equal and like coverage for the balance of the period of the Agreement or extension hereunder is in effect.

The City reserves the right to require additional insurance in order to meet the full value of the scope of services.



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At the time of award, the Successful Proposer(s) must furnish a Certificate of Insurance and Declaration of Coverage Page showing the City of Doral as additional named insured on each of the policies referenced above.

6. GENERAL DEFINITIONS AND SOLICITATION TERMS AND CONDITIONS

6.1. General Definitions

- A. "Authorized Representative" means the Department contact for interaction regarding contract administration.
- B. "City" means the City of Doral, a duly organized municipality under the laws of the State of Florida. This term may also refer to one of the various departments or agencies of the City of Doral, as the context indicates.
- C. "Contract" means the contractual agreement ultimately entered into by the City and the Successful Respondent(s) in accordance with the terms of this Solicitation and applicable laws.
- D. "Department(s)" means the City department(s) and offices for which this solicitation is prepared, which will be the end user(s) of the goods and/or services sought.
- E. "Procurement Division" means the office responsible for handling procurement-related matters within the City.
- F. "Respondent(s)": means any person, individual, or entity submitting a response to this solicitation. The terms "Proposer" and "Bidder" are each interchangeable with "Respondent" and with each other and will be used as appropriate in the given context.
- G. "Response(s)" means the written, sealed document submitted by the Respondent(s) according to the instructions set forth in this Solicitation. A response to this Solicitation will not include any verbal interactions with the City apart from submission of a formal written submittal. The terms "Proposal" and "Bid" are each interchangeable with "Response" and with each other will be used as appropriate in the given context.
- H. "Solicitation" means this formal request to solicit Responses from responsible and responsive Respondents for the scope and specifications set forth herein. The terms "Invitation to Bid", "Request for Qualifications", "Request for Proposals", and the like are each interchangeable with "Solicitation" and will be used as appropriate in the given context.
- I. "Successful Respondent(s)" means the Respondent(s) whose response to this Solicitation is deemed by the City to be in the City's best interest and is awarded a contract in accordance with the terms of this Solicitation. The terms "Successful Proposer", "Successful Bidder", "Consultant", "Provider", or "Contractor" are each interchangeable with "Successful Respondent" and will be used as appropriate in the given context.



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- J. "We/Us/Our" means the City of Doral, Florida, a Florida municipal corporation. These terms may be used as pronouns for various subsets of the City organization as content will indicate.
- K. "Work" means the actual task (i.e., goods and/or services to be provided) contemplated by this Solicitation and required in accordance with the terms of the Contract.
- L. You/Your means person(s) or entity(ies) submitting a proposal in response to this RFQ, inclusive of corresponding subsidiaries, affiliate offices, employees, volunteers, representatives, agents, or subcontractors.

6.2. General Terms and Conditions

6.2.1. Anti-Trust/Non-Exclusivity

At such times as may serve its best interest, the City reserves the right to advertise for, receive, and award additional Contracts for the goods and/or services specified in this Solicitation, and to make use of other contracts for the purchase of these goods and/or services as may be available.

In case of a default by the Successful Respondent or failure of Successful Respondent to provide the goods and/or services indicated in the Contract, the City may procure the applicable goods and/or services from other sources and hold the Successful Respondent responsible for any excess costs incurred thereby, including, without limitation and as applicable, by retaining any amounts held by the City.

6.2.2. Assignment or Transfer

The Successful Respondent will not assign, transfer, convey, sublet or otherwise dispose of its interest in the Solicitation or the subsequent Contract, including any or all of its right, title or interest therein, or its power to execute such Contract to any person, company or corporation without the prior written consent of the City at its sole and absolute discretion.

Further, if the majority ownership or control of the Successful Respondent changes subsequent to the award of this Solicitation or Contract, the Successful Respondent will promptly notify City in writing of such change at least thirty (30) days prior to such change, and the City will have the right to terminate the contract, at City's sole discretion.

6.2.3. Attorney Fees

In connection with any litigation, mediation, or arbitration arising out of this Contract, each party will be responsible for its own attorney fees.

6.2.4. Audit Rights and Records Retention

Upon award recommendation or thirty (30) days after the opening of the RFQ responses, whichever is earlier, any material submitted in response to the RFQ will become a "Public Record" and is subject to public disclosure consistent with Chapter 119, Florida Statutes (Public Record Law). Respondents must claim the applicable exemptions to disclosure provided by law in their response to the RFQ by identifying materials to be protected and must state the reasons why exclusions from public disclosure are necessary and legal. The City reserves the right to make any final determination on the applicability of the Public Records Law.

The Successful Respondent agrees to provide access to the City, or any of their duly authorized representatives, to any books, documents, papers, and records of the Successful Respondent which are directly pertinent to the contract, for the purposes of audit, examination, excerpts, and transcriptions. The



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Successful Respondent must maintain and retain any and all of the aforementioned records after the expiration or termination of the contract, as provided by Chapter 119, Florida Statutes.

6.2.5. Basis of Award

Any contract awarded will be based on the Response offering the best combination of qualifications, experience, and value, as outlined in this solicitation and the evaluation criteria, and in the best interest of the City as determined at the City's sole discretion.

6.2.6. Capital and Other Expenditures

Successful Respondent understands that any capital expenditures that the Successful Respondent makes, or prepares to make, in order to provide the goods or perform the services required by the City under the Contract are a business risk which the Successful Respondent must assume. The City will not be obligated to reimburse amortized or unamortized capital expenditures or any other expenses unless otherwise explicitly agreed to by the City in writing and as part of the Contract. If the Successful Respondent does not recoup its capital expenditures during the Contract period, it will not have any claim upon the City.

6.2.7. City Property

Property owned by the City is the responsibility of the City. City Property which may be furnished for repair, modification, study, etc., will remain the property of the City. The Successful Respondent will be liable for all damages to City-owned property occurring while in the Successful Respondent's possession.

6.2.8. Clarifications and Addenda

Questions regarding this Solicitation will be directed in writing by email to the Procurement Division at the email address specified in this Solicitation. Answers will cite the question but not identifying the questioner be issued simultaneously to all registered Respondents. If it becomes evident that this Solicitation must be amended, the City will issue a formal written addendum to all registered Respondent(s) via Opengov. No person is authorized to give oral interpretations of, or make oral changes to, the Solicitation. The issuance of a written addendum will be the only official method by which such a clarification is made. Only questions answered by written addenda will be binding.

The Procurement Division may publish Addenda, which change, add to, or clarify the terms, provisions, or requirements of the solicitation or revise the opening date. It is the Respondents' responsibility to ensure they have reviewed all information, including answers to questions, and considered all information in preparation of their response to the Solicitation.

The City reserves the right to request clarification regarding information submitted by any Respondent after the deadline for receipt of Responses.

6.2.9. Collusion

Where two (2) or more related parties, as defined herein, each submit a Response to this Solicitation, such Responses will be presumed to be collusive. The foregoing presumption may be rebutted by the presentation of evidence as to the extent of ownership, control, and management of such related parties in preparation and submission under such solicitation. Related parties will mean employees, officers, or the principals thereof who have a direct or indirect ownership interest in another firm, or in which a parent company or the principals thereof of one Respondent have a direct or indirect ownership interest in another Respondent, for the same Project. Responses found to be collusive, or related as provided above, will be rejected. The City reserves the right to disqualify any Respondent during any phase of the Solicitation process and terminate for cause any



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resulting contract upon evidence of collusion with intent to defraud or other illegal practices on the part of the Respondent or Contractor.

6.2.10. Complete Project Required

The Work to be performed under any Contract resulting from this Request for Qualifications shall consist of furnishing all tools, equipment, materials, supplies, and manufactured articles and for furnishing all transportation and services, including fuel, power, water, and essential communications, and for the performance of all labor, work, or other operations required for the fulfillment of the Contract in strict accordance with the Contract Documents. The Work shall be complete and all work, materials, and services not expressly shown or as called for in the Contract Documents which may be necessary for the complete and proper completion of the Work in good faith shall be performed, furnished, and installed by the Awarded Proposer as though originally so specified or shown, at no increase in cost to the City.

6.2.11. Sunshine Law

As a municipal corporation, the City is subject to the Florida Sunshine Act and Public Records Law (Florida Statute Chapter 119). By submitting a Response, the Respondent acknowledges that the materials submitted with the Response and the results of the City evaluations are open to public inspection upon proper request. The Respondent should take special note of this as it relates to proprietary information that might be included in its Response.

6.2.12. Compliance With Applicable Laws

Successful Respondent(s) will comply with all local, state, and federal directives, ordinances, rules, orders, and laws as applicable to this Solicitation and subsequent Contract including but not limited to:

- Executive Order 11246 (which prohibits discrimination against any employee, applicant, or client because of race, creed, color, national origin, sex, or age with regard to, but not limited to, employment practices, rate of pay, or other compensation methods, and training.)
- Occupational, Safety and Health Act (OSHA)
- The State of Florida Statutes Section 287.133(3)(A) on Public Entity Crimes
- Environment Protection Agency (EPA)
- Uniform Commercial Code (Florida Statutes, Chapter 672)
- Americans with Disabilities Act of 1990, as amended
- National Institute of Occupational Safety Hazards (NIOSH)
- National Forest Products Association (NFPA)
- State of Florida Department of Transportation - Rule 14-902, Florida Admin. Code
- U.S. Department of Transportation
- City of Doral, City Ordinance No. 2004-03
- Cone of Silence, Miami-Dade County Code of Ordinances



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- The State of Florida Statutes Section 218.73 and 21874 on Prompt Payment

The Respondent's lack of knowledge will in no way be a cause for relief. Respondents must be legally authorized to transact business in the State of Florida. All references to Florida Statutes, City of Doral, and Miami-Dade County Charter and Codes, as well as other laws/regulations, will be interpreted to include "as amended from time to time."

Non-compliance with all local, state, and federal directives, orders, and laws may be considered grounds for termination of contract(s). If the Successful Respondent(s) observe that the Response or subsequent Contract is at variance with applicable laws, the Successful Respondent(s) will give the City prompt written notice thereof. If the Successful Respondent(s) perform knowing it to be contrary to such laws, ordinances, rules, and regulations, such Successful Respondent(s) will bear all liability arising therefrom.

6.2.13. Governmental Restrictions

If any governmental restrictions are imposed that would necessitate alteration of the goods or services requested by this Solicitation and/or offered by the Successful Respondent prior to delivery or completion, it will be the responsibility of the Respondent(s) to notify the City immediately. In the event the City determines that the alteration diminishes the City's bargained-for exchange or frustrates the project, the City reserves the right to accept the alteration or cancel the Contract.

6.2.14. Compliance with Occupational Health and Safety Act (OSHA) Standards

To the extent applicable, Respondent certifies that all materials, equipment, etc., contained in its Response meet all OSHA requirements. Respondent further certifies, that, if they are the Successful Respondent, and the materials, equipment, etc., delivered is subsequently found to be deficient in any OSHA requirement in effect on the date of use, all costs necessary to bring the materials equipment, etc., into compliance with the aforementioned requirements will be borne solely by the Successful Respondent. Upon request, Contractor will provide the City with a copy of their written safety program pertaining to the subject of the Contract, if such a program is required by law.

The Successful Respondent will be solely and completely responsible for the conditions of the job site, including the safety of all persons (including employees) and property during work performance. This requirement will apply continuously and not be limited to normal working hours. Safety provisions will conform to the U.S. Department of Labor OSHA, Florida Department of Labor, and all other applicable federal, state, county, and local laws, ordinances, codes, and regulations. Where any of these are in conflict, the more stringent requirement will be followed.

The City reserves the right to make safety inspections at any time the Successful Respondent is within the City limits to ensure safety rules are not being violated.

6.2.15. Cone Of Silence

This Solicitation will be subject to the "Cone of Silence" which means a prohibition on any communication regarding a Solicitation between potential Respondents or their lobbyists or representatives and the City Council, City staff including, but not limited to, the City Manager and their staff, and any member of the City's selection or evaluation committee, except as otherwise explicitly provided herein.

The Cone of Silence will be imposed upon this Solicitation after the advertisement thereof and will terminate upon the issuance of the City Manager's recommendation to award. However, if the City Council refers the City



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Manager's recommendation back to the City Manager or committee for further review, the Cone of Silence will be re-imposed until such time as a recommendation is issued by the City Manager after such additional review.

The Cone of Silence prohibits the following activities:

- Any communication regarding this RFQ between the potential Respondent, vendor, service provider, lobbyist or consultant and the City's professional staff.
- Any communication regarding this RFQ between the Mayor, Council members, and any member of the Mayor and Council's professional staff.
- Any communication regarding this RFQ between a potential Respondent, vendor, service provider, lobbyist or consultant and any member of the selection committee.
- Any communication regarding this RFQ between the Mayor, Council members, and any member of the selection committee.
- Any communication regarding this RFQ between any member of the city's professional staff and any member of the selection committee.
- Any communication regarding this RFQ between a potential Respondent, vendor, service provider, lobbyist or consultant and the Mayor or Council.

The Cone of Silence will not apply to:

- Oral communications at the pre-response conference.
- Oral presentations before evaluation committees.
- Public presentations made to the City Council during any duly noticed public meeting.
- Written communications regarding a particular Solicitation between a potential Respondent and the City's Procurement Division, provided the communication is limited strictly to matters of process or procedure already contained in the Solicitation.
- Communication with the City Attorney and their staff.
- Duly noticed site visits to determine the competence of Respondents regarding a particular solicitation during the period between the opening of Responses and the time the City Manager makes his or her written recommendation.
- Any emergency procurement of goods or services pursuant to City Code.
- Responses to the City's request for clarification or additional information.
- Contract negotiations during any duly noticed public meeting.
- Communications to enable City staff to seek and obtain industry comment or perform market research, provided all communications related thereto between a potential Respondent, vendor, service provider,



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lobbyist or consultant and any member of the City's professional staff including, but not limited to, the City Manager and their staff are in writing or made at a duly noticed public meeting.

