

ENGINEERS • PLANNERS • PROGRAM MANAGERS • ENVIRONMENTAL SCIENTISTS

February 10, 2022

Attention: Purchasing Division
951 Okeechobee Road, Suite D
West Palm Beach, FL 33401

We look forward to delivering excellence to the Town of Palm Beach on this Contract!

RE: RFQ No. 2022-10 Planning Services for Code Reform for Town of Palm Beach

Dear Selection Committee:

In South Florida, planners have the unenviable task of disentangling old regulations and realigning codes to face current realities. However, this task is vital, and it must be done correctly in order to ensure resiliency in infill development and buildback provisions for coastal communities like Palm Beach. Coastal communities face immense pressure to maintain a high quality of life by ensuring the preservation of local amenities and enhancement of land value. As economies and opportunities evolve, critical questions resulting from local market studies should be incorporated in order to provide flexibility for a retail and restaurant-oriented core, as may be the case for Worth Avenue. Consistency in appearance and cohesion of a neighborhood's aesthetics and urban fabric, are critical to maintaining value. Often, but not always, we see this intent with overlays and special districts such as historic preservation districts, but rather than contribute, this additional layer creates confusion. Recently, we've been working with several small communities of 5,000 to 10,000 people, each with over a dozen land use categories in a small area, and the one consistent takeaway has been this: simplicity is best to maintain a small-town feel.

Reforming old codes takes a systematic approach. For this project, the building of consensus is also key in order to maintain and enhance local quality of life. It is through this development of consensus through discussion that a critical distinction between what is sacrosanct and what is perceived to be sacrosanct may be understood. All code reform, in analysis and discussion, then, takes a similar core approach with a set of vital questions: 1. What are the core aims? And 2. What are the critical rules related to those core aims? Our process aims to answer these questions to provide for the core, critical nature of the future code, touching upon critical offsets from these two questions on topics such as minimum and maximum block dimensions, build to frontage ratios, lot coverage, ground-floor transparency standards, and street design standards geared towards a walkable, aesthetically pleasing community.

The Corradino Group, Inc. (Corradino) is pleased to submit our qualifications for RFP # 2022-10 Planning Services for Code Reform for Town of Palm Beach. The staff assigned to this project have worked on planning issues with barrier island and other coastal communities throughout Florida, including Miami Beach, Key Biscayne, Islamorada, Sunny Isles Beach, Bal Harbour, Fort Myers Beach, and Treasure Island, among others. We understand the need to balance interests in these diverse communities and preserve local quality of life while preparing for the inevitable changes presented by the need to account for climate change and resiliency. Supporting our efforts will be Rachel Streitfeld from Brightside Legal. Rachel will provide expertise with an additional legal review of proposed changes from the team. She is also an expert in resiliency and land use legislation and will complement the resiliency and community ratings systems experience of Corradino's assigned planners on this contract.

I, Joseph M. Corradino, AICP, will serve as the Principal-In-Charge on this project. I will assist in the consensus building efforts for the land use effort, drawing on my experience on both sides of the dais as an urban planner and community development director, as well as Mayor of Pinecrest.

Scarlet Hammons, AICP CTP, will serve as the project manager for this effort. Scarlet's experience includes working with Key Biscayne, Islamorada, and other similar communities. Her areas of expertise include analyses of land use issues related to comprehensive plans, zoning, and all aspects of the site planning process. Her experience also includes preparing zoning regulations, writing comprehensive plans, drafting ordinances, and assisting applicants with the planning processes, which is invaluable in understanding what portions of the code may be confusing to non-planners. She is currently leading Corradino's efforts to revise the City of Treasure Island's land development regulations.

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Assisting Ms. Hammons will be Edward Ng, AICP. Eddie has recently completed work with the City of North Miami Beach as its Interim Planning and Zoning Director, and has worked with Miami Beach, Key Biscayne, and other coastal communities on recent projects. His areas of expertise include economic development, transit-oriented development, and land use planning. His work involves demographic analyses, preparation of and updates to comprehensive plans, land use code revisions, geospatial planning analyses, GIS, and public outreach. He is currently leading Corradino's efforts to support the Town of Fort Myers Beach in its update of its Comprehensive Plan and Land Use Regulations.

We commit to ensuring a start date of March 15, 2022, and availability throughout the duration of the project.

Thank you for your consideration of our credentials. We look forward to further presenting our qualifications and in working with the Town on this very important project.

Sincerely,



Joseph M. Corradino, AICP
President
The Corradino Group



SUMMARY OF STAFF QUALIFICATIONS AND EXPERIENCE

Corradino is pleased to submit our qualifications for RFP # 2022-10 Planning Services for Code Reform for Town of Palm Beach. The staff assigned to this project have worked on planning issues with barrier island and other coastal communities throughout Florida, including Miami Beach, Key Biscayne, Islamorada, Sunny Isles Beach, Bal Harbour, Fort Myers Beach, and Treasure Island, among others. We understand the need to balance interests in these diverse communities and preserve local quality of life while preparing for the inevitable change presented by the need to account for climate change and resiliency.

The staff assigned to this project are veterans when it comes to both large- and small-scale land development regulation amendments and will complete these projects on budget and on time. The specific experience of this project team includes an overhaul of the Opa-Locka zoning code, with amendments to districts and an entirely new sign code; a form-based district code for downtown Palmetto Bay; land development regulations on incorporation and subsequent amendments in light of revised county and state regulations for Cutler Bay; parking and other regulations for Oakland Park; affordable housing based zoning regulations for historic Coconut Grove in the City of Miami; and others throughout South Florida. Current land development regulations amendments assignments include evaluation and appraisal reports, comprehensive plan amendments, and land use regulation amendments for coastal communities of Treasure Island and Fort Myers Beach, and for the Central City CRA in Fort Lauderdale.

Our staff's combination of both targeted neighborhood zoning regulations and entire codes means that we are able to view the perspective of change from multiple viewpoints, not only from a whole plan perspective but how each individual piece, such as districts, and importantly for Palm Beach, overlays, interact with the whole. Our experience also ranges from form-based zoning codes to hybrid and maintenance of existing Euclidean style zoning, and we can adapt to whichever direction the Town desires from a policy standpoint. Philosophically, we have learned from experience to ensure that we take a holistic look that combines zoning and conditions of transportation, a topic that comes up basically on a large majority site plan/development review but somehow is quite often forgotten in other amendment processes we've witnessed from afar.

Corradino staff assigned to this project have experience at the planning director level and know the difficult decisions that must be made. We appreciate the effort that goes into

consensus building because each of the projects above had to go through high levels of public vetting and comments before adoption. Our experience with general services planning contracts means that we are exposed to amending and interpreting codes on a regular, sometimes daily basis. We come across as many items that do not make sense or have loopholes as items that are written and structured specifically towards a community's intent in its land use planning, community development, and urban design. Staff on this project have served as in-house planners and directors for Homestead, Cutler Bay, Palmetto Bay, North Miami Beach, West Park, Islamorada, Key Biscayne, Hallandale Beach, and others in South Florida.

Our experience with comprehensive planning will aid this project as well, not only for the optional services for the evaluation and appraisal report (EAR), but also in identifying specific aspects that must be codified within the code due to state statutes, ranging from water flow in the water supply plan to other needs. Below, please find a sample listing of our General Planning Services and Comprehensive Planning clients. We have completed Evaluation and Appraisal Reports for cities on a varied basis as well – some looking for just the basic requirements on state laws; others looking for a comprehensive review of each element and the City's direction. Our staff's background allows us to tailor Palm Beach's EAR scope to your desired approach.

The following is a sample lists of our general planning and comprehensive planning clients:

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

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



1.3.1. EXPERIENCE OF FIRM/PAST PERFORMANCE



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

- City for 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
- 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



for over 15 years, most currently as Mayor of Pinecrest. Few consultants possess this perspective.



Scarlet Hammons, AICP CTP, will serve as the project manager for this effort. Scarlet's experience includes working with Key Biscayne, Islamorada, and other similar communities. Her areas of expertise include analyses of land use issues related to comprehensive plans, zoning, and all aspects of the site planning process. Her experience also includes preparing zoning regulations, writing comprehensive plans, drafting ordinances, and assisting applicants with the planning processes, which is invaluable in understanding what portions of the code may be confusing to non-planners. She is currently leading Corradino's efforts to revise the City of Treasure Island's land development regulations.



Assisting Ms. Hammons will be **Edward Ng, AICP**. Eddie has recently completed work with the City of North Miami Beach as its Interim Planning and Zoning Director, and has worked with Miami Beach, Key Biscayne, and other coastal communities on recent projects. His areas of expertise include economic development, transit-oriented development, and land use planning. His work involves demographic analyses, preparation of and updates to comprehensive plans, land use code revisions, geospatial planning analyses, GIS, and public outreach. He is currently leading Corradino's efforts to support the Town of Fort Myers Beach in its update of its Comprehensive Plan and Land Use Regulations.



Joseph M. Corradino, AICP, will serve as the Principal-in-Charge on this project. He will assist in the consensus building efforts for the land use effort, drawing on his experience on both sides of the dais, as an urban planner and community development director, as well as Mayor of Pinecrest. Mr. Corradino is President of The Corradino Group, Inc. and heads the company's land use and transportation planning operations. Over his 27-year career, he has been an advocate of planning transportation and land use in concert with one another. In doing so, he has focused on working with local governments to create and improve their comprehensive plans, zoning codes and transportation master plans. His work in the field has been successful as he has developed a unique credibility within the individual communities from the very local perspective. Joe Corradino knows well what it takes to be successful in this arena, where local municipalities oversee land use decisions, because he has been in government, as an appointed and elected official

Supporting our efforts in legal review of proposed amendments will be Rachel Streitfeld from Brightside Legal. Rachel will provide expertise with an additional legal review of proposed changes from the team. She is also an expert in resiliency and land use legislation and will complement the resiliency and community ratings systems experience of Corradino's assigned planners on this contract. Her diverse experience includes site plan approval, variance approval, fee mitigation, tree removal and mitigation, code interpretation, and use licensing in jurisdictions such as the Cities of Hollywood, Miami Beach, Aventura, North Miami Beach, Miami, Port St. Lucie, the Villages of Biscayne Park and North Bay Village, Palm Beach County, and Miami-Dade County. Her prior experience also includes municipal, environmental, administrative, land use, and zoning law; clients include Monroe, Martin, and St. Lucie Counties and the Cities of Pensacola, Sunrise, and Lighthouse Point. As a first-year associate representing major institutions, private clubs, and luxury malls in real property entitlement proceedings, I successfully advanced

1.3.1. EXPERIENCE OF FIRM/PAST PERFORMANCE



client interests in quasi-judicial hearings and before local government staff, prepared winning appeals of quasi-judicial and administrative decisions, and drafted litigation materials, and has comprehensive experience with Miami 21 and Special Area Plans. This experience allows her insight into how the proposed changes may be interpreted

from the development side and is an invaluable addition to this project.

The following provides for a sample, in project sheet form of specific project experience (See next page). We are happy to elaborate more on our qualifications upon request.



1.3.1. EXPERIENCE OF FIRM/PAST PERFORMANCE



► TOWN OF CUTLER BAY LAND DEVELOPMENT REGULATIONS

Client: 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: townmanager@cutlerbay-fl.gov



Project Start Date (multiple dates): 02/2007 | 05/2016
Project Completion Date (multiple dates): 09/2008 | 08/2016

Contract Type: Professional services
Project Cost: Multiple work orders; approximately \$90,000

Scope of Services: Land Development Code

Project Description: Corradino prepared the Town of Cutler Bay's first Comprehensive Plan, which was adopted and found sufficient by the State; it was the basis for the Town's first Land Development Code.

The Town Land Development Regulations serves as the blueprint for development in the Town of Cutler Bay. Both the Comprehensive Plan and the Land Development Regulations are important to Cutler Bay and Miami-Dade County as it amended land use and zoning districts originally implemented by the County prior to the Town's incorporation and developed what is now known as the Urban Center District, currently occupied by the Southland Mall. This area was recognized by Miami Dade County as a major urban node. Corradino worked with the Town to place higher intensity land use and zoning on the site, essential to take it from a 1970s-era mall to a 21st century urban node. Land uses were increased to allow high-capacity transit-oriented densities within the envelope of an average 17-story height limit. This area has since transformed from purely commercial development to mixed use. Corradino also prepared the zoning ordinances for the Cutler Bay Town Center area, which completely reformed from the 1950's suburban zoning to a contemporary urban form. By rearranging setbacks, buildings of the future would create walkable spaces, with parking in the rear. This form of land use and zoning will be a prerequisite in attracting development around transit centers of the future.

Key Personnel: Scarlet Hammons, AICP CTP, Project Manager; Edward Ng, AICP, Project Manager; Joseph M. Corradino, AICP, Principal-in-Charge; Kathryn Lyon, AICP, CFM, Project Manager

1.3.1. EXPERIENCE OF FIRM/PAST PERFORMANCE



► CITY OF HOMESTEAD GENERAL PLANNING SERVICES

Client: City of Homestead
Address: 100 Civic Court, Homestead, FL 33030

Contact Person: Cate McCaffrey, City Manager
Phone Number: 305.224.4401
Email: cmccaffrey@cityofhomestead.com

Project Start Date: 2007
Project Completion Date: Ongoing

Contract Type: Varies
Project Cost: \$136,000

Scope of Services: General Services | On Call Development Review | Transportation (Traffic, Transit, Parking) | Growth Management | Embedded Staffing | Engineering Design and Construction management

Project Description: In 2014, Corradino was tasked with completing Comprehensive Plan Future Land Use Plan Map amendments, the rezoning of City-owned properties in Downtown Homestead and, amending the zoning code to allow for certain public and retail/entertainment facilities. Additionally, Corradino has worked for the City of Homestead since the mid 1990's having completed several planning and engineering studies in and around the City including a city-wide gateway signage project, the Transportation Element to the Comprehensive Plan and the design of the Campbell Drive/Florida's Turnpike interchange. In 2007, the firm was hired to its current General Planning Services Contract. Under this contract, the firm continues to provide code amendments as needed, and regularly processes zoning amendments.



In this contract Corradino serves in several capacities. Joseph M. Corradino, AICP has served since 2011 as the City's Development Services Director. In this position, he oversees the Business Licensing Division, the Planning and Zoning Division and the Building Division. This Department has a combined budget of nearly \$2 million. This year it issued nearly 5,000 permits, and over 13,000 inspections, generating nearly \$4 million in revenue. The Department renews nearly 2,500 business licenses and processes nearly 80 public or administrative hearings annually.

Corradino's staff works seamlessly with City staff and management to assure that this very important department is able to move development forward in an efficient and effective manner, as long as applicants are adhering to the City's code. Corradino provides planners to review public hearing applications as part of the City's cost recovery process. In this capacity, Corradino's Planners review all manner of applications including site plans, variances, certificates of use, special exceptions, planned unit developments and traffic impact analyses. In addition, Corradino handles special projects that have included annexation analyses, zoning code chapter revisions, a public art master plan, comprehensive plan amendments, and zoning and land use map changes.

Key Staff: Joseph M. Corradino, AICP; Scarlet Hammons, AICP CTP; Michelle Lopez, MBA



1.3.1. EXPERIENCE OF FIRM/PAST PERFORMANCE



► OAKLAND PARK GENERAL PLANNING SERVICES

Client: City of Oakland Park

Address: 3650 NE 12th Avenue Oakland Park, FL 33334

Contact Person: Jennifer Frastai, Assistant City Manager

Phone Number: 954.630.4350

Email: jennifer@oaklandparkfl.gov

Project Start Date: 10/2017

Project Completion Date: Current

Contract Type: General Services

Project Cost: Work Order Based

Scope of Services: General Planning on-call services as needed by the City.