Violation of the Cone of Silence by a Respondent will result in disqualification of the Respondent. Questions regarding should be directed to the City Attorney.

6.2.16. Conflict of Interest

By way of its Response, Respondent recognizes and certifies that no elected official, board member, or employee of the City will have a financial interest directly or indirectly in the Contract or any compensation to be paid under or through this transaction, and further, that no City employee, nor any elected or appointed officer (including City Council members) of the City, nor any spouse, parent or child of such employee or elected or appointed officer of the City, may be a partner, officer, director or proprietor of Respondent, and further, that no such City employee or elected or appointed officer, or the spouse, parent or child of any of them, alone or in combination, may have a Material Interest in the Respondent. "Material Interest" for purposes of this subsection will mean direct or indirect ownership of more than 5% of the total assets or capital stock of the Respondent. Any exception to these above-described restrictions must be expressly provided by applicable law or ordinance and be confirmed in writing by the City. Further, Respondent recognizes that with respect to its Response to this Solicitation, if any Respondent violates or is a party to a violation of the ethics ordinances or rules of the City, the provisions of Miami- Dade County Code Section 2-11.1, as applicable to City, or the provisions of Chapter 112, part III, Fla. Stat., the Code of Ethics for Public Officers and Employees, such Respondent may be disqualified from furnishing the goods or services for which the Response is submitted and may be further disqualified from submitting any future Responses for goods or services to City. Respondent must complete and execute the Business Entity Affidavit form.

6.2.17. Disputes

If any dispute concerning a question of fact arises under the Contract, other than termination for default or convenience, the Successful Respondent and the City department responsible for the administration of the Contract will make a good-faith effort to resolve the dispute. If the dispute cannot be resolved by mutual agreement, then the City Attorney will resolve the dispute and send a written copy of its decision to the Successful Respondent, which will be binding on both parties. The City reserves the right not to award or to reject Responses from vendors that are currently in litigation with the City or as a result of any prior lawsuit with the City.

6.2.18. Equal Employment Opportunity

The Respondent will comply with Title VII of the Civil Rights Act of 1964 42 U.S.C. Section 2000e et seq., Section 504 of the Rehabilitation Act of 1973 29 U.S.C Section 701 et seq., and Title I of the Americans with Disabilities Act, 42 U.S.C Section 12101 as of 1990 in that: No person in the United States will on the grounds of race, creed, color, national origin, sex, age, political affiliation, beliefs or disability be subject to discrimination under any program or activity which the Respondent has agreed to undertake by and through the covenants, and provisions set forth in this Contract.

6.2.19. Examination Prior to Submission

Respondents must thoroughly examine each section of the RFQ. If there is any doubt or obscurity as to the meaning of any part of this Solicitation, Respondents may request clarification by written request to the Procurement Division. Interpretations or clarifications in response to questions will be issued in the form of an addendum and posted to Opengov. No person is authorized to provide oral interpretations of, or make oral



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changes to the RFQ. The Issuance of a written Addendum is the only official method whereby such interpretations or clarifications is made.

6.2.20. Exceptions

Exceptions to the specifications shall be listed on the Proposal Form in the Response, and the section shall be referenced, and details of the exception shall be provided. Any exceptions to the material provisions of this Solicitation, as determined by the City in its sole discretion, may cause the proposal to be considered non-responsive.

6.2.21. Fraud and Misrepresentation

Any individual, corporation, or other entity that attempts to meet its contractual obligations with the City through fraud, misrepresentation, or material misstatement, or omission of any material fact, may be debarred in accordance with the applicable provisions of the City Code. The City may, as a further sanction, terminate or cancel any other Contracts with such individual, corporation, or entity. Such individual or entity will be responsible for all direct or indirect costs associated with termination or cancellation.

6.2.22. Governing Law and Venue

The validity and effect of the Contract will be governed by the laws of the State of Florida. The Successful Respondent agrees that any action, mediation, or arbitration arising out of the Solicitation or Contract will take place in Miami-Dade County, Florida.

6.2.23. Identical (Tie) Responses

Responses that are evaluated as being equal with respect to price, quality, and service for the procurement of commodities or contractual services (sometimes referred to herein as "Tie Responses"), received from a business that certifies that it has implemented a drug-free workplace program will be given preference in the award process provided the Respondent complies with the requirements of Section 287.087, Florida Statutes. The City will follow established procedures for processing Tie Responses if none of the tied Respondents have a drug-free workplace program.

6.2.24. Incurred Expenses/Cost of Preparation

The City will not be responsible for any expenses incurred by any of the Respondents for the preparation of their Responses to this Solicitation, or for any associated costs in relation thereto, including, without limitation, the cost incurred during any presentation or negotiations related to potential award.

6.2.25. Indemnification

The Successful Respondent granted a Contract with the City as a result of this Solicitation shall indemnify and hold harmless the City, its officers, agents, directors, and employees, from liabilities, damages, losses, and costs, including, but not limited to all reasonable attorney's fees and costs, to the extent caused by the error, omission, negligence, recklessness or intentional misconduct of the Successful Respondent or its agents, employees, or subcontractors or consultants, arising out of or in connection with this Solicitation or the Contract. These indemnifications shall survive the term of the Contract. In the event that any action or proceeding is brought against City by reason of any such claim or demand, the Successful Respondent shall, upon written notice from City, resist and defend such action or proceeding by counsel satisfactory to City. The Successful Respondent expressly understands and agrees that any insurance protection required by this Contract or otherwise provided by the Successful Respondent shall in no way limit the responsibility to indemnify, keep and save harmless and defend the City or its officers, employees, agents and instrumentalities as herein provided.



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The indemnification provided above shall obligate the Successful Respondent to defend at its own expense to and through appellate, supplemental or bankruptcy proceeding, or to provide for such defense, at City's option, any and all claims of liability and all suits and actions of every name and description which may be brought against City whether performed by the Successful Respondent or persons employed or utilized by the Successful Respondent. This indemnity will survive the cancellation or expiration of the Contract.

This indemnity will be interpreted under the laws of the State of Florida, including, without limitation, in a manner that conforms to the limitations of §768.28, §725.06 and/or §725.08, Florida Statutes, as applicable and as amended.

The Successful Respondent shall require all subconsultants and subcontractors' agreements to include a provision specifying that they will indemnify and hold harmless the City in the manner substantially set forth above.

The Successful Respondent agrees and recognizes that the City shall not be held liable or responsible for any claims which may result from any actions or omissions of the Successful Respondent in which the City participated either through review or concurrence of the Successful Respondent's actions. In reviewing, approving, or rejecting any submissions by the Successful Respondent or other acts of the Successful Respondent, the City in no way assumes or shares any responsibility or liability of the Successful Respondent or subcontracted entities under the Contract.

The Successful Respondent agrees and recognizes that the City shall not be held liable for claims liabilities damages, losses or costs arising directly from Acts of God or Force Majeure events, which shall include floods, hurricanes, tornadoes, earthquakes, lightning, fires epidemics, pandemics, quarantine restrictions, usually severe weather conditions, acts of public enemies, war, blockade, riots, civil disturbances, freight embargoes, or other similar events beyond the reasonable control of the City.

Successful Respondent warrants that there has been no violation of copyrights or patent rights in submitting their Response or providing the goods or services requested by this Solicitation. The Successful Respondent shall pay all royalties and assume all costs arising from the use of any invention, design, process, materials, equipment, product, or device which is the subject of patent rights or copyrights. Successful Respondent shall, at its own expense, hold harmless and defend the City against any claim, suit, or proceeding brought against the City which is based upon a claim, whether rightful or otherwise, that the goods or services, or any part thereof, furnished under the contract, constitute an infringement of any patent or copyright of the United States. The Successful Respondent shall pay all damages and costs awarded against the City.

6.2.26. Insurance Requirements

The Successful Respondent will maintain (and cause its subcontractors, if any, to provide and maintain) throughout the term of the awarded contract, the insurance policies and coverages set forth in the ATTACHMENTS. Prior to execution of the contract, and any time thereafter that the City may request, the Successful Respondent must furnish a Certificate of Insurance and Declaration of Coverage Page showing the City of Doral as additional named insured on each of the policies. The City reserves the right to require additional insurance in order to meet the full value of the scope of services.

The Certificate must contain a provision that coverage afforded under the policy will not be cancelled, or materially changed, until at least thirty (30) days' prior written notice has been given to the City. In the event the Certificate of Insurance provided indicates that the insurance shall terminate and lapse during the period of



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the Contract, the vendor shall furnish, at least thirty (30) days prior to the expiration of the date of such insurance, a renewed Certificate of Insurance as proof that equal and like coverage for the balance of the period of the Contract or extension hereunder is in effect.

6.2.27. Licensing

Successful Respondent must provide a copy of its occupational/business license and State of Florida business registration prior to award. Florida state registration can be downloaded and printed via www.sunbiz.org.

Respondents must have the proper license(s) and/or certification(s) to perform what is being requested in this project. Failure to possess the proper license(s) and/or certification(s) may result in disqualification of the Response submittal or termination of the Contract after award. Pursuant to section 607.1503(1), Florida Statutes, out-of-state corporations must obtain a Certificate of Authorization from the Florida Department of State, Division of Corporations, to transact business in the State of Florida.

6.2.28. No Partnership or Joint Venture

Nothing contained in this Solicitation or Contract will be deemed or construed to create a partnership or joint venture between the City and Successful Respondent, or to create any other similar relationship between the parties.

6.2.29. Preparation of Response

Responses should be prepared simply and economically, providing a straightforward, concise description of the Respondent's ability to fulfill the requirements of the Solicitation.

Responses will include all of the information and forms required by this Solicitation. Failure to utilize the City's forms, or fully complete said forms, may result in the Response being deemed non-responsive. The Respondent will be considered non-responsive if its Response is conditioned on modifications, changes, or revisions to the terms and conditions of the Solicitation.

6.2.30. Protests

Protests of Solicitations and awards must be submitted and resolved pursuant to City Code Section 2-338. Protests failing to meet all the filing requirements will NOT be accepted. Failure of a party to file in a timely manner will constitute a forfeiture of such party's right to file a protest. NO EXCEPTIONS WILL BE MADE.

6.2.31. Public Entity Crimes

Under Section 287.133, Florida Statutes, a person or vendor (Respondent) is placed on the State of Florida's convicted vendor list following a conviction for a public entity crime:

- May not submit a Response to provide goods or services to any public entity.
- May not submit a Response for the construction or repair of any public building or public works project.
- May not submit a Response for the lease of real property to a public entity.
- May not be awarded or perform work as a contractor, supplier, subcontractor, or consultant for any public entity.
- May not conduct business with any public entity in an amount exceeding the Category Two threshold in Section 287.017, Florida Statutes.



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These restrictions apply for 36 months from the date the person or vendor was placed on the convicted vendor list.

6.2.32. Public Records

Upon award recommendation or thirty (30) days after the RFQ opening, whichever is earlier, any material submitted in response to this RFQ will become a "Public Record" and shall be subject to public disclosure pursuant to Chapter 119, Florida Statutes (Public Records Law). Proposers must claim the applicable statutory exemptions to protect submittals, stating the reasons why exclusion from public disclosure is necessary and legal. The City reserves the right to make any final determination on the applicability of the Public Records Law.

6.2.33. Quantities

The City does not guarantee or warrant as to the total amount that may or may not be purchased from any resultant Contract. Any quantities included are for pricing purposes only and may be used for tabulation. The City reserves the right to reasonably increase or decrease quantities as required.

6.2.34. Right To Cancel or Reject Responses

The City reserves the right to cancel this Solicitation or reject any and/or all Responses or portions thereof, and to waive any technicalities or minor irregularities. The City is not required to accept the minimum specifications stated herein, but reserves the right to accept any Response, which, in the sole judgment of the City, will best serve the needs and interests of the City. This issuance of this Solicitation itself does not in any way constitute a contractual agreement between the City and the Respondent(s). However, the contents of the submitted Response, along with any supporting documents, may be incorporated into the final contract between the Proposer and the City. Furthermore, the City reserves the right to award without further discussion.

6.2.35. Scrutinized Companies

Respondent must certify that it is not participating in a boycott of Israel and must also certify that it is not on the Scrutinized Companies that Boycott Israel list, not on the Scrutinized Companies with Activities in Sudan List, and not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. Contractor (Respondent) must submit the certification that is attached to this Contract. Submitting a false certification will be deemed a material breach of contract. The City will have the right to terminate the Contract and seek civil remedies pursuant to Florida Statute § 287.135.

6.2.36. Severability

If any provision of the Contract or the application thereof to any person or situation will to any extent, be held invalid or unenforceable, the remainder of the Contract, and the application of such provisions to persons or situations other than those as to which it will have been held invalid or unenforceable will not be affected thereby, and will continue in full force and effect, and be enforced to the fullest extent permitted by law.

6.2.37. Subcontractors

Neither party to the contract will assign the contract or subcontract any portion of the services, in whole or in part, without consent of the other, nor will the Successful Respondent assign any monies due or to become due, without prior written approval from the City Manager.

Prior to the commencement of any work pursuant to the Contract, the Contractor will furnish, in writing to the City, the names of all persons/entities (including those who are to furnish materials or equipment fabricated to a special design), if any, proposed for each principal portion of the work. The City will notify the Contractor, in



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writing, of any proposed person or entity to which the City has an objection. Any subcontractors must have the City Manager's prior written approval and be properly licensed and insured in the same amounts as the Successful Respondent.

The contractor is responsible for all payments to any subcontractors and maintain responsibility for all work related to the awarded contract.