Project Description: Corradino served as the in-house planning consultant to fill in a gap with City staffing level. TGC's primary responsibilities included reviewing applications for development and providing a written report for the Design Review Committee, Board of Adjustments and Planning and Zoning Boards. Corradino also serves on an on-call basis with the city on various tasks, such as revisions to parking codes and other planning as needed.

Through this contract, Corradino revised portions of the code, including the Parking Code for the Downtown Culinary Arts District. In evaluation, we have provided recommendations based on a desire to update the land use.



1.3.1. EXPERIENCE OF FIRM/PAST PERFORMANCE



► OPA-LOCKA PLAN UPDATES

Client: City of Opa-Locka
Address: 780 Fisherman Street, 4th Floor, Opa-Locka, Florida 33054

Contact Person: Gregory Gay, Community Development Director
Phone Number: 305.953.2868
Email: ggay@opalockafl.gov

Project Start Date: 2014
Project Completion Date: 2015

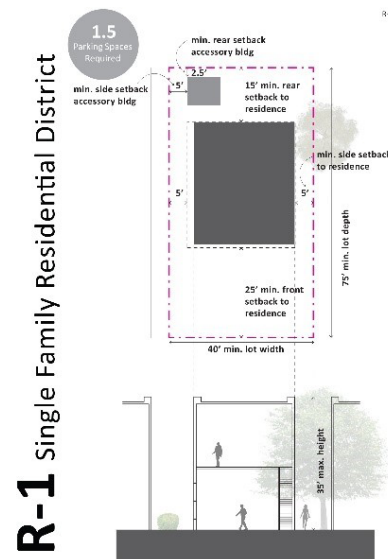
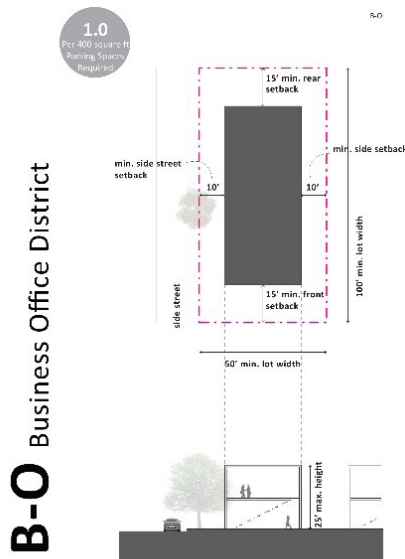
Contract Type: Planning Consultant
Project Cost: \$200,000



Project Description: Corradino initially began this project as a HUD funded update to the Comprehensive Plan and revisions to the zoning code and sign code, which was adopted. The land development regulations were updated based on revised local policy to pursue transit oriented development, and ensure compliance with federal and county law on a variety of issues such as sign codes.

We were then engaged in the preparation of the Illustrative Concept Plan showing new land use patterns, redevelopment opportunities, urban design elements, and landscape/streetscape enhancements in the CRA district. The document will show options for increasing the height and massing of buildings in the downtown area and CRA districts, as allowed in the proposed Comprehensive Plan and Land Development Code. Key urban design and architectural styles will be illustrated, including options for wider sidewalks, outdoor dining areas, courtyards, potential parking areas and shade trees.

The last Phase of the project is to assist the City in developing a Business Action Plan in order to implement strategies to attract new high-quality businesses into the downtown Opa-Locka area. Investigate incentives and strategies, particularly in areas that have been successful and are similar to the City of Opa-Locka.



1.3.1. EXPERIENCE OF FIRM/PAST PERFORMANCE



► PALMETTO BAY UPDATE TO THE LAND DEVELOPMENT REGULATIONS

Client: Village of Palmetto Bay

Address: Village Hall - 9705 East Hibiscus Street, Palmetto Bay, FL 33157

Contact Person: Maria Pineda

Phone Number: 305.259.1234

Email: mpineda@palmettobay-fl.gov

Project Start Date: 2020

Project Completion Date: 2021



Scope of Services: Update to the local land development code in a full rewrite of the Downtown area's Form Based Code.

Project Description: Effort included a full textual rewrite, changes to the zoning district boundary, changes to the method of regulating residential density, sub-sector mapping changes, the addition of a downtown signage section, addition of a downtown landscape section, and addition of a downtown sustainability section and associated Comprehensive Plan amendments.

Village of Palmetto Bay land development code work included a full rewrite of the Downtown form-based code to in response to 11 public workshops held in 2019 by the Mayor and Council of the Village of Palmetto Bay to:

- Improve the compatibility and transition of the scale of new development with the existing, stable single-family neighborhoods bordering the east side of the FAC;
- Integrate the existing single-family sector that is within the Downtown District;
- Increase the proportion of employment mixed-use development in the Village's FAC / Downtown District, allowing more Village and South Dade residents to work where they live, thereby helping to: ameliorate chronic traffic congestion along the South Dade US-1 Corridor; reduce cut-through traffic in the Village neighborhoods and Old Cutler Road by lessening US-1 Corridor traffic congestion; and support the County's transit development planning along the South Dade Transitway to produce more balanced 2-way commute patterns;
- Allow for greater development certainty for property owners and residents by reducing LDRs that require public hearing determinations and replace these bonuses, incentives and other benefits with as-of-right development LDR criteria.

The effort included a full textual rewrite, zoning district boundary changes, changes to the method of regulating residential density, sub-sector mapping changes, the addition of a downtown signage section, addition of a downtown landscape section, and addition of a downtown sustainability section.

The zoning rewrite has been proposed with companion amendments to the Comprehensive Plan Future Land Use Element policy and Future Land Use Map



UNDERSTANDING AND APPROACH

The Town of Palm Beach, incorporated in 1911, is a historic community in Palm Beach County of 9,245 people living in 7.8 sq. miles. Known for a high quality of life, beautiful beaches and many historical sites, Palm Beach is a destination – with the tourism industry bringing in an estimated \$5 billion annually. The Town’s code has been updated over time in a piecemeal fashion and may no longer serve the needs of a community that is facing the realities of 2022 as it plans for the next several decades. There is a need to update the code based on better understanding of planning practices, evolving economic conditions, and evolving needs for resiliency necessitated by climate change for coastal communities. The recently released FEMA flood maps reveal a need to revisit how buildings should be retrofitted, with considerations of freeboard and other buildback and pre-buildback provisions. A revised code will allow for much needed consistency and precision in maintaining and enhancing local quality of life. This update also provides the Town with an opportunity to create a document that is transparent for the general public, with illustrations that are easy to understand.

Corradino understands that this project is an update to the existing zoning code (generally, Chapter 134) that will support and preserve the historic character of Palm Beach, protect the “small town” nature of the Town, and promote a resilient residential community.

Critical to the process is a systemic approach that will carefully answer a set of vital questions: 1. What are the core aims of the zoning code? And 2. What are the critical rules related to those core aims? Our process aims to answer these questions to provide for the core, critical nature of the future code, touching upon crucial aspects of these two questions on topics such as:

1. Use typology and intensity
2. Minimum and maximum block dimensions
3. Build to frontage ratios
4. Lot coverage
5. Ground-floor transparency standards, and
6. Street design standards geared towards a walkable, aesthetically pleasing community.

This, when combined with elements like parking and façade, important particularly for character and historic preservation, will create a well-rounded set of rules that are consistent and comprehensive in meeting the Town’s needs.

For this project, the building of consensus is also key to maintain and enhance local quality of life. It is by means of



this development of consensus through discussion that a critical distinction between what is sacrosanct and what is perceived to be sacrosanct may be understood. To achieve this, we envision a series of public workshops that will dig into what the community really wants and needs and provide options for the Town to move forward.

The following describes our approach to the scope of services.

SCOPE OF WORK

► Task I: Public Engagement

General Public Workshops

Corradino envisions three (3) series of general public workshops, which will complement more targeted meetings with various stakeholder groups, advisory boards, and the commission. However, we will be available for additional meetings as needed at the discretion of Town staff. At the first public workshop series, the project will undergo a public kickoff, whereby key aspects of existing regulations and ordinances should be reviewed with opportunity for public feedback on areas of concern. Given the range of topics of discussion, it is suggested that smaller, targeted meetings be held based on different areas of discussion, either on a topical or geographical basis, and be geared towards issue identification. A second series of general workshops will be targeted towards options in a workshop or charrette setting, where possibilities will be explored. Given the nature of some of these changes, we expect

a visual component, such as visual preference surveys and other tools, to be used for part of the workshop. The third series of general public workshops will provide for a presentation of draft final recommendations and discussion. Given considerations of CoVID-19 and the number of seasonal residents as well as the fact that 66% of the residents of Palm Beach are aged 65 or older, our team suggests that an online/virtual component be added to all meetings to provide a wide avenue for feedback from all stakeholders.

Stakeholder Focus Groups

As needed and determined upon discussion with Town staff, Corradino will conduct stakeholder group meetings. These will include developers, business owners to ensure that the revised regulations make sense. Specific groups to be considered and met with after discussion with Town staff include the Palm Beach Civic Association and Citizens Association of Palm Beach, among others.

Meeting with Advisory Commissions

Corradino staff, on consultation with Town staff, will meet with each planning-related advisory committee at least once. These will include the Landmarks Preservation Commission, Architectural Review Commission, and the Planning and Zoning Commission, among others as needed.

Town Council

Corradino staff will prepare for a Town Council workshop, to be completed before the final draft and adoption hearing. The purpose of this workshop will be to present the options resulting from review and analysis and to gauge the policy direction desired by the Council.

Public Hearing and Adoption Hearings

Corradino staff will provide the presentations for the final draft of the work product to Town Commissions and Council. Specifically, the Corradino Team, under direction of Town staff, will:

- Attend meetings to present the draft and receive staff comments
- Revise the draft amendments based on Town and staff input
- Present the draft amendments to advisory boards and public workshops/hearings at direction of staff
- Present the draft amendments to the Local Planning Agency (Planning and Zoning Commission) and Town Council for approval at first reading
- Present the amendments to the Local Planning Agency (Planning and Zoning Commission) and Town Council for adoption



Draft work productions to be presented to the Town's Commissions and Council will be an overview workshop PowerPoint and the amendments in strikethrough/underline format.

► Task II: Zoning and Comprehensive Plan Review

The Corradino Team will begin the review by meeting staff and officials to gather input on major issues affecting the Town as it relates to the code, including: enforceability; variances; historic districts; the need to reduce the high number of districts for a small community; beachfront preservation; sustainability and climate change; façade and “feel” of the community; and strategies for redevelopment and infill development over time.

Corradino will review the existing zoning code and the various overlaps within the code with the historic districts and the regular zoning districts. Corradino will also review the future land use designations for consistency with the desired zoning. Importantly for use, as can be seen from our experiences with other barrier islands with elongated shapes, such as Sunny Isles Beach, Fort Myers Beach and Treasure Island, it is important to consider the level of intensity in land use. Often forgotten in zoning code revisions, the connections between land use and transportation as elements of overall urban design are also important for Palm Beach. Many similar communities opt to place commercial and retail uses at the juncture of their main arterial and the point of connections off the mainland, and they do so in their zoning code because of the effect on traffic and, subsequently, local quality of life for the

1.3.2. TECHNICAL APPROACH



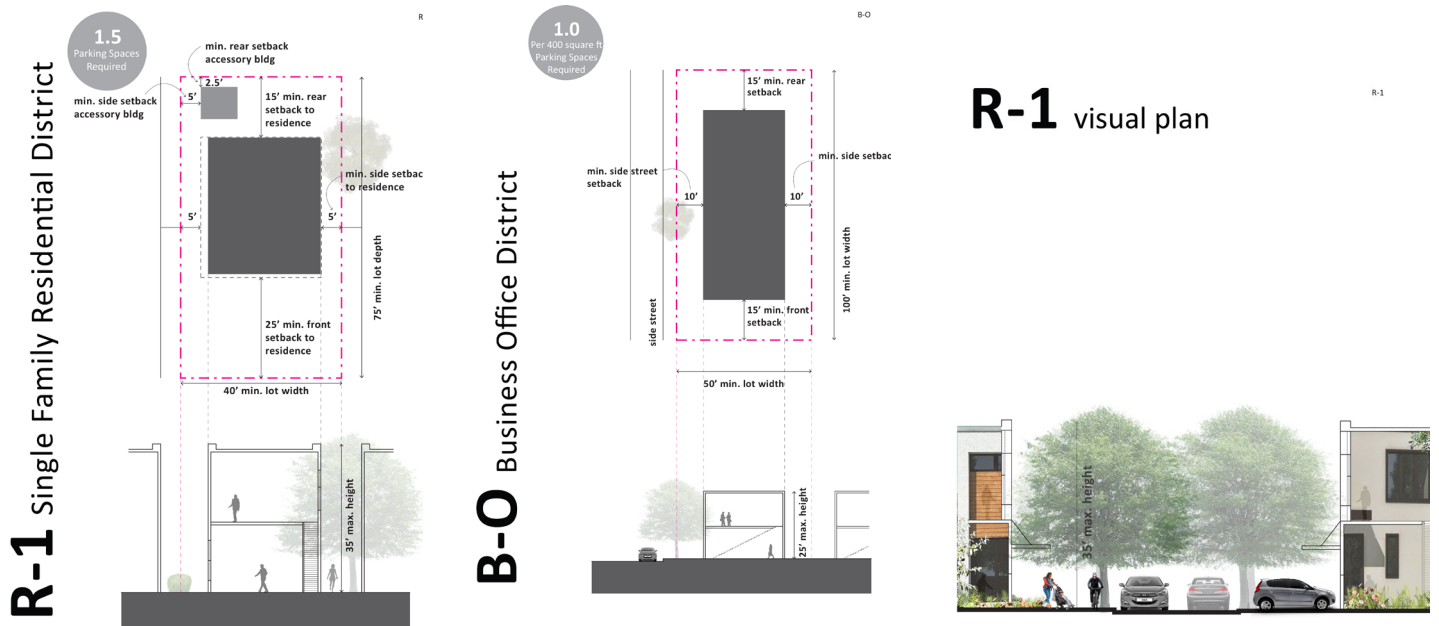
rest of the island. Similar approaches should continue to be considered for Palm Beach – however, the intensity of land use at these junctures, such as Royal Palm Way, should be carefully considered given evacuation zones and developmental pressure, which have the potential to have a cascading effect on the rest of the island. Appropriately designating the difference between higher and lower intensity of uses will also help preserve the “small town” aspects that the Town of Palm Beach is trying to preserve and enhance.

A critical question for the Town that will be determined during this Task is the format of the revised zoning code (i.e., Form-based, Hybrid Form/Use, etc.). The team has experience with each of these types and recognizes that the process will be smoother with this determination early on. To come to this determination, critical questions regarding the intent and aims of the zoning code will be utilized to understand the desired intensity of land use and direction of Town administration. In any case, we envision upon first review a much more simplified code in terms of the number of categories, and where possible, cohesive districts will be formed. This will not only enhance the workability of infill/redevelopment of appropriate single-family houses in areas like Ibis Isles and Everglades Island, but will provide for the retention of critical covenants such as those around Southern Boulevard and historic preservation for areas like Phipps Plaza. The Town’s 328 landmark properties, sites, and vistas will be carefully considered within the context of any land use amendments. In other areas, such as commercial

and retail along Royal Palm Way, and transient residential around Lake Avenue, a district-based approach will allow for residential preservation outside of the district, while providing for adaption for potential economic changes.