6.2.38. Submission of Responses & Evaluations

- **Interviews:** The City reserves the right to conduct personal interviews or require presentations prior to award. The City will not be liable for any costs whatsoever incurred by the Respondent in connection with such interviews/presentations, including, but not limited to travel and accommodations.
- **Request for Modifications:** The City reserves the right to request modifications to the Response in order to better align with the City's requirements.
- **Acknowledgment by Respondent:** By submitting a Response, the Respondent certifies that he/she has fully read and understands the Solicitation and has full knowledge of the scope, nature, and quality of services to be performed or goods to be provided. Incomplete, unresponsive, irresponsible, vague, or ambiguous responses to the Solicitation will be cause for rejection, as determined in the sole discretion of the City.
- **Bid Acknowledgement:** By submitting a Response, the Respondent certifies that its has fully read and understood the solicitation method and has full knowledge of the scope, nature, and quality of the work to be performed.
- **Acceptance/Rejection/Modification:** The City reserves the right to negotiate modifications to Responses that it deems acceptable, reject any responses, and waive minor irregularities in the responses.
- **Responses Binding:** All Responses submitted in connection with this Solicitation will constitute binding offers to the City for three hundred sixty-five (365) calendar days after opening.
- **Alternate Responses:** Alternate Responses will not be considered or accepted by the City.
- **Proprietary Responses:** In accordance with Chapter 119 of the Florida Statutes (Public Records Law) and except as may be provided by other applicable State and Federal Law, all Respondents are advised that the solicitation and the corresponding Responses are in the public domain and subject to disclosure. Further, the Respondents are required to identify with specificity any information contained in their statement of qualification which are considered confidential and/or proprietary and which are believed to be exempt from disclosure, citing the applicable exempting law.

All statements of qualifications received from Proposers in response to this RFQ shall become the property of the City and will not be returned to the Proposer. In the event of contract award, all documentation produced as part of the contract will become the exclusive property of the City.



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6.2.39. Taxes

The prices proposed pursuant to the Contract will include the cost of all applicable sales, consumer, use, and other taxes for which the Respondent is liable.

6.2.40. Time is of the Essence

A Successful Respondent understands and agrees that time is of the essence in the completion of each deliverable within the timeframes set forth in the Work Order to be provided in connection with the Solicitation and subsequent Contract, unless extended by the City Manager or designee. The completion time as specified in the Successful Respondent's Response must be met and all work must be executed regularly, diligently, and uninterrupted at such a rate of progress as will endure full completion thereof within the time specified. The Successful Respondent also recognizes the delays, expense and difficulties involved in proving the actual loss suffered by City if the Work is not completed on time.

6.2.41. Termination For Convenience

The City Manager may terminate the Contract, that may result from this RFQ in whole or in part, upon thirty (30) days' prior written notice to the Successful Respondent when the City Manager determines it is in the best interest of the City. If the Contract is terminated for the convenience of the City, will be liable only for payment in accordance with the payment provisions of the Contract for those services rendered prior to termination.

6.2.42. Termination For Default

If the Successful Respondent defaults in its performance under the Contract and does not cure the default within thirty (30) days after written notice of default, the City Manager may terminate the Contract, in whole or in part, upon written notice without penalty to the City. In such event, the Successful Respondent will be liable for damages including the excess cost of procuring similar supplies or services: provided that if, (1) it is determined for any reason that the Successful Respondent was not in default or (2) the Successful Respondent's failure to perform is without his control, fault or negligence, the termination will be deemed to be a termination for the convenience of the City.

6.2.43. Waiver of Jury Trial

The City and the Successful Respondent knowingly, irrevocably, voluntarily, and intentionally waive any right either may have to a trial by jury in State or Federal Court proceedings in respect to any dispute arising out of the Contract or the performance of the Work thereunder.

6.2.44. Withdrawal of Response

A Respondent(s) may, without prejudice, withdraw, modify, or correct their Response after it has been submitted to the City, provided the request and any subsequent modifications and/or corrections are filed with the City in writing before the deadline to submit the Response. The original Response, as modified by such writing, will be considered as the Response submitted by the Respondent(s). No oral modifications will be considered.

6.2.45. Cancellation

In the event any of the provisions of this RFQ are violated by the Successful Respondent, the City Manager will provide written notice to the Successful Respondent stating the deficiencies and, unless deficiencies are corrected within ten (10) days, recommendation will be made to the City Council for immediate cancellation. The City reserves the right to terminate any contract resulting from this solicitation at any time and for any reason, upon giving thirty (30) days prior written notice to the other party. No consideration will be given for anticipated loss of revenue on the canceled portion of the Contract. The Successful Respondent may



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cancel the contract for any reason with cause and documentation supporting such on a schedule acceptable to the City and upon one hundred and twenty (120) days written notice to the City Manager. In the case of cancellation by the Successful Respondent, reparations must be paid to the City in the amount of 50% of the contract amount.

6.2.46. Contract Changes

The City reserves the right to delete, add, or revise items and services under this solicitation at any time during the contract period when and where deemed necessary. Deletions may be made at the sole discretion of the City at any time during the contract period. Items added or revised must be mutually agreed upon in writing by the Successful Respondent and the City Manager or designee.

6.2.47. Payment/Invoices

Payment terms will be net 45 days after the date of satisfactory delivery at the place of acceptance and receipt of a correct invoice at the office specified, whichever occurs last, in accordance with the Florida Local Government Prompt Payment Act. The invoice must reflect sufficient details to demonstrate compliance with the terms and conditions of the contract. After services have been performed, the user department will evaluate the services provided in accordance with the specifications. Failure in the awarded Proposer's responsibility as outlined may result in either one or any of the following, as determined by the City:

- Payment withholding of partial or entire amount.
- Compensation as deemed acceptable by the City due to non-performance.

For the purpose of developing the values to be paid on a monthly basis, Contractor shall submit a Schedule of Values to be reviewed and approved by the City at least thirty (30) days before the first progress payment request. This Schedule of Values shall constitute the values of each unit within each category that will be paid for the Work.

The Contractor agrees that five percent (5%) of the amount due for Work as set forth in each Application for Payment shall be retained by City for each Progress Payment until Final Payment.

Each application for partial payment shall include partial lien/bond releases from all subcontractors and suppliers and a sworn statement by Contractor those partial payments received from City for the Work have been applied by Contractor to discharge in full all of Contractor's obligations, including payments to subcontractors and suppliers, stated in prior applications for payment. If payment has been withheld from a subcontractor and/or supplier, the sworn statement shall state the reasons for the nonpayment. All partial payment requests shall be accompanied by consents of surety for each subcontractor and supplier.

The City shall pay Contractor in accordance with the Florida Prompt Payment Act.

If a dispute should occur regarding an invoice submitted, the City Manager may withhold payment of the disputed amount and may pay to the Contractor the undisputed portion of the invoice. Upon written request of the Finance Director, the Contractor shall provide written documentation to justify the invoice. Any compensation disputes shall be decided by the City Manager whose decision shall be final.

Contractor agrees that time is of the essence and Contractor shall complete each deliverable for the Service within the timeframes set forth in the Work Order, unless extended by the City Manager or his designee.



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The Final Application for Payment by Contract shall not be made until the Contractor delivers to the City complete original releases of all liens and claims signed by all Subcontractors, materialmen, suppliers, and vendors on a form approved by the City, and an affidavit that so far as the Contractor has knowledge or information, the releases include and cover all Materials and Work for which a lien or claim could be filed. The Contractor may, if any Subcontractor, materialmen, supplier, or vendor refuses to furnish the required Final Waiver of Lien, furnish a bond satisfactory to City to defend and indemnify City and any other property owner, person or entity City may be required to indemnify against any lien or claim.

Final Payment. Upon final completion and acceptance of the Work in accordance with the General Conditions, City shall pay the remainder of the Contract Price and any retainage as recommended by the City's Representative.

6.2.48. F.O.B. Point

Services provided under the contract will be F.O.B. destination. All costs for transporting equipment, materials, and labor will be borne by the Successful Respondent.

6.2.49. Hiring Preference

The Successful Respondent will be required to comply with Ordinance No. 2018-24 – Procedure to Provide Preference for Doral Businesses and Residents in Public Works and Improvement Contracts.

6.2.50. Limitation of Use of Official Seal

Ordinance No. 2019-09, § 2, 5-8-2019 - It is unlawful and a violation of this section for any person, firm, corporation or other legal entity to print for the purpose of sale or distribution or circulate, manufacture, publish, use, display, or offer for sale any letters, papers, documents, or items of merchandise which simulate the official seal of the city or the stationery or a real or fictitious agency, department or instrumentality of the city without the expressed written authority of the city council or its designee. The unauthorized use shall be punishable as provided in F.S. §§ 775.082 and 775.083.

7. VENDOR RESPONSE

7.1. Vendor Questionnaire

1. Proposal submission packet*

Proposers must upload their complete proposal response in this section of the solicitation. Please include a copy of any licenses or certifications relevant to the scope of work as part of your submission.

*Response required

2. Bidder Qualification Statement*

Please download the below documents, complete, and upload.

- [BIDDER QUALIFICATION STATEM...](#)

*Response required

3. Financial Condition*

The proposer shall provide their latest audited financial statements for the past three (3) fiscal years which show reflected net worth and all other financial information usually reflected on statement of the Proposer. An



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independent, licensed, certified public accountant or certified public accounting firm shall have audited the statements. Financial statements provided will be kept confidential if each page is clearly notated as such.

*Response required

4. References & Performance Evaluation Survey*

List (5) client references (public references preferred) including client name, contact personnel, address, phone number, length of time you have provided services and list of any other related services provided. City of Doral employees cannot be used as references.

Please download the survey, send it to three (3) to five (5) clients to complete, have them email the completed form to performancesurvey@cityofdoral.com

- [Survey.pdf](#)

*Response required

5. Date of Entity Formation*

*Response required

6. Entity Type*

- ☐ Corporation
- ☐ Partnership
- ☐ LLC
- ☐ Other

*Response required

7. Office Location*

*Response required

8. FEI/EIN Number*

*Response required

9. Authorized Representative*

Name and Title

*Response required

10. The undersigned Respondent agrees*

If this Response is accepted by the City, to enter into an agreement with the City of Doral to perform and furnish all goods and/or services as specified or indicated in the Contract for the Price and within the timeframe indicated in this Solicitation and in accordance with the terms and conditions of the Contract.

- ☐ Please confirm

*Response required



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11. Respondent accepts all of the terms and conditions of the Solicitation*

Including without limitation those dealing with the disposition of Bid Security. This Bid will remain subject to acceptance for 365 days after the day of Bid opening. Respondent agrees to sign and submit the Contract with any applicable documents required by this RFQ within ten days after the date of City's Notice of Award (If applicable).

☐ Please confirm

*Response required

12. Respondent further warrants and represents *

It has familiarized itself with the nature and extent of the Contract, required goods and/or services, site, locality, and all local conditions and applicable laws and regulations that in any manner may affect cost, progress, performance, or furnishing of the Work.

☐ Please confirm

*Response required

13. Non-Collusion Affidavit*

I, the affiant, swear or affirm that:

- A. Affiant is fully informed respecting the preparation and contents of the attached Bid/Proposal by Contractor and of all pertinent circumstances respecting such Bid/Proposal.
- B. Such Bid/Proposal is genuine and is not a collusive or sham Bid/Proposal.
- C. Neither the said Contractor nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including Affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other firm or person to submit a collusive or sham Bid/Proposal in connection with the Work for which the attached Bid/Proposal has been submitted; or to refrain from bidding in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any firm or person to fix any overhead, profit, or cost elements of the Bid/Proposal or of any other person submitting a response to the solicitation, or to fix any overhead, profit, or cost elements of the quoted price(s) or the quoted price(s) of any other bidding/proposing person, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City or any person interested in the proposed Work.
- D. The price(s) quoted in the attached Bid/Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Contractor or any other of its agents, representatives, owners, employees or parties in interest, including this Affiant.

☐ Please confirm

*Response required



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14. Respondent further warrants and represents *

It has studied carefully all reports and drawings of subsurface conditions and drawings of physical conditions to the extent applicable to the Work, and has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all information that pertains to the subsurface or physical conditions at the site or otherwise may affect the cost, progress, performance, or furnishing of the Work, and no additional examinations, investigations, explorations, tests, reports or similar information or data are or will be required by Respondent for such purposes.

☐ Please confirm

*Response required

15. Respondent further warrants and represents *

It has given the City written notice of all errors or discrepancies it has discovered in the Contract and the resolution thereof by the City is acceptable to Respondent.

☐ Please confirm

*Response required

16. Respondent further warrants and represents *

This Bid/Proposal is genuine and not made in the interest of or on behalf of any other undisclosed person, firm or corporation; Respondent has not directly or indirectly induced or solicited any other Respondent to submit a false or sham Proposal; Respondent has not solicited or induced any person, firm or corporation to refrain from submitting; and Respondent has not sought by collusion to obtain for itself any advantage over any other Respondent or over the City.

☐ Please confirm

*Response required

17. Respondent understands that the quantities provided are only provided for proposal evaluation only. The actual quantities may be higher or lower than those in the proposal form.*

☐ Please confirm

*Response required

18. Respondent understands and agrees that the Contract Price is a Unit Rate Contract to furnish and deliver all of the Work complete in place. As such, the Proposer shall furnish all labor, materials, equipment, tools, supervision, and services necessary to provide a complete Project.*

☐ Please confirm

*Response required

19. Communication - If information is different than what is provided in Vendor Profile:

Communications concerning this Proposal shall be addressed to:



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Please provide:

- Name of Bidder/Proposer
- Telephone Number
- Email Address
- Attention

20. Disability, Nondiscrimination, and Equal Employment Opportunity*

Applicant certifies that Bidder is in compliance with and agrees to continue to comply with, and ensure that any subcontractor, or third party contractor under any and all contracts with the City of Doral complies with all applicable requirements of the laws listed below including, but not limited to, those provisions pertaining to employment, provision of programs and services, transportation, communications, access to facilities, renovations, and new construction.