Staff assigned to this contract have previously worked with other cities on their parking program analysis and resulting code amendments, such as the City of Oakland Park, and will be able to incorporate current efforts and ongoing changes to the town’s parking program and standards into the revised code. Similarly, we expect the Market Analysis and Economic Development Strategy for the retail and commercial areas to report on the current and future types of uses within the Town, which will provide for an understanding of current needs, including spatial and floor size needs, as well as potential uses and spatial needs for the future. Similarly, any branding for the Town should be considered in light of the need to be consistent with building façade, sign codes, and other qualities regulated by zoning.

Our project team also has experience with resiliency and will work with the Town on implementing appropriate recommendations within the land development regulations as needed. Review of the coastal resiliency study will be paired with Community Ratings System (Current rating is understood to be 7), to ensure that in any revision of the code, important aspects such as freeboarding and proper zoning for repetitive loss properties, if any, are considered.



► Task III: Code Development

Corradino will provide for a revised code based on analysis and public engagement and consensus building. Before fully drafting the code, the Corradino Team will provide the Town with staff-based recommendations and understanding based on the following:

1. Code typology (Form-based, Hybrid Euclidean/Form, etc.)
2. District types and general characteristics, with geographical considerations
3. Historic Preservation and Landmark Preservation Needs
4. Façade and Sign Codes
5. Parking Regulations
6. Resiliency/Buildback/CRS
7. Economic needs for commercial and retail now and in the future
8. Supplementary regulations (such as those noted in Article VIII of the exiting code)

The code amendments shall be presented in a format and language that is "user-friendly" and accessible to the general public, with technical jargon kept to a minimum.

Our team envisions the use of graphics for each zone to enhance the readability and ease of use of the amendments. For dimensions, this will include schematics that will provide for visual depictions for items like height setbacks and other site development qualities. As needed and desired, visual examples may be included.

For adoption purposes, amendments will be presented in strikethrough and underline format per legal conventions.

Corradino will provide the revised zoning map in GIS format to the Town.

► Task IV : Optional Services

► Task IV.1: Development of design guides

Corradino staff assigned to this contract have created neighborhood plans that have provided visual guidance and clarification of zoning regulations, such as for Downtown Oakland Park and the North Beach neighborhood of Miami Beach. At the Town's request, Corradino can provide services including the development of design guides, and assistance with the 2024 Evaluation and Appraisal Review of the Comprehensive Plan. This design guide will take the code and provide for both code and frequently asked questions in a graphic brochure. It may be developed with the comments from the Architectural Review Commission and the Planning and Zoning Commission, as well as developers, in order to 1. Ensure readability and understandability, and 2. Enhance consistent outcomes in findings of facts in planning and zoning decisions.

► Task IV.2: Assistance with the 2024 Evaluation and Appraisal Review of the Comprehensive Plan

In supporting the Town with the 2024 Evaluation and Appraisal Review (EAR) of the Comprehensive Plan, Corradino can tailor the EAR to the Town's needs. Corradino staff assigned to this project have conducted simple EARs that are based on standard reviews of state mandates, to full EARs, such as the one completed for Fort Lauderdale which evaluates every element in depth through a series of discussions on specific topics and issues facing the city in the future.

PROJECT SCHEDULING

Corradino understands that the Town will be conducting the work through segmented tasks and commits to being available for the entire duration for the project, beginning March 15, 2022.



1.3.2. TECHNICAL APPROACH



Corradino proposes the following schedule, subject to revisions after discussion with Town Staff.

TASKS	MONTHS FROM START OF PROJECT																													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Task I: Public Engagement																														
General Public Workshops																														
Stakeholder Focus Groups																														
Meeting with Advisory Commissions																														
Town Council																														
Public Hearing and Adoption Hearings																														
Task II: Zoning and Comprehensive Plan Review																														
Task III: Code Development																														
Task IV: Optional Services																														
<u>Task IV.1:</u> Development of Design Guides																														
<u>Task IV.2:</u> Assistance with the 2024 Evaluation and Appraisal Review of the Comprehensive Plan																														

COST PROPOSAL

Corradino will provide a cost proposal after the finalization of the scope of services. Corradino anticipates the current scope of services can be completed estimated below:

TASKS	COST
Task I: Public Engagement	\$ 48,280.00
Task II: Zoning and Comprehensive Plan Review	\$ 49,600.00
Task III: Code Development	\$ 162,800.00
Task IV: Optional Services:	
<u>Task IV.1:</u> Development of Design Guides	\$ 14,980.00
<u>Task IV.2:</u> Assistance with the 2024 Evaluation and Appraisal Review of the Comprehensive Plan	\$ 22,800.00
Total (without Optional Services)	\$ 260,680.00
Total (with Optional Services)	\$ 298,460.00

1.3.3 EXPERIENCE AND ABILITY OF PERSONNEL



The project management team for this project are Joseph M. Corradino, AICP, who will serve as Principal-in-Charge; Scarlet Hammons, AICP CTP, who will serve as the Project Manager; and Edward Ng, AICP, who will serve as the Assistant Project Manager. Their qualifications are integral in demonstrating past experience and have been summarized in 1.3.1, and are not repeated here for space purposes. The following pages detail our project team's organizational structure, as well as the project team's management and general staff's certifications and resumes for the Evaluation Committee's review. Additional information for each staff member can be provided at the Town's request.

LICENSES AND CERTIFICATIONS


THE CORRADINO GROUP


This certificate hereby qualifies



Joseph Michael Corradino, AICP

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

Certified Planner Number 012032


Paul Farmer, FAICP
Chief Executive Officer


Lee Brown, FAICP
President


 The American Planning Association's
Professional Institute
 American Institute
of Certified Planners
Making Great Communities Happen

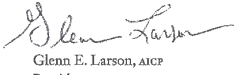
This certificate acknowledges



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, Jr.
Executive Director


Glenn E. Larson, AICP
President

 
Certified
Transportation
Planner

1.3.3 EXPERIENCE AND ABILITY OF PERSONNEL



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



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 hereby qualifies

Mario Francisco Duron Jr., 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: 32255

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

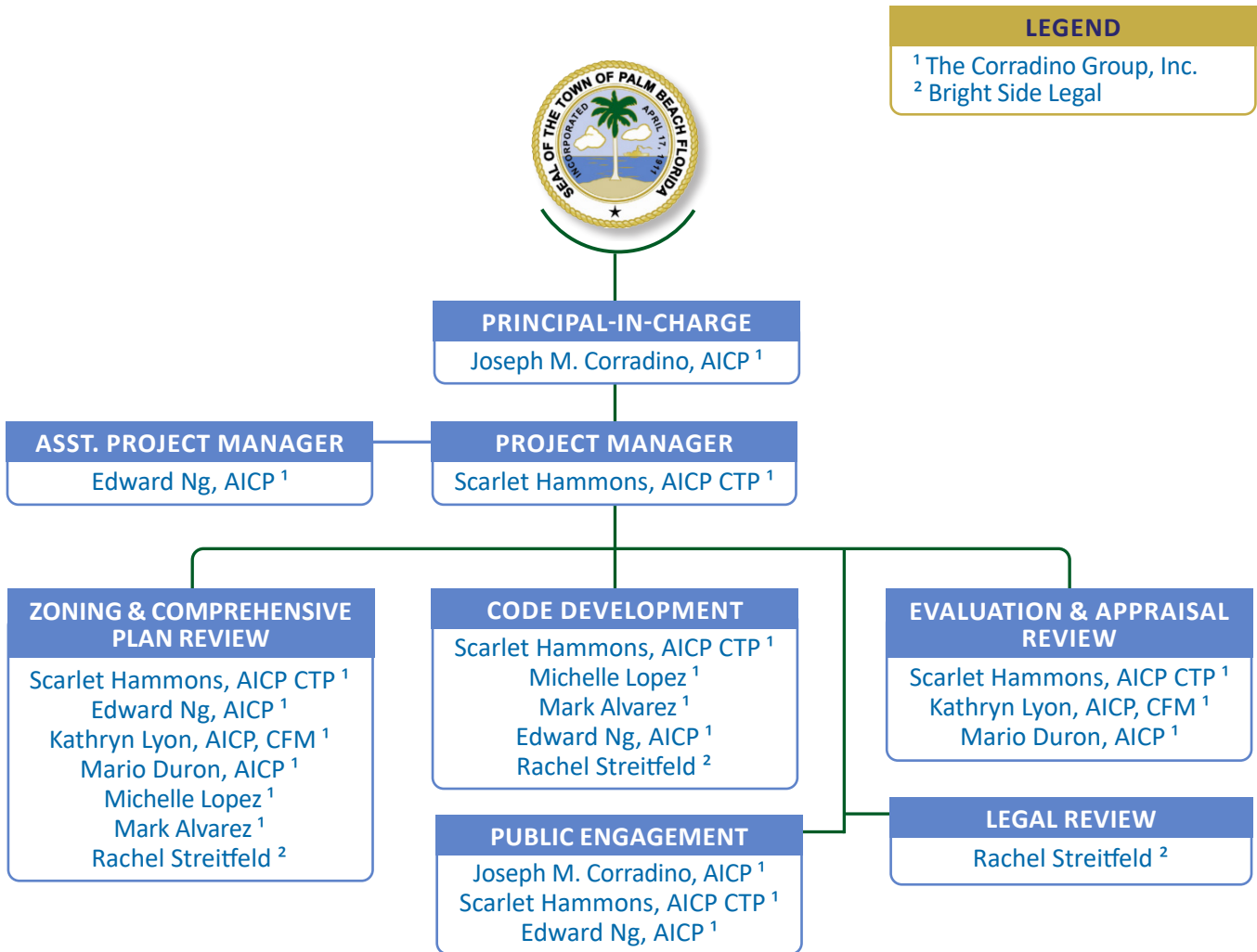
Deborah Lawlor
Deborah Lawlor, FAICP, PP
AICP President
American Institute of Certified Planners



1.3.3 EXPERIENCE AND ABILITY OF PERSONNEL



ORGANIZATIONAL CHART



LOCATION OF COMPANY/KEY PARTICIPANTS

Key staff/participants for this project will work from Corradino’s Fort Lauderdale office, located at 5200 NW 33rd Avenue, Suite 203, Fort Lauderdale, FL 33309.



THE CORRADINO GROUP

YEARS OF EXPERIENCE 27

EDUCATION

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

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 MPO, Citizens Transportation Advisory Committee, (2004-2006)
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 Dir. Chamber South (2006 - 2016)
Chairman of the Board, Doral Business Council (2005-2007)
Chairman, Planning Board, Pinecrest (2004-2006)

AWARDS

American Planning Association Award for Outstanding Achievement: Transportation Concurrency Management Areas
APA Award for Outstanding Mobility Project: Palmetto Bay Transportation Master Plan
Florida Redevelopment Association Award: Hialeah Transportation

JOSEPH M. CORRADINO, AICP

Principal-in-Charge



Mr. Corradino is President of The Corradino Group, Inc. and heads the company's land use and transportation planning operations. Over his 27-year career, he has been an advocate of planning transportation and land use in concert with one another. In doing so, he has focused on working with local governments to create and improve their comprehensive plans, zoning codes and transportation master plans. His work in the field has been successful as he has performed these services for nearly every city in Miami-Dade County, and has developed a unique credibility within the individual communities from the very local perspective. Joe Corradino knows well what it takes to be successful in this arena, where local municipalities oversee land use decisions, and larger governments are in charge of transportation, because he has been in government, as an appointed and elected official for over 15 years, most currently as Mayor of Pinecrest. Few consultants possess this perspective.

Mr. Corradino has won six awards from the American Planning Association. He previously served as Chairman of the Village of Pinecrest Planning Board and currently serves as Mayor. He also served on the Miami-Dade County MPO, Citizens Transportation Advisory Committee, (CTAC), the Development Permitting Advisory Committee, (DPAC). He was the Chairman of the Gold Coast Chapter of the American Planning Association and has served as planning consultant for municipalities such as Homestead, Cutler Bay, Palmetto Bay, South Miami, Miami, Miami Beach, Aventura, Sunny Isles Beach, Doral, Miami Gardens, Hialeah, and many others.

EXPERIENCE

Miami-Dade County TPO SMART Plan/North Corridor. Project Manager. On April 21, 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. The six SMART Corridors are: 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.

Development Services Department, City of Homestead, FL. Project Manager. Corradino provides professional planning services on an ongoing basis to the City of Homestead. Mr. Corradino oversees the Building Department and Planning/Zoning Department on a consulting basis. He was in charge of administering the City's Comprehensive Plan and Land Development Code. Homestead has been one of the fastest growing cities in America, and Mr. Corradino leads the processing of all their applications for development each year. Homestead is the southern terminus of the US-1 Bus lanes, and critical terminal node in the SMART Plan system.

Homestead General Planning Services, Homestead, FL. The Corradino Group, Inc. was tasked with completing Comprehensive Plan Future Land Use Plan Map amendments, the rezoning of city-owned properties in downtown Homestead and amending the zoning code to allow for public and retail/entertainment facilities.

Rockford Comprehensive Transit Study & Analysis, Rockford, IL. Project Manager. The Rockford, IL Comprehensive Transit Analysis was a data-intensive study. Within a few weeks of the notice to proceed, Corradino mobilized a survey effort to collect boarding and alighting data for weekday, evening, Saturday and Sunday routes. In addition, passenger intercept surveys were conducted on all routes. In the fall of



THE CORRADINO GROUP

JOSEPH M. CORRADINO, AICP - PAGE 2

2011, initial routing recommendations were implemented for an expansion service to Belvidere, an adjacent community. The public involvement process included two rounds of public meetings and interviews of key stakeholders and decision makers. The product of the analysis was a set of three operating scenarios based on various projected funding levels and system goals. Recommendations included integration of Rockford's new East Side Transfer Center into this radially oriented system.

North Miami Express, North Miami, FL. *Principal-in-Charge.* Corradino is evaluating the current 4-route NOMI express system in North Miami, FL. Analysis includes the potential rerouting and retiming of the circulator system, new technology and its applicability for transit management, investigating connections with Miami-Dade Transit, and the circulators in North Miami Beach, Bal Harbour/Surfside/Bay Harbor Islands and Miami Shores. This project will evaluate the financial structure and projected demands for the circulator and its continuous funding.

Sarasota Transportation Concurrency Management Area, City of Sarasota, FL. *Project Manager.* The Newtown Comprehensive Redevelopment Plan adopted by the City on October 2002, seeks to revitalize a well-defined urban area through focused regulatory and policy strategies that promote economic redevelopment. The transportation strategy the City of Sarasota desired to promote their redevelopment with is the designation of the area as a TCMA. Corradino was hired to develop such development.

Clearwater "One City, One Future" Strategic Master Plan, City of Clearwater, FL. *Project Manager.* The City of Clearwater has constructed an ambitious strategic vision, "One City, One Future", which capitalizes on the strengths of each segment of the Clearwater Community. One such community, the North Greenwood Neighborhoods, was satisfied with many of the previous plans and were eager to see them become reality. Therefore, each project suggested in this report is a highly realistic and should be undertaken within a three-year timeframe. Implementation was arranged in five primary areas: infrastructure/community facilities, community development/business, community relations, housing and social services.