- The American with Disabilities Act of 1990 (ADA), Pub. L. 101-336, 104 Stat 327, 42 USC 1210112213 and 47 USC Sections 225 and 661 including Title I, Employment; Title II, Public Services; Title III, Public Accommodations and Services Operated by Private entities; Title IV, Telecommunications; and Title V, Miscellaneous Provisions.
- The Florida Americans with Disabilities Accessibility Implementation Act of 1993, Section 553.501 553.513, Florida Statutes.
- The Rehabilitation Act of 1973, 229 USC Section 794.
- The Federal Transit Act, as amended 49 USC Section 1612.
- The Fair Housing Act as amended 42 USC Section 3601-3631

☐ Please confirm

*Response required

21. Conformance with OSHA Standards*

Applicant certifies and agrees that Applicant has the sole responsibility for compliance with all the requirements of the Federal Occupational Safety and Health Act of 1970, and all State and local safety and health regulations, and in the event the City engages Bidder, Bidder agrees to indemnify and hold harmless the City of Doral, against any and all liability, claims, damages losses and expenses the City may incur due to the failure of itself or any of its subcontractors to comply with such act or regulation in the performance of the contract.

☐ Please confirm

*Response required



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22. Statement*

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

☐ Please confirm

*Response required

23. List of Proposed Subcontractors (If Applicable)

Please download the below documents, complete, and upload.

- [LIST OF PROPOSED SUBCONTRAC...](#)

24. Business Entity Affidavit*

Please download the below documents, complete, and upload.

- [Business Entity Affidavit.pdf](#)

*Response required

25. Conflict of Interest Disclosure*

Please download the below documents, complete, and upload.

- [CONFLICT OF INTEREST DISCLO...](#)

*Response required

26. Certificate of Authority*

Please download the below documents, complete, and upload.

- [CERTIFICATE OF AUTHORITY 20...](#)

*Response required

27. Confirmation of Understanding for Certificate of Authority*

Bidder understands that they must return a Certificate of Authority in order to be considered for the solicitation.

☐ Please confirm

*Response required

28. AFFIDAVIT REGARDING UNAUTHORIZED ALIENS UNDER 448.095, FLORIDA STATUTES*

Please download the below documents, complete, and upload.

- [UNAUTHORIZED ALIENS.pdf](#)

*Response required



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29. REQUIRED AFFIDAVIT REGARDING THE USE OF COERCION FOR LABOR AND SERVICES*

Please download the below documents, complete, and upload.

- [COERCION FOR LABOR.pdf](#)

*Response required

30. SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(A), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES*

Please download the below documents, complete, and upload.

- [PUBLIC_ENTITY_CRIMES.pdf](#)

*Response required

31. Compliance With Foreign Entity Laws*

Applicant certifies as follows:

- A. Bidder is not owned by the government of a foreign country of concern, as defined in Section 287.138, Florida Statutes.
- B. The government of a foreign country of concern does not have a controlling interest in Bidder, as defined in Section 287.138, Florida Statutes.
- C. Bidder is not organized under the laws of a foreign country of concern, as defined in Section 287.138, Florida Statutes.
- D. Bidder does not have a principal place of business in a foreign country of concern, as defined in Section 287.138, Florida Statutes.
- E. Bidder is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in Iran Terrorism Sectors List, created pursuant to s. 215.473.
- F. Bidder is not engaged in business operations in Cuba or Syria.
- G. Bidder is not participating in a boycott of Israel, and is not on the Scrutinized Companies that Boycott Israel list in accordance with the requirements of Sections 287.135 and F.S. 215.473, Florida Statutes

☐ Please confirm

*Response required

32. No Contingency Affidavit*

Affiant certifies the following:

- A. Neither Bidder nor any principal, employee, agent, representative or family member has promised to pay, and Bidder has not and will not pay, a fee the amount of which is contingent upon the City of Doral awarding a contract.



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B. Bidder warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the City of Doral in violation of any of the provisions of the MiamiDade County conflict of interest and code of ethics ordinances.

C. Bidder acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Bidder if awarded a contract.

☐ Please confirm

*Response required

33. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the City of Doral, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Bidder or any member of Bidder's firm or by any officer of the corporation in exchange for business with the City of Doral.

☐ Please confirm

*Response required

34. Cone of Silence Certification*

Affiant certifies and that Affiant has read and understands the Cone of Silence" requirements set forth in this Solicitation and further certify that neither I, nor any agent or representative of the Company has violated this provision.

☐ Please confirm

*Response required

35. Veteran Certified Business Certificate

Interested Respondents must submit their Veteran Certified Business Certificate with their response.

36. IRS Form W-9*

*Response required



The City of Doral
Procurement
Roman Martinez, Procurement Director
8401 NW 53rd Ter 100, Doral, FL 33166
(305) 593-6725

ADDENDA REPORT
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RESPONSE DEADLINE: March 11, 2026 at 2:00 pm

Monday, April 20, 2026

Addenda Issued:

Addendum #1

Feb 12, 2026 3:47 PM

Attachments have been removed. There are no exhibits related to this RFQ.

Addendum #2

Feb 19, 2026 2:26 PM

Performance survey has been updated.

Please use the [See What Changed](#) link to view all the changes made by this addendum.

Addendum #3

Feb 23, 2026 3:46 PM

Evaluation criteria has been updated to reflect a weight of 10 points for References and Proposer's track record of on time and within budget project performance.

Please use the [See What Changed](#) link to view all the changes made by this addendum.

Addendum #4

Feb 24, 2026 12:37 PM

- Section 3.3 updated to request copy of resumes for key individuals.
- Pre-proposal questions and answers attached.

Attachments:

· [Pre-proposal Q&A](#)

Addendum #5

Feb 27, 2026 8:22 AM

ADDENDA REPORT
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Performance survey update with correction on question #6.

Please use the [See What Changed](#) link to view all the changes made by this addendum.

Addendum #6

Mar 4, 2026 8:12 AM

Questions & Answers attached

Attachments:

· [Question & Answer](#)

Addenda Acknowledgements:

Addendum #1

Proposal	Confirmed	Confirmed At	Confirmed By
Eric Beasley LLC	X	Feb 17, 2026 8:02 AM	Harry Aldolfo
MHCP COLAB	X	Feb 24, 2026 9:43 PM	Melissa Hege
Calvin, Giordano & Associates, Inc.	X	Feb 23, 2026 12:40 PM	Jessica Koehler
Kimley-Horn and Associates, Inc.	X	Mar 4, 2026 5:10 PM	Erin Athas
Inspire Placemaking Collective, Inc.	X	Mar 10, 2026 3:19 PM	Rachael Schulman
MARLIN Engineering Inc	X	Feb 16, 2026 10:46 AM	Sophia Singh
KEITH	X	Mar 6, 2026 7:41 AM	Alex Lazowick
The Corradino Group, Inc.	X	Feb 12, 2026 4:25 PM	Larry Johnson
Chen Moore and Associates	X	Mar 10, 2026 8:36 AM	Jesse Lockwood

Addendum #2

Proposal	Confirmed	Confirmed At	Confirmed By
Eric Beasley LLC	X	Feb 21, 2026 8:22 AM	Harry Aldolfo
MHCP COLAB	X	Feb 24, 2026 9:43 PM	Melissa Hege
Calvin, Giordano & Associates, Inc.	X	Feb 23, 2026 12:40 PM	Jessica Koehler
Kimley-Horn and Associates, Inc.	X	Mar 4, 2026 5:10 PM	Erin Athas
Inspire Placemaking Collective, Inc.	X	Mar 10, 2026 3:19 PM	Rachael Schulman
MARLIN Engineering Inc	X	Feb 24, 2026 9:42 AM	Sophia Singh
KEITH	X	Mar 6, 2026 7:41 AM	Alex Lazowick
The Corradino Group, Inc.	X	Mar 4, 2026 2:06 PM	Larry Johnson
Chen Moore and Associates	X	Mar 10, 2026 8:36 AM	Jesse Lockwood

Addendum #3

Proposal	Confirmed	Confirmed At	Confirmed By
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Eric Beasley LLC	X	Feb 24, 2026 9:05 AM	Harry Aldolfo
MHCP COLAB	X	Feb 24, 2026 9:43 PM	Melissa Hege
Calvin, Giordano & Associates, Inc.	X	Feb 25, 2026 1:24 PM	Jessica Koehler
Kimley-Horn and Associates, Inc.	X	Mar 4, 2026 5:10 PM	Erin Athas
Inspire Placemaking Collective, Inc.	X	Mar 10, 2026 3:19 PM	Rachael Schulman
MARLIN Engineering Inc	X	Feb 24, 2026 9:42 AM	Sophia Singh
KEITH	X	Mar 6, 2026 7:41 AM	Alex Lazowick
The Corradino Group, Inc.	X	Mar 4, 2026 2:06 PM	Larry Johnson
Chen Moore and Associates	X	Mar 10, 2026 8:36 AM	Jesse Lockwood

Addendum #4

Proposal	Confirmed	Confirmed At	Confirmed By
Eric Beasley LLC	X	Mar 2, 2026 9:04 PM	Harry Aldolfo
MHCP COLAB	X	Feb 24, 2026 9:43 PM	Melissa Hege
Calvin, Giordano & Associates, Inc.	X	Feb 25, 2026 1:24 PM	Jessica Koehler
Kimley-Horn and Associates, Inc.	X	Mar 4, 2026 5:10 PM	Erin Athas
Inspire Placemaking Collective, Inc.	X	Mar 10, 2026 3:19 PM	Rachael Schulman
MARLIN Engineering Inc	X	Mar 2, 2026 11:57 AM	Sophia Singh
KEITH	X	Mar 6, 2026 7:41 AM	Alex Lazowick
The Corradino Group, Inc.	X	Mar 4, 2026 2:07 PM	Larry Johnson
Chen Moore and Associates	X	Mar 10, 2026 8:36 AM	Jesse Lockwood

Addendum #5

Proposal	Confirmed	Confirmed At	Confirmed By
Eric Beasley LLC	X	Mar 2, 2026 9:04 PM	Harry Aldolfo
MHCP COLAB	X	Mar 10, 2026 11:02 PM	Melissa Hege
Calvin, Giordano & Associates, Inc.	X	Mar 2, 2026 10:56 AM	Jessica Koehler
Kimley-Horn and Associates, Inc.	X	Mar 4, 2026 5:10 PM	Erin Athas
Inspire Placemaking Collective, Inc.	X	Mar 10, 2026 3:19 PM	Rachael Schulman
MARLIN Engineering Inc	X	Mar 2, 2026 11:57 AM	Sophia Singh
KEITH	X	Mar 6, 2026 7:42 AM	Alex Lazowick
The Corradino Group, Inc.	X	Mar 4, 2026 2:07 PM	Larry Johnson
Chen Moore and Associates	X	Mar 10, 2026 8:36 AM	Jesse Lockwood

ADDENDA REPORT
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Addendum #6

Proposal	Confirmed	Confirmed At	Confirmed By
Eric Beasley LLC	X	Mar 5, 2026 1:18 PM	Harry Aldolfo
MHCP COLAB	X	Mar 10, 2026 11:02 PM	Melissa Hege
Calvin, Giordano & Associates, Inc.	X	Mar 4, 2026 2:11 PM	Jessica Koehler
Kimley-Horn and Associates, Inc.	X	Mar 4, 2026 5:10 PM	Erin Athas
Inspire Placemaking Collective, Inc.	X	Mar 10, 2026 3:19 PM	Rachael Schulman
MARLIN Engineering Inc	X	Mar 10, 2026 9:32 AM	Sophia Singh
KEITH	X	Mar 6, 2026 7:42 AM	Alex Lazowick
The Corradino Group, Inc.	X	Mar 4, 2026 2:07 PM	Larry Johnson
Chen Moore and Associates	X	Mar 10, 2026 8:36 AM	Jesse Lockwood

Exhibit E

City Council Resolution Approval

RESOLUTION No. 26-53

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AWARDED RFP #2026-04 “GENERAL PLANNING AND ZONING CONSULTING SERVICES”; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO PROFESSIONAL SERVICES AGREEMENTS WITH THE CORRADINO GROUP, INC.; CALVIN, GIORDANO & ASSOCIATES/SAFE BUILT; KEITH; CHEN MOORE & ASSOCIATES; AND MHCP COLAB FOR THE PROVISION OF GENERAL PLANNING AND ZONING SERVICES; AUTHORIZING THE CITY MANAGER TO EXPEND BUDGETED FUNDS ON BEHALF OF THE CITY; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on February 10th, 2026, the City of Doral (the “City”) issued a Request for Qualifications (RFQ) for general planning and zoning services (RFQ No. 2026-04); and

WHEREAS, on February 24th, 2026 a pre-bid meeting was held to review the RFQ and answer questions from the interested firms; and

WHEREAS, in response to RFQ No. 2026-04, titled “General Planning and Zoning Services”, the City of Doral received nine (9) submittals by the March 11th, 2026 deadline; and

WHEREAS, on March 18th, 2026, the City of Doral held the Evaluation Committee meeting to score and rank each of the proposals; and

WHEREAS, the funding for the tasks assigned under these contracts will be budgeted each fiscal year under the General Fund, Planning and Zoning Professional Services Account No. 001.40005.500310; and

WHEREAS, staff recommends that the Mayor and City Council authorize the City Manager to negotiate and enter into Professional Services Agreements (PSAs) with Calvin Giordano & Associates/SafeBuilt, Chen Moore & Associates, KEITH, MHCP COLAB, and

The Corradino Group, Inc., the five (5) highest ranking firms to provide general planning and zoning consulting services to the City of Doral.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated herein.

Section 2. Authorization. The City Manager is authorized to execute the Professional Services Agreements, in substantially the form attached hereto, and to take all administrative actions necessary to implement its terms.

Section 3. Implementation. The City Manager and City Attorney are authorized to take any additional actions necessary to implement this Resolution, including making any modifications, executing any documents and addendums as necessary to effectuate this Resolution, provided that such actions remain consistent with the Council's intent.