Comprehensive Plan, Zoning Code. Town of Cutler Bay, FL. *Principal-in-Charge.* Cutler Bay is the central node on the South Corridor, located at the junction of the Transitway, US-1 and Florida's Turnpike. This critical location provides access for people from South Dade who wish to get to Downtown or Doral. Corradino serves as the Town's General Consultant assisting with transportation, planning and civil engineering projects. As part of this GES contract, Corradino produced the Transportation Master Plan and completed traffic calming analyses. 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. This activity is critical in providing the land use intensity required to support mass transit. Corradino also produced the Town's Land Development Regulations, provided cost estimates and scopes of services for major roadway reconstruction and paving, written grants, assisted with the development of Green policies and code regulations, evaluated economic development initiatives, structured aspects of the Capital Improvements Element, evaluated environmental characteristics of the community, acted as a liaison between the Town and Miami-Dade County Public Works, FDOT and the MPO, conducted public engagement and developed civil engineering and drainage plans.

Florida Department of Transportation (FDOT), District 4, Districtwide General Planning Consultant, Systems Planning Support, City of Fort Lauderdale, FL. *Project Manager.* Corradino was selected as part of a team to assist FDOT District 4 in providing professional transportation planning services to supplement the FDOT District 4 Systems Planning staff, as well as, to serve as an extension to the FDOT District 4 Planning and Environmental Management Office. The primary tasks included: Site Impact and Growth Management Reviews; Project Traffic/Travel Demand Forecasting Review; Interchange Proposal Review; Model Application; Corridor Analysis; Transportation Studies Review and Development; Transportation Plan Development; On-Site Services and Support.

Transportation Master Plan, General Planning and Engineering Services, City of Doral, FL. *Principal-in-Charge/Project Manager.* Doral most closely aligns with the East/West Corridor. The issue here is that Doral has an exploding downtown. The City has worked diligently since incorporation to re-land use and "up zone" the community. The Corradino Group: developed the City's first transportation master plan; reviewed developments moving through the public hearing process.

ENGINEERS · PLANNERS · PROGRAM MANAGERS · ENVIRONMENTAL SCIENTISTS



THE CORRADINO GROUP

YEARS OF EXPERIENCE
23

EDUCATION
University of California, San Diego,
BA Urban Studies and Planning (June 1995)

PROFESSIONAL AFFILIATIONS
Chair, Technical Coordinating Committee, Broward Metropolitan Planning Organization (2014 to 2016)
Chair, Planning and Zoning Board, Surfside, Florida (2010 to 2011)
Airport Leadership Development (class of 2014)
Member, American Association of Airport Executives (2013 to Present)
Member, American Planning Association (1995 to Present)
Chair, Gold Coast Section, APA Florida (2008 to 2011)
Gold Coast Representative, APA Florida Legislative Policy Committee (2010 to 2011)
Member, Urban Land Institute, Miami Young Leaders Steering Committee (2011 to 2013)
Chair, APA Florida Annual Conference Committee, Miami (2008)

PROFESSIONAL CERTIFICATIONS
American Institute of Certified Planners
Certificate in Community Real Estate Development, University of South Florida
Supervisor Apprenticeship course, Broward County

SCARLET R. HAMMONS, AICP CTP Project Manager



Ms. Hammons specializes in the analyses of land use issues related to comprehensive plans, zoning, and all aspects of the site planning process. She has recently completed AICP Advanced Certification in Transportation Planning. Her experience also includes preparing zoning regulations, writing comprehensive plans, drafting ordinances, assisting with transportation master plans and preparing graphics, exhibits and maps. She has managed numerous planning projects for Corradino's municipal and agency clients. She served for three years in the Florida Department of Transportation, District 6 planning division where she was the in-house growth management analyst.

EXPERIENCE

Comprehensive Plan Update, City of 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 will be written with conciseness in mind, and will be 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.

Virginia Gardens EAR, Virginia Gardens, FL. Planner. Corradino evaluated the Village's comprehensive plans and goals to provide a determination of sufficiency in meeting state statutory requirements. The evaluation and Appraisal Report determined the need to amend the local Comprehensive Plan to fulfill state law mandates and update the planning horizon to 10 years.

EAR Based Amendments to the Comprehensive Plan, Village of Virginia Gardens, FL. Project Manager. Corradino is reviewing major issues as part of the EAR update by conducting analysis of future development, transportation, land use, and urban design.

City of Homestead General Planning Services, Miami-Dade County, 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. Corradino's planners review all applications, including site plans, variances, certificates of use, special exceptions, planned unit developments and traffic impact analyses. In addition, Corradino handles special projects including annexation analyses, zoning code chapter revisions, a public art master plan, comprehensive plan amendments, and zoning and zoning.

EAR Based Amendments to the Comprehensive Plan, City of Key West, FL. Project Manager. Corradino created comprehensive plan amendments incorporated in the comprehensive plan.

Comprehensive Plan, Town of 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.

Unified Bicycle and Pedestrian Master Plan, City of 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



THE CORRADINO GROUP

SCARLET R. HAMMONS, AICP CTP - PAGE 2

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.

Transportation Master Plan Update, City of 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.

Circulator Route Operational Analysis, City of 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 routes and provide services and amenities more closely aligned with rider's needs.

Eminent Domain Analysis, City of 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.

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.

Land Development Regulations Rewrite, Village of 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.

Safe Routes to Schools Plan, Village of 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.

EAR Based Amendments to the Comprehensive Plan, Village of El Portal, FL. Project Manager. Corradino served as the Village's General Consultant assisting with transportation, planning and civil engineering projects. Corradino produced the Village's first major update to the Comprehensive Plan to incorporate EAR-Based Amendments.

Land Development Regulations, Town of 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.

Town of Cutler Bay, Comprehensive Plan 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. This activity is critical in providing the land use intensity required to support mass transit.



THE CORRADINO GROUP

YEARS OF EXPERIENCE

10

EDUCATION

Master of Public Policy,
University of Southern
California, Los Angeles, CA,
2012

Master of Planning-
(Concentration in Economic
Development), University of
Southern California, Los
Angeles, CA, 2012

BA (Planning and Public Policy,
Minor in Economics), Rutgers
University, New Brunswick,
NJ, 2008 (High Honors)

GRADUATE CERTIFICATES:

Housing and Community
Development (Rutgers, 2008)

Real Estate Development
(Rutgers, 2011)

Homeland Security and Public
Policy (USC, 2012),

Public Management (USC,
2012)

Professional Registrations
American Institute of Certified
Planners No. 28927

American Planning Association
(APA) No. 248674

APA Florida Executive
Committee Member –
November 2017 - Present

APA Gold Coast Section –
Chair (Current); Vice-Chair,
Professional Development

Officer, Young Planners
Group Ambassador
(Previous)

AWARDS

Robert Biller Award for Best
Performance in the MPP
Practicum (05/11)

Outstanding Graduate Student
Leader Award (04/12)

SPPD Academic Capstone
Achievement Award (05/11)

LGBT Service Award, USC
(04/11)

EDWARD NG, MPP, MPL, AICP

Assistant Project Manager



Mr. Edward Ng, AICP is the Technical Vice President for Corradino's Planning Department, with experience in transportation, economic development, transit-oriented development, and land use planning. His work involves demographic analyses, preparation of and updates to comprehensive plans, grant writing, land use code revisions, geospatial planning analyses, GIS mapping, public outreach, and analyses of traffic facilities and operational data. He specializes in interdisciplinary aspects of planning, including transit-oriented development and complete streets. His recent projects involve land use, transportation, and comprehensive planning services with the Miami-Dade Transportation Planning Organization and the municipalities of Doral, Cutler Bay, Key Biscayne, North Miami, North Miami Beach, Hallandale Beach, and many others. Eddie is currently the Immediate Chair of the American Planning Association, Gold Coast Section Executive Board, and teaches the AICP exam preparation course for planners in Miami-Dade, Broward, Monroe, and Collier Counties.