Section 4. Effective Date. This resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Councilmember Reinoso who moved its adoption. The motion was seconded by Councilmember Pineyro and upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED this 8 day of April, 2026.



CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY

Exhibit F

Proposer's Response to RFQ

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



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

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

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

TAB 3.2 QUALIFICATION AND EXPERIENCE OF THE FIRM

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

CITY OF DORAL

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

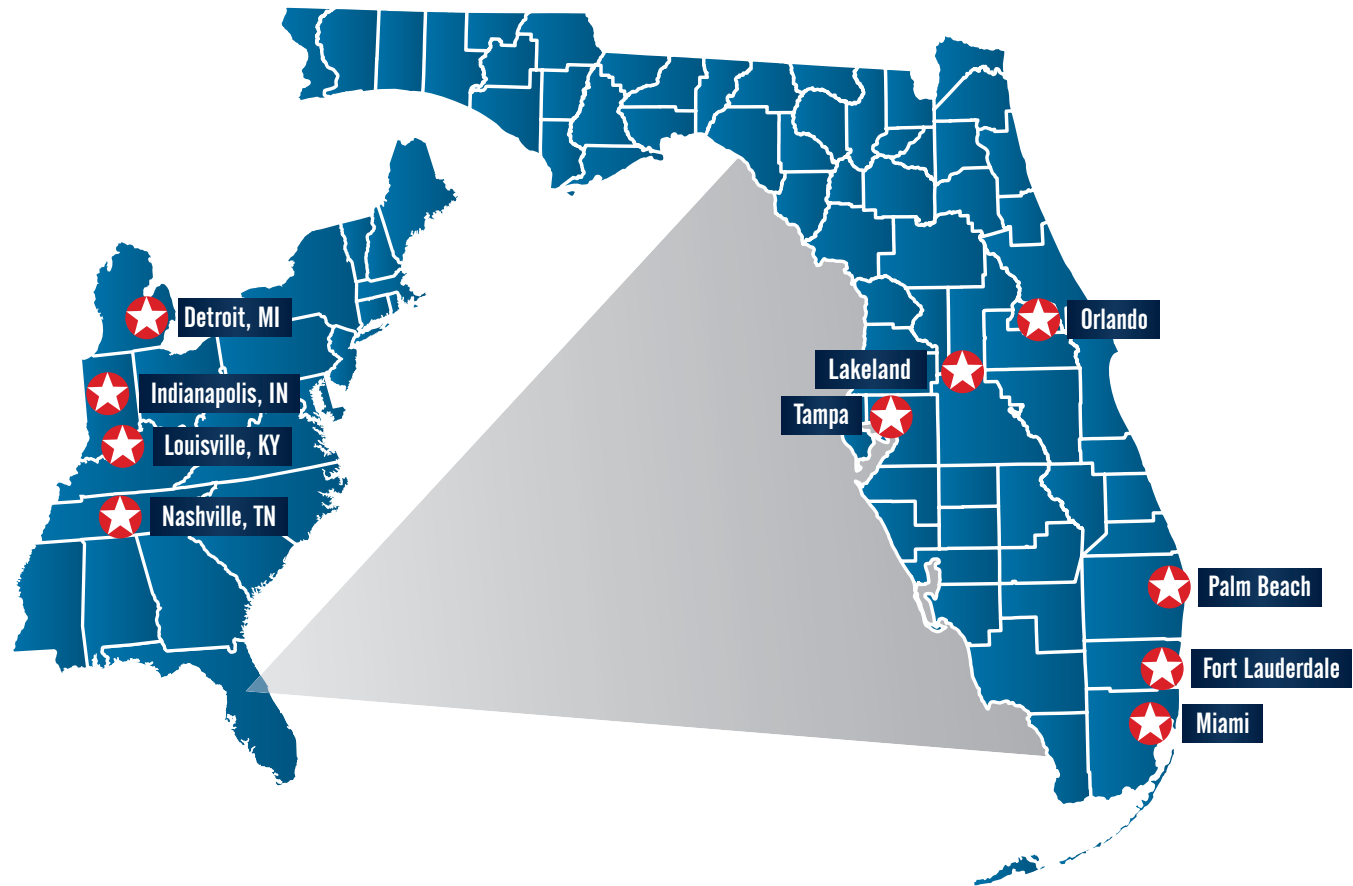
Orlando Office
1180 Spring Centre South
Boulevard, Suite 207
Altamonte Springs, FL 32714
Phone: 305.594.0735
Email: info@corradino.com

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

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:

CONDITIONS:

DORAL:

LICENSE NO. 2021000589

License Fee Paid: \$144.00

Machines:

Employees: 38

No. of Trucks:

State License #:



Kenia Palau
Chief Licensing Official

This Document Must Be Posted

TAB 3.2 QUALIFICATION AND EXPERIENCE OF THE FIRM

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

CITY OF DORAL

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

TAB 3.2 QUALIFICATION AND EXPERIENCE OF THE FIRM

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

CITY OF DORAL

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)

TAB 3.2 QUALIFICATION AND EXPERIENCE OF THE FIRM

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

CITY OF DORAL

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

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

CITY OF DORAL

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

TAB 3.2 QUALIFICATION AND EXPERIENCE OF THE FIRM

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

CITY OF DORAL

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.



✦ Understanding of the Scope of Services

 **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.

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.

TAB 3.2 QUALIFICATION AND EXPERIENCE OF THE FIRM

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CITY OF DORAL

✦ 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.



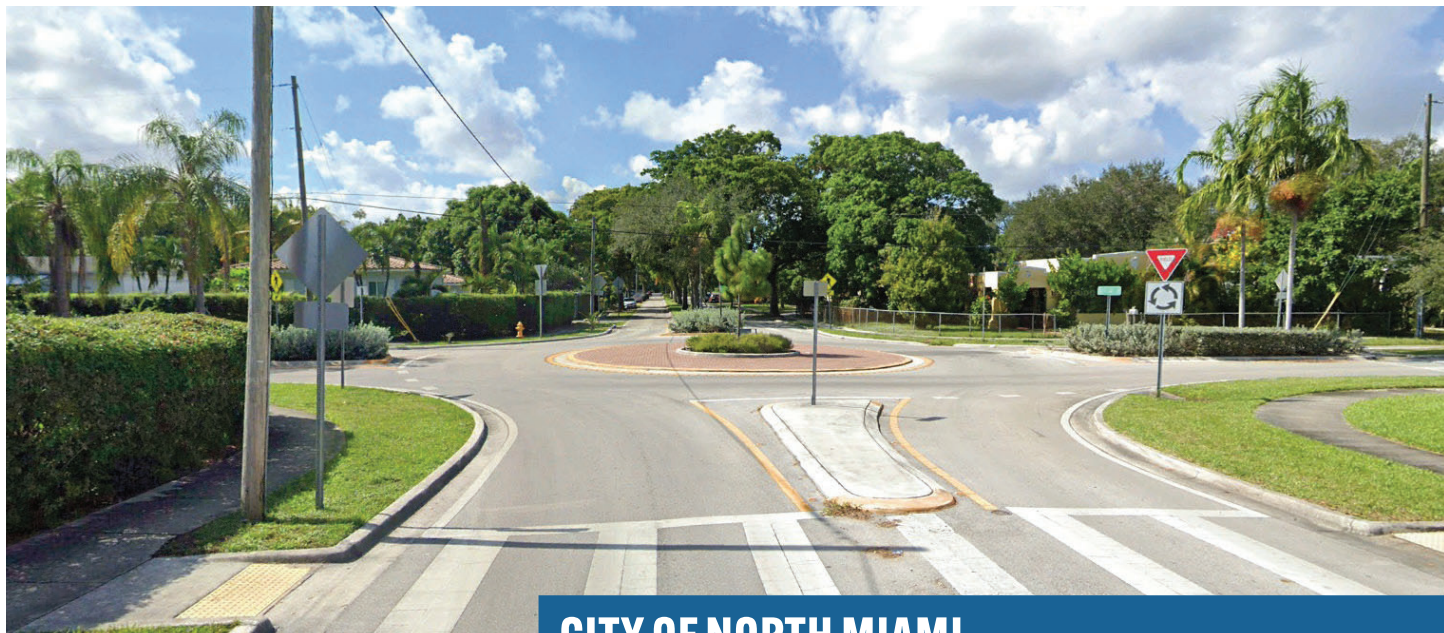
TAB 3.2 QUALIFICATION AND EXPERIENCE OF THE FIRM

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

CITY OF DORAL

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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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:

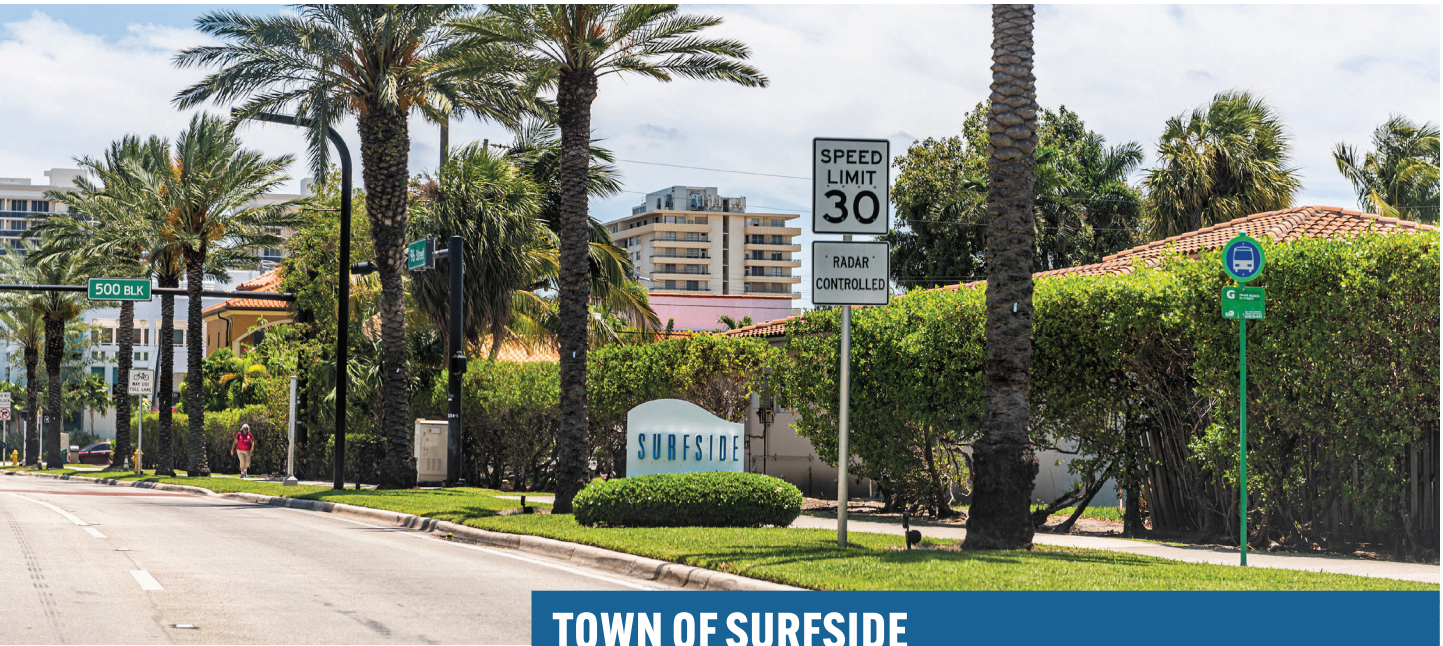
- Site Plan Reviews
- Land Development Regulation Review and Amendments
- Comprehensive Planning
- Public Involvement and Consensus Building
- Data Collection
- Level of Service Determination
- Travel Demand Forecasting
- Alternatives Analysis and Evaluation
- Preparation of Maps, Reports, and Presentations

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.



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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.



TAB 3.2 QUALIFICATION AND EXPERIENCE OF THE FIRM

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CITY OF DORAL

CORRADINO

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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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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:

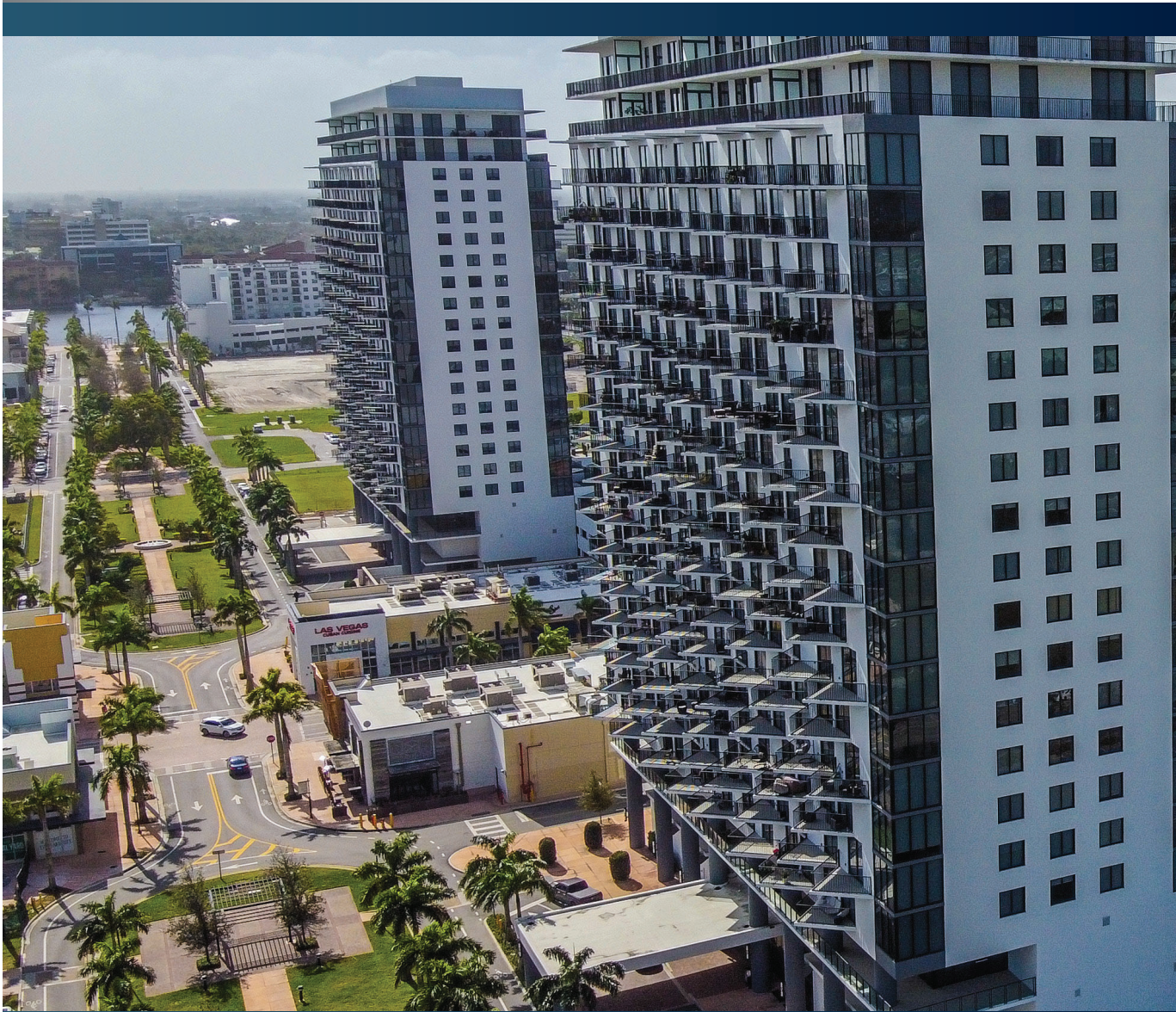
- Review public hearing applications, negotiate with applicants, and make recommendations for council decisions
- Review and make determinations for administrative variances and administrative site plan reviews
- Review traffic studies provided by development applicants
- Review infrastructure impacts, 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

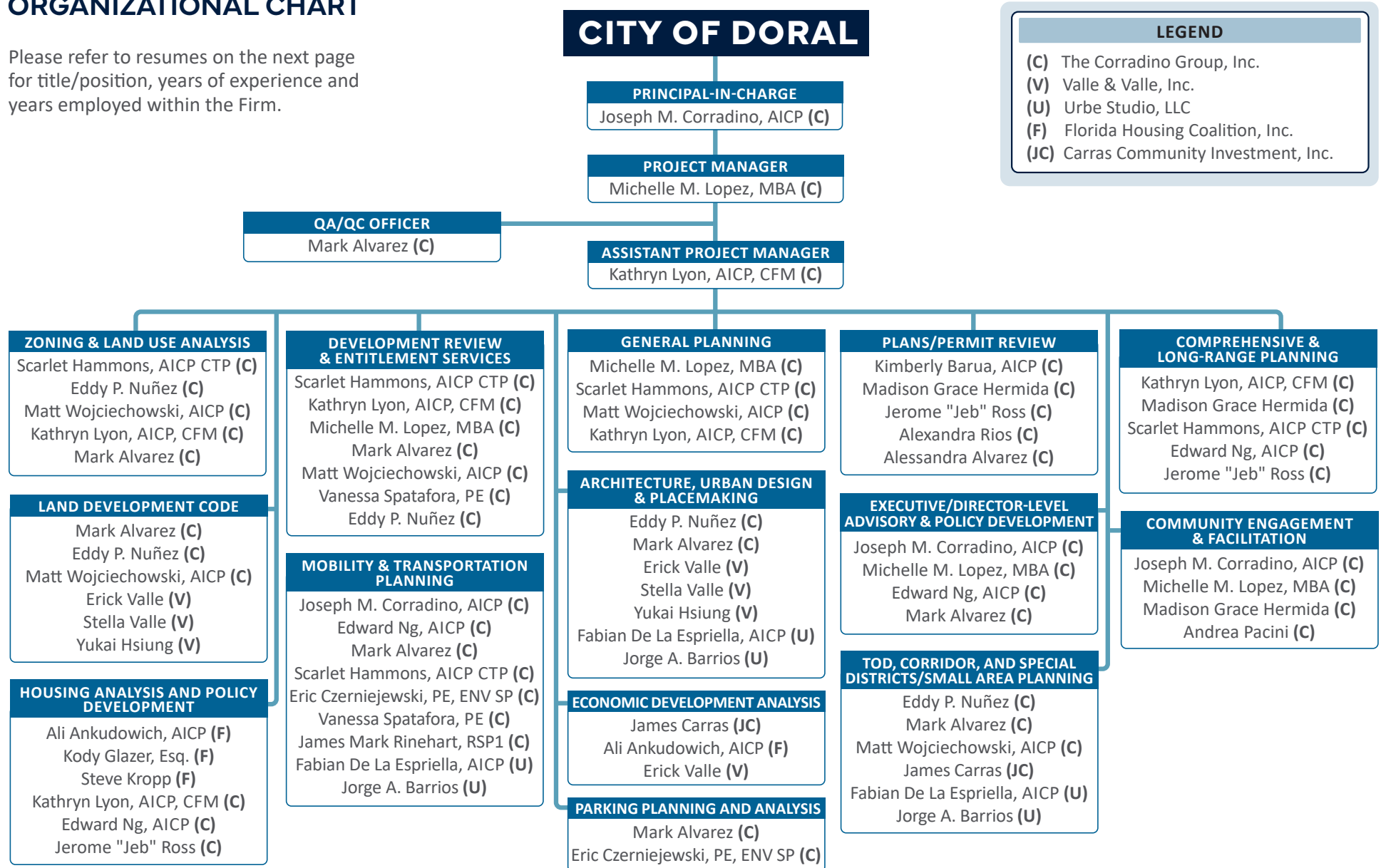
TAB 3.3 ORGANIZATIONAL CHART

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

CITY OF DORAL

ORGANIZATIONAL CHART

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





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,



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

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


CORRADINO
JOSEPH M. CORRADINO, AICP
 PRESIDENT AND CEO

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


CORRADINO

MICHELLE M. LOPEZ, MBA
 TECHNICAL VICE PRESIDENT |
 PLANNING DIVISION MANAGER

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.



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.



KATHRYN LYON,
AICP, CFM
SENIOR PLANNER

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



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KATHRYN LYON, AICP, CFM
SENIOR PLANNER

- **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.

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.



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**



CORRADINO

MARK ALVAREZ
SENIOR PROJECT MANAGER

- **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.



CORRADINO

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

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.

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



CORRADINO

SCARLET HAMMONS, AICP CTP

SENIOR PLANNER

- **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



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.



EDDY P. NUÑEZ
URBAN PLANNER

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



CORRADINO

EDDY P. NUÑEZ
URBAN PLANNER

- **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


CORRADINO
VANESSA SPATAFORA, PE
 PROJECT DEVELOPMENT ENGINEER

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.



CORRADINO

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.

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.



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)



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



CORRADINO

MADISON GRACE HERMIDA
URBAN PLANNER

- **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

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.

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



CORRADINO

JEROME "JEB" ROSS
URBAN PLANNER

- **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)



CORRADINO

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



CORRADINO

ALESSANDRA ALVAREZ PLANNER II

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



CORRADINO

EDWARD NG, AICP TECHNICAL VICE PRESIDENT

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.



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.



ERIC CZERNIEJEWSKI, PE, ENV SP

DIRECTOR OF TRAFFIC ENGINEERING

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

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


CORRADINO
ERIC CZERNIEJEWSKI, PE, ENV SP
 DIRECTOR OF TRAFFIC ENGINEERING

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 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.



**JAMES MARK
RINEHART, RSP₁**
SENIOR PLANNER

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



CORRADINO

JAMES MARK RINEHART, RSP, SENIOR PLANNER

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

Erick Valle

Principal-In-Charge



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."

Estela Valle
Principal-In-Charge



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



accomplishments

town planner, architect, &
futurist

education

Master of Architecture
University of Miami 1999

Bachelor of Architecture
FENGCHIA University 1997
Taiwan

professional affiliations

urban land institute
congress for new urbanism
american institute of architects

volunteer

Habitat for Humanities

other

Digital Artist



www.urbanism.com

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.

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.

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.

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.*

Form-Based Codes Development:

- *Implementing zoning solutions that enhance community character.*

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.”



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 Tusawilla, 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 - MacGlenny (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; Lauderdale, 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

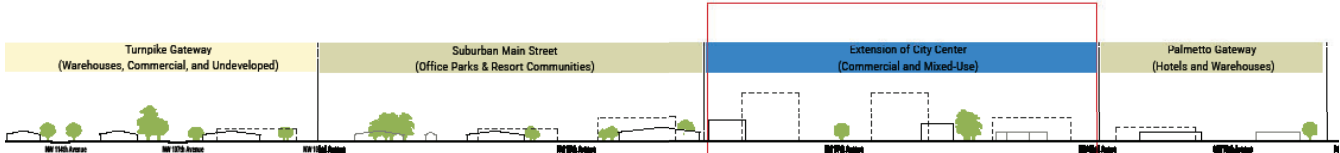
TAB 3.4 SUMMARY OF PROJECTS COMPLETED



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

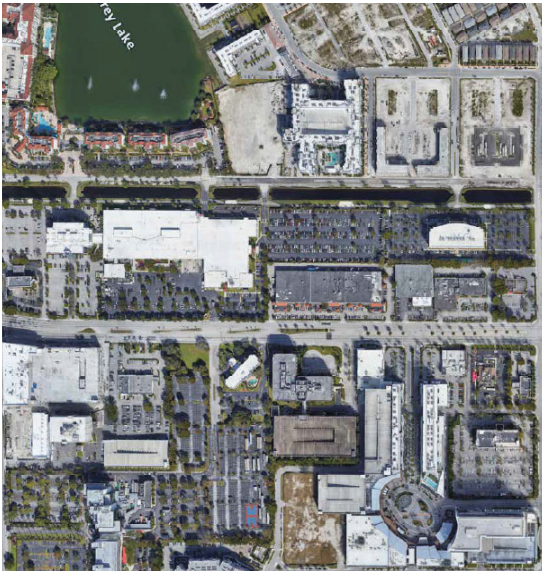
Project Completion Date Phase I 2023

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.



TAB 3.4 SUMMARY OF PROJECTS COMPLETED

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

CITY OF DORAL

CORRADINO

ENGINEERS · PLANNERS · PROGRAM MANAGERS



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.



CORRADINO

ENGINEERS · PLANNERS · PROGRAM MANAGERS



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

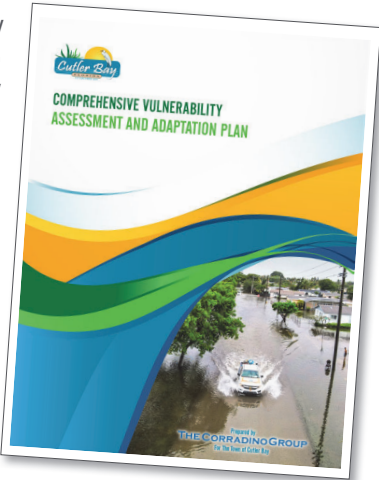
Project Completion Date 2024

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.



CORRADINO

ENGINEERS · PLANNERS · PROGRAM MANAGERS



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

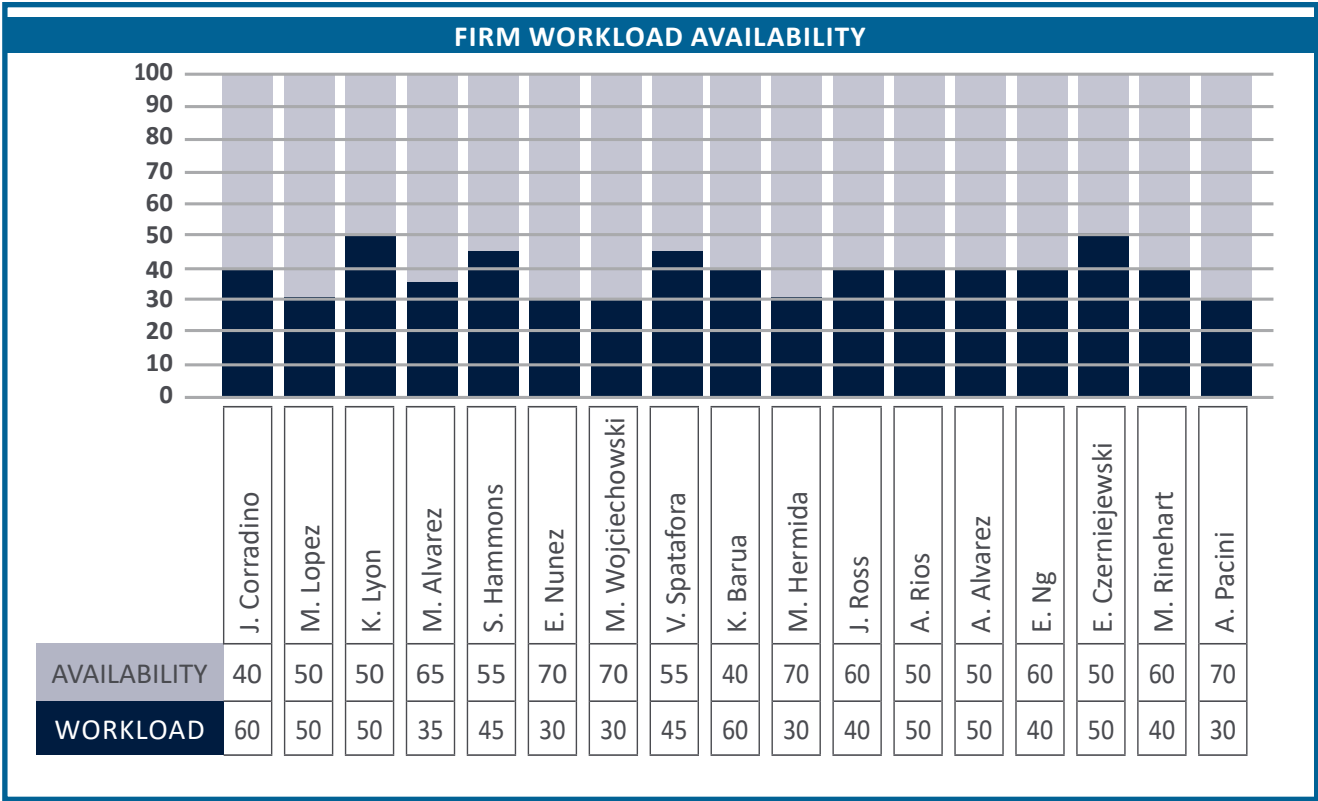
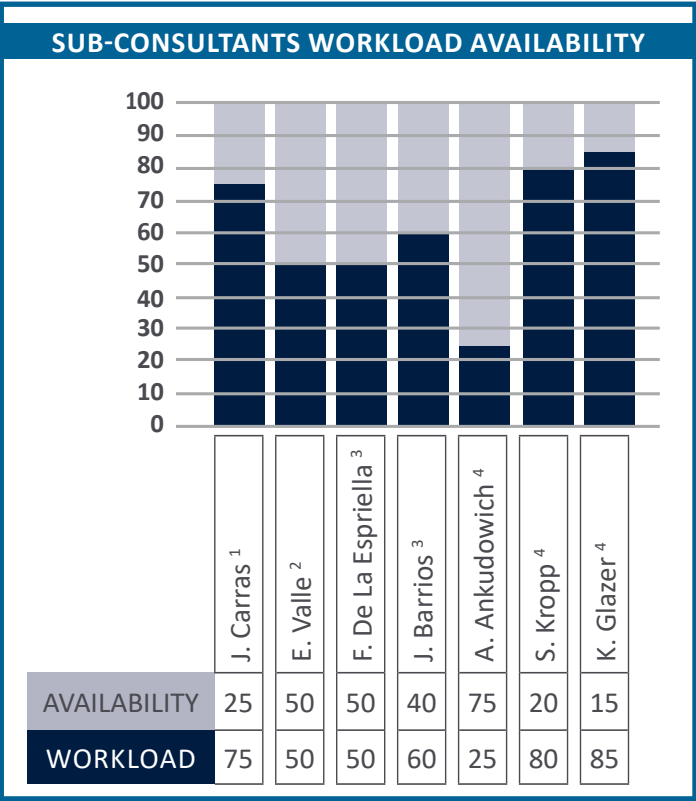
RFQ NO. 2026-04 GENERAL PLANNING AND ZONING CONSULTING SERVICES

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.

TAB 3.6 ADDITIONAL REQUIREMENTS

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

CITY OF DORAL

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.

TAB 3.6 ADDITIONAL REQUIREMENTS

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

CITY OF DORAL

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.

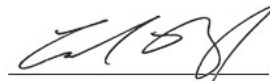
The document number of this corporation is F97000000207.

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*




Secretary of State

Tracking Number: 4258384961CC

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TAB 3.6 ADDITIONAL REQUIREMENTS

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

CITY OF DORAL

**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

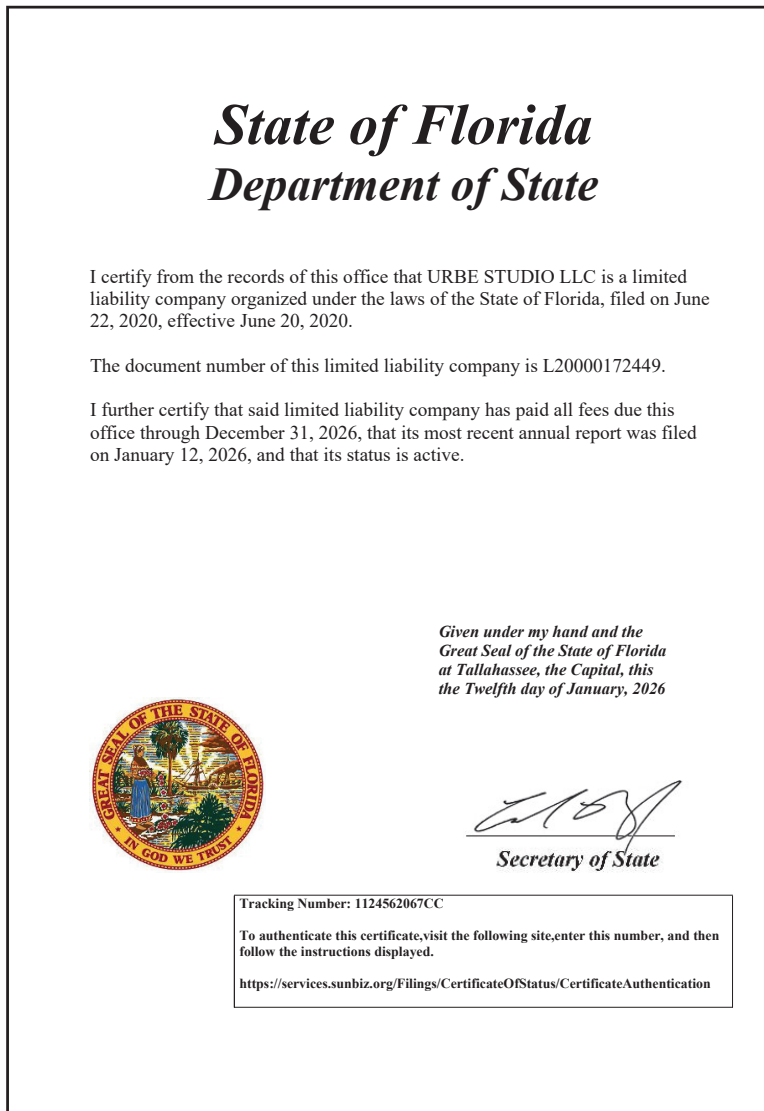
Address Changed: 01/28/2019

Officer/Director Detail

TAB 3.6 ADDITIONAL REQUIREMENTS

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

CITY OF DORAL



TAB 3.6 ADDITIONAL REQUIREMENTS



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

TAB 3.6 ADDITIONAL REQUIREMENTS

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

CITY OF DORAL**FLORIDA HOUSING
COALITION**

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

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

TAB 3.6 ADDITIONAL REQUIREMENTS

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

CITY OF DORAL

**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

TAB 3.6 ADDITIONAL REQUIREMENTS

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

CITY OF DORAL

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

Paul Farmer, FAICP
Chief Executive Officer

Lee Brown

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

Paul Farmer, FAICP
Chief Executive Officer

Lee Brown

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

James M. Drinan, JD
Executive Director

Glenn E. Larson

Glenn E. Larson, AICP
President



TAB 3.6 ADDITIONAL REQUIREMENTS

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

CITY OF DORAL

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, FAICP
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, CAE
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
Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

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

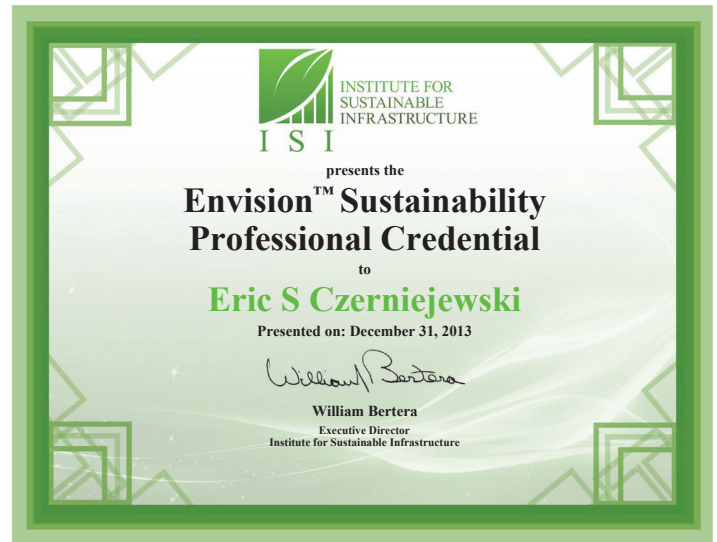
Edward Wing Keung Ng, AICP

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



TAB 3.6 ADDITIONAL REQUIREMENTS

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

CITY OF DORAL



American Institute of Certified Planners



Fabian De La Espriella, AICP

APA ID: 162242

AICP Membership: Expires 09/30/2026

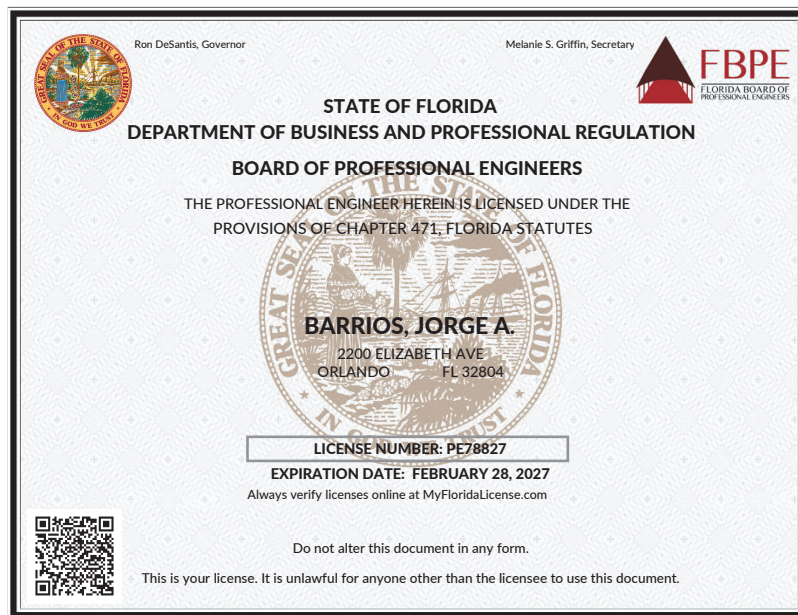
AICP Start Date: 02/21/2013

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



TAB 3.6 ADDITIONAL REQUIREMENTS

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

CITY OF DORAL



**FLORIDA HOUSING
COALITION**

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

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

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**.

Cynthia B. Jackson, CFO
Administration Division
The Florida Bar

PG:R10
CTM-396554



TAB 3.6 ADDITIONAL REQUIREMENTS

3.6.3 OCCUPATIONAL LICENSE

CORRADINO

Licensee

Name:

THE CORRADINO GROUP, INC.

Rank:

Registry

Primary Status:

Current

License Number:

7665

License Expiration Date:

Original License Date:

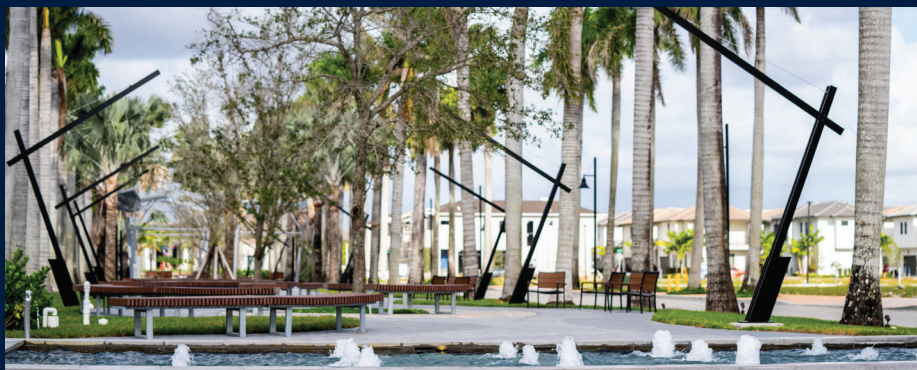
03/07/1997

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

BIDDER QUALIFICATION STATEMENT

The Proposer must have been actively engaged in providing general planning and zoning consulting services to local, regional, or state governments within the past five (5) consecutive years

Respondent	The Corradino Group, Inc.
Years in Business	55

Reference 1			
Project Name:	General Planning Services		
Description of Services:	Corradino provides transportation and planning services, including site plan reviews, land development regulation updates, comprehensive planning, and transportation analysis. Corradino has served as its planning staff and transportation consultant, developing the Comprehensive Plan, Land Development Regulations, and multiple transportation and bicycle/pedestrian plans.		
Budget/Cost:	Varies	Contract Dates:	2007 - Present
Owner/Client Name:	Town of Cutler Bay	Reference Name:	Rafael G. Casals, Town Manager
Reference Phone No.:	305.593.6725 Ext. 4020	Reference Email:	rcasals@cutlerbay-fl.gov
Reference 2			
Project Name:	Interim Planning Services and Code Rewrite		
Description of Services:	Corradino serves as Interim Director of the Planning, Zoning, and Resiliency Department, overseeing site plan reviews, code interpretation, and development application processing. Collaborates with leadership and stakeholders on planning initiatives and led community engagement to facilitate approval of a CR District text amendment supporting a 277-unit residential development.		
Budget/Cost:	> \$100,000	Contract Dates:	2024 - Present
Owner/Client Name:	Miami Shores Village	Reference Name:	Esmond K. Scott, Village Manager
Reference Phone No.:	305.754.6437	Reference Email:	scotte@msvfl.gov
Reference 3			
Project Name:	General Planning Services		
Description of Services:	Corradino serves as the Village's Planning and Zoning Division, providing development review, zoning analysis, and recommendations on land use, variances, and zoning map and ordinance changes. The team works closely with Village staff and leadership to guide development decisions, implement planning initiatives, and ensure projects are consistent with community goals and regulations.		
Budget/Cost:	\$144,000 annually	Contract Dates:	2017 - Present
Owner/Client Name:	Village of Palmetto Bay	Reference Name:	Nick Marano, Village Manager
Reference Phone No.:	305.259.1234	Reference Email:	nmarano@palmettobay-fl.gov

LIST OF PROPOSED SUBCONTRACTORS (IF APPLICABLE)

☒	Subcontractors are allowed for this Contract.
☐	Subcontractors are NOT allowed for this Contract.

The Respondent must list all Proposed Subcontractors to be used on this project if they are awarded the contract.

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

* Copies of firm certifications for each sub-consultant are included in the proposal

If, prior to Notice of the Award, the City or the Contractor has a reasonable objection to and refuses to accept any Subcontractor, Supplier, person, or organization listed, the Contractor may, prior to Notice of Award, submit an acceptable substitute without an increase in their bid price.

BUSINESS ENTITY AFFIDAVIT
(VENDOR / BIDDER DISCLOSURE)

I, Joseph M. Corradino, AICP, being first duly sworn state:

The full legal name and business address of the person(s) or entity contracting or transacting business with the City of Doral ("City") are (Post Office addresses are not acceptable), as follows:

61-0713040
FEDERAL EMPLOYER IDENTIFICATION NUMBER (IF NONE, SOCIAL SECURITY NUMBER)

The Corradino Group, Inc.
Name of Entity, Individual, Partners, or Corporation

Doing business as, if same as above, leave blank

<u>4055 NW 97th Avenue</u>	<u>Suite 200</u>	<u>Miami</u>	<u>FL</u>	<u>33178</u>
STREET ADDRESS	SUITE	CITY	STATE	ZIP CODE

OWNERSHIP DISCLOSURE AFFIDAVIT

1. If the contact or business transaction is with a corporation, the full legal name and business address shall be provided for each officer and director and each stockholder who holds directly or indirectly five percent (5%) or more of the corporation's stock. If the contract or business transaction is with a trust, the full legal name and address shall be provided for each trustee and each beneficiary. All such names and addresses are (Post Office addresses are not acceptable), as follows:

<u>Full Legal Name</u>	<u>Address</u>	<u>Ownership</u>
Vivian Corradino, beneficiary under the will of Joseph C. Corradino, who has designated Joseph M. Corradino, as her attorney in fact to vote her shares	4055 NW 97th Avenue, Suite 200, Miami, FL 33178	64.91%
Frederick C. P'Pool – Chief Operating Officer	4055 NW 97th Avenue, Suite 200, Miami, FL 33178	13.10%
Joseph M. Corradino, AICP – President, CEO, and Secretary of the corporation	4055 NW 97th Avenue, Suite 200, Miami, FL 33178	6.55%

2. The full legal names and business address of any other individual (other than subcontractors, material men, suppliers, laborers, or lenders) who have, or will have, any

interest (legal, equitable, beneficial or otherwise) in the contract or business transaction with the City are (Post Office addresses are not acceptable), as follows:

N/A



Signature of Affiant

2/12/2026

Date

Joseph M. Corradino, AICP – President and CEO
Printed Name of Affiant

Sworn to and subscribed before me this 12th day of February, 2026.

Personally known ✓

OR

Produced identification _____

Notary Public-State of Florida

Type of Identification

My commission expires: 10/23/2028



Maria Elena Shepherd
Comm.: HH 605589
Expires: Oct. 23, 2028
Notary Public - State of Florida

Maria Elena Shepherd

Printed, typed, or stamped commissioned name of Notary Public



CONFLICT OF INTEREST DISCLOSURE

Business Name: The Corradino Group, Inc.

D.B.A.: N/A Federal I.D. No.: 61-0713040

Business Address: 4055 NW 97th Avenue, Suite 200

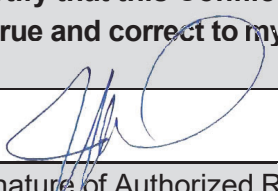
City: Miami State: FL Zip: 33178

Please note that all business entities interested in or conducting business with the City are subject to comply with the City of Doral's conflict of interest policies as stated within the certification section below. If a vendor has a relationship with a City of Doral official or employee, an immediate family member of a City of Doral official or employee, the vendor shall disclose the information required below.

1. No City official or employee or City employee's immediate family member has an ownership interest in vendor's company or is deriving personal financial gain from this contract.
2. No retired or separated City official or employee who has been retired or separated from the City for less than one (1) year has an ownership interest in vendor's Company.
3. No City employee is contemporaneously employed or prospectively to be employed with the vendor.
4. Vendor hereby declares it has not and will not provide gifts or hospitality of any dollar value or any other gratuities to any City employee or elected official to obtain or maintain a contract.

Conflict of Interest Disclosure*	
Name of City of Doral employees, elected officials, or immediate family members with whom there may be a potential conflict of interest: <u>N/A</u> <hr/> <hr/> <hr/>	☐ Relationship to employee ☐ Interest in vendor's company ☐ Other (please describe below) <hr/> <hr/> ☒ No Conflict of Interest

**Disclosing a potential conflict of interest does not automatically disqualify vendors. In the event vendors do not disclose potential conflicts of interest and they are detected by the City, vendor will be exempt from doing business with the City.*

I certify that this Conflict-of-Interest Disclosure has been examined by me and that its contents are true and correct to my knowledge and belief and I have the authority to so certify on behalf of the Vendor by my signature below:		
 Signature of Authorized Representative	<u>2/25/2026</u> Date	<u>Joseph M. Corradino, AICP – President and CEO</u> Printed Name of Authorized Representative

CERTIFICATE OF AUTHORITY

STATE OF Florida

SS: COUNTY OF Miami-Dade

☒ (IF CORPORATION): I HEREBY CERTIFY that at a meeting of the Board of Directors of

The Corradino Group, Inc., a corporation existing under the laws of the State of
Florida, held on 2/25, 2026, the following resolution was duly passed and
adopted:

RESOLVED, that Joseph M. Corradino, AICP, as President of the Corporation, be and is hereby
authorized to execute the bid dated March 11, 2026, to the City of Doral on behalf of this Corporation,
and that such execution, attested by the Secretary of the Corporation and with the corporate seal affixed, shall be
the official act and deed of this Corporation.

☐ (IF PARTNERSHIP): I HEREBY CERTIFY that at a meeting of the Partners of

_____, a partnership existing under the laws of the State of
_____, held on _____, 2026, the following resolution was duly passed and
adopted:

RESOLVED, that _____, as _____ of the
Partnership, be and is hereby authorized to execute the bid dated _____, 2026, to the City of Doral on
behalf of this Partnership, and that such execution, attested by _____, shall
be the official act and deed of this Partnership.

☐ (IF JOINT VENTURE): I HEREBY CERTIFY that at a meeting of the principals of

_____, a corporation existing under the laws of the State
of _____, held on _____, 2026, the following resolution was duly
passed and adopted:

RESOLVED, that _____ is hereby authorized to execute the proposal of the
Joint Venture, dated _____, 2026, to the City of Doral, and to do all acts and deeds necessary on
behalf of this Joint Venture in connection therewith.

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of February, 2026.

Secretary: Joseph M. Corradino, AICP (SEAL)



**AFFIDAVIT REGARDING UNAUTHORIZED ALIENS UNDER 448.095,
FLORIDA STATUTES**

In compliance with section 2(b)(1) of 448.095, Florida Statutes,
Name of Entity: The Corradino Group, Inc.

hereby affirms that it does not employ, contract
with, or subcontract with an unauthorized alien.

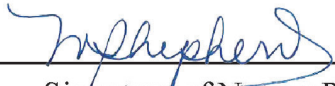
<u>Joseph M. Corradino, AICP</u>	<u>President and CEO</u>	
Printed Name of Affiant	Printed Title of Affiant	Signature of Affiant
<u>The Corradino Group, Inc.</u>	<u>2/25/2026</u>	
Name of Entity	Date	
<u>4055 NW 97th Avenue, Suite 200</u>	<u>Miami, FL</u>	<u>33178</u>
Address of Entity	State	Zip Code

Notary Public Information

Notary Public State of Florida County of _____
Subscribed and sworn to (or affirmed) before me this 2/25 day of 2026
By Joseph M. Corradino, AICP – President and CEO

He or she is personally known to me ☒ or has produced identification ☐

Type of identification produced _____

	<u>HH 605589</u>	
Signature of Notary Public	Serial Number	
<u>Maria Elena Shepherd</u>	<u>10/23/2028</u>	<u>Maria Elena Shepherd</u> Comm.: HH 605589 Expires: Oct. 23, 2028 Notary Public - State of Florida
Print or Stamp of Notary Public	Expiration Date	Notary Public Seal

**REQUIRED AFFIDAVIT REGARDING THE USE OF COERCION FOR
LABOR AND SERVICES**

Contractor Name: The Corradino Group, Inc.

Contractor FEIN: 61-0713040

Contractor's Authorized Representative Name and Title: Joseph M. Corradino, AICP – President and CEO

Address: 4055 NW 97th Avenue, Suite 200

City: Miami State: FL Zip: 33178

Phone Number: 305-594-0735

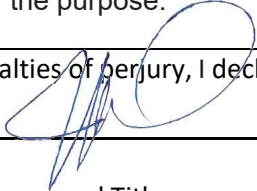
Email Address: Planning@corradino.com

Section 787.06(13), Florida Statutes requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. The City of Doral, is a governmental entity for purposes of this statute.

As the person authorized to sign on behalf of the Contractor, I certify that the Contractor identified does not:

- Use or threaten to use physical force against any person;
- Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
- Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
- Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
- Cause or threaten to cause financial harm to any person;
- Entice or lure any person by fraud or deceit; or
- Provide a controlled substance as outlined in Schedule I or Schedule II of s. 893.03 to any person for the purpose.

Under penalties of perjury, I declare that I have read the foregoing document and the facts stated in it are true.

By:  _____

Authorized Signature

Print Name and Title: Joseph M. Corradino, AICP – President and CEO

Date: 2/25/2026

**SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(A), FLORIDA STATUTES,
ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the City of Doral
by Joseph M. Corradino, AICP – President and CEO
[Print individual's name and title]
for The Corradino Group, Inc.
[Print name of submitting sworn statement]
whose business address is 4055 NW 97th Avenue, Suite 200, Miami, FL 33178
and (if applicable) its Federal Employer Identification Number (FEIN) is
61-0713040.
If the entity has no FEIN, include the Social Security Number of the individual signing this
sworn statement: _____
[Social Security Number]

2. I understand that a “public entity crime” as defined in Paragraph Section 287.133 (1)(g), Florida Statutes, means

a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that “convicted” or “conviction” as defined in Paragraph 287.133 (1)(b), Florida Statutes, means a finding of guilt or conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an “affiliate” as defined in Paragraph 287.133 (1)(a), Florida Statutes, means:

A predecessor or successor of a person convicted of a public entity crime; or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or

income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133 (1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an entity.
6. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. [Initial next to statement which applies.]

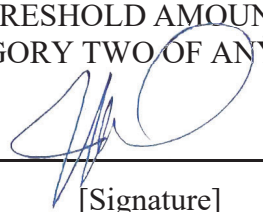
X Neither the entity submitting this sworn statement nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent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

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

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

Required Submission Forms

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.


[Signature]

Sworn to and subscribed before me this 25th day of
February, 20 26 personally known OR produced
identification _____.

Notary Public – State of Florida

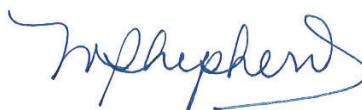
My commission expires 10/23/2028

(Type of Identification)

(Printed typed or stamped commission name of notary public.)



Maria Elena Shepherd
Comm.: HH 605589
Expires: Oct. 23, 2028
Notary Public - State of Florida



Maria Elena Shepherd

Request for Taxpayer
Identification Number and Certification
Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.
See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

2 Business name/disregarded entity name, if different from above.
The Corradino Group Inc.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☒ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.
4055 NW 97th Avenue Suite 200

6 City, state, and ZIP code
Doral, FL 33178

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.
Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
- - - - -
or
Employer identification number
6 1 - 0 7 1 3 0 4 0

Part II Certification
Under penalties of perjury, I certify that:
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.
Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person Date **01/06/26.**

General Instructions
Section references are to the Internal Revenue Code unless otherwise noted.
Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.
What's New
Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

Purpose of Form
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

LIST OF CLIENT REFERENCES

The following list shows the clients we sent the evaluation survey to:

1. Client: Town of Cutler Bay

10720 Caribbean Boulevard, Suite 105
Cutler Bay, FL 33189

Contact: Rafael G. Casals, Town Manager

Phone: 305.234.1234

Services: General services, on-call development review, transportation, comprehensive planning, engineering design, construction management
2. Client: Miami Shores Village

10050 NE 2nd Avenue
Miami Shores, FL 33138

Contact: Esmond K. Scott, Village Manager

Phone: 305.754.6437

Services: Interim planning and code rewrite services
3. Client: Village of Palmetto Bay

9705 East Hibiscus Street
Palmetto Bay, FL 33157

Contact: Nick Marano, Village Manager

Phone: 305.259.1234

Services: General services, on-call development review, transportation (traffic, transit, parking), growth management, embedded staffing
4. Town of Surfside

9293 Harding Avenue
Surfside, FL 33154

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

Phone: 305.861.4863, Ext. 225

Services: General planning services, augmented staff, engineering design
5. Client: City of South Miami

6130 Sunset Drive
Miami, FL 33143

Contact: Genaro “Chip” Iglesias, City Manager

Phone: 305.668.2510

Services: General planning, development review, special studies, staffing traffic, transit, bike, pedestrian
6. Client: City of Sunny Isles Beach

18070 Collins Avenue
Sunny Isles Beach, FL 33160

Contact: Amy Canales, AICP, Planning & Zoning Director

Phone: 305.792.1757

Services: General planning, engineering



EXHIBIT G – Work Task

Scope of Work, Timeline, Deliverables and Cost