EXPERIENCE

Gainesville 2045 Long Range Transportation Plan. *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

City of Hallandale Beach Transit Mobility Plan. *Project Manager.* This project evaluated the City's prior Transportation Master Plan, with updates to local LOS determinations, intersection analyses, and planning for transit, pedestrian, and bicycle facilities. The analysis particularly focused on creating a new primary and secondary bicycle infrastructure grid, incorporated basis of design reports and local district planning, and included recommendations for new roadways transit system development.

Transportation Master Plan Update, City of Doral, FL. *Project Manager.* This project evaluated the City's 2010 Transportation Master Plan, with updates to local LOS determinations, intersection analyses, truck routing, and planning for transit, pedestrian, and bicycle facilities. The analysis also included reviewing the City's impact fees and a finalized project list that was incorporated into the City's Capital Improvements Program.

Evaluation and Appraisal Report (EAR) update, City of Fort Lauderdale, FL. *Project Manager/Lead Planner.* Lead planner for review of major issues as part of EAR update. Conducted analysis of economic conditions and development, transportation, land use, and urban design. Provided support in provision of all statutorily required maps for the EAR. Current project manager for the updates to the Data and Analysis (Volume II) of the report.

City of Fort Lauderdale Comprehensive Plan. *Project Manager.* This project will completely revise and replace the existing comprehensive plan, and introduce new elements such as Climate Change, Urban Design, and Economic Development, and build upon public school facilities by expanding the scope of policies in an Education Element geared for all ages. Conducting analysis of economic conditions and development, transportation, land use, and urban design.



THE CORRADINO GROUP

EDWARD NG, MPP, MPL, AICP - PAGE 2

AWARDS

President, Rutgers College
Alumni Class of 2008 (05/08 –
05/13)

Departmental High Honors,
Edward J. Bloustein School of
Planning and Public Policy,
Rutgers; Dean's List (Spr 06 -
Spr 08)

Virginia Gardens EAR, Virginia Gardens, FL. *Project Manager.* This report evaluated the Village's comprehensive plans and goals to provide a determination of sufficiency in meeting state statutory requirements. The Evaluation and Appraisal Report determined the need to amend the local Comprehensive Plan to fulfill state law mandates and update the planning horizon to 10 years.

Oakland Park Culinary Arts District Mobility Plan, Oakland Park, FL. *Project Manager.* District mobility and multimodal transportation planning for the Culinary Arts district in Oakland Park's CRA. Plan included the redevelopment of Main Street (12th Avenue) to include a new trolley and potential pedestrian corridor, as well as revisions to current District Design guidelines and recommendations for DUMD regulations. As part of this study, a district parking analysis was also conducted.

Comprehensive Plan Amendments – Climate Change Element, Cutler Bay, FL. *Planner.* This comprehensive Plan includes a climate change element to deal with future sea level rise projects. Analysis was used to create policies related to high- and low-priority sea level rises.

Miami-Dade TPO First-Mile/Last-Mile Mobility Study. 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.

Town of Miami Lakes NW 59th Avenue Bridge Extension. *Project Manager.* This study is an evaluation of a new bridge's traffic impact on regional and local traffic via travel demand modeling. The proposed bridge, on NW 59th Avenue, is a missing link on a local collector roadway. The study determined that, based on modeling results, the system would have a net benefit from the building of the bridge.

City of Miami Beach NoBe Ocean Terrace Neighborhood Urban Design Plan. *Prime Consultant/Project Manager.* This study builds upon the City's prior visioning for the North Beach area of Miami Beach. Specifically, this plan focuses on an urban design plan for the Ocean Terrace neighborhood, which is located adjacent to the North Beach Town Center neighborhood as envisioned in the City's NoBe Master Plan.

City of North Miami Beach City Building ADA Master Plan. *QA/QC Officer.* This project consisted of a review of existing city owned building and adopted policies and regulations in regard to the Americans with Disability Act. 5 of 15 facilities were deemed to be insufficient in meeting local needs. The resulting report indicated deficiencies within the Town and provided an action plan to eliminate ADA deficiencies in the next several years.

Miami-Dade County TPO SMART Plan/North Corridor. *Assistant Project Manager/Senior Planner.* On April 21, 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. The six SMART Corridors are: 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.

Town of Cutler Bay Complete Streets Corridor Analysis, Cutler Bay, FL. *Project Manager.* This study developed guidance through the development of street specific cross sections to implement Complete Streets for four corridors in Cutler Bay (NW 87th Avenue, Marlin Road, Gulfstream Road, and Franjo Road), based on the Town's roadways characteristics, current conditions and pedestrian, bicycle and transit facilities. Additionally, policies related to implementation are being reviewed to provide recommendations for changes to the local code of ordinances.

Unified Bicycle/Pedestrian Master Plan, Aventura, FL. *QA/QC Officer.* This project involved reviewing existing bicycle and pedestrian planning needs in the City of Aventura, FL. Responsible for developing the final project list and for overall QA/QC of the technical aspects of the report.

ENGINEERS · PLANNERS · PROGRAM MANAGERS · ENVIRONMENTAL SCIENTISTS



THE CORRADINO GROUP

YEARS OF EXPERIENCE 20

EDUCATION

BA (Geography),
University of Florida,
June 2000
MBA (Environmental
Management), Florida
Atlantic University, August
2004

PROFESSIONAL REGISTRATIONS

American Institute of
Certified Planners No.
026921
Certified Floodplain Manager
Florida Licensed Real Estate
Agent License No. SL3265451

AWARDS

NACO Achievement Award
Winner: GIS in Transportation
Planning
GIS Expo display: 3rd Place
FHWA Environmental
Excellence
Award
American Planning
Association- Member
Florida Planning and
Zoning Association-
Member
2018 FPZA Sustainability
Award- Green Master Plan

KATHRYN R. LYON, MBA, AICP, CFM, REALTOR Zoning & Comprehensive Plan Review



With 20 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 (AICP), GIS Analyst, Zoning Coordinator, Certified Floodplain Manager (CFM), Project Manager, and Realtor, Kathryn offers government, commercial and residential property owners, and developers a full range of services, at all phases of construction, from planning to completion. She also currently serves as an adjunct faculty

member at Florida International University.

EXPERIENCE

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 EAR, 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 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.

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.

Community Development Department, Planning and Zoning Division, Town of 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.

Broward County MPO/Transportation Planning Division, Fort Lauderdale, FL. Information Systems Analyst I. (GIS, Map Publication, Long Range Transportation Planning.) Assisted in the development of the Long-Range Transportation Plan (LRTP) using computerized travel forecast models as well as Geographic Information Systems. Maintained Broward County streets layers, turning movement counts, and traffic counts using GIS.



THE CORRADINO GROUP

YEARS OF EXPERIENCE

5

EDUCATION

M.A in Urban and Regional Planning August 2016
University of Florida, Gainesville, FL

B.A in Anthropology May 2009
University of Florida, Gainesville FL

MARIO F. DURON, AICP

Evaluation & Appraisal Review



Mario Duron is an urban planner at The Corradino Group, with over 5 years of experience in community planning. His career path stemmed from work with volunteer and environmental nonprofits, which led Mario to pursue his MA degree in urban and regional planning. While at UF, he assisted Florida municipalities prepare redevelopment plans addressing environmental and socio-economic development. His work was recognized by the Florida Chapter of the American Planning Association. After graduating, Mario entered the public sector where

he delved into all aspects of local planning. In addition to permitting and special licensing, Mario has experience with processing major redevelopment plans, amendments to the comprehensive plan, and changes to land use regulations. Mario's planning knowledge is supported by his experience in environmental consulting and his proficiency with GIS. Mario possesses a holistic understanding of community planning and approaches each project with this mindset.

EXPERIENCE

Environmental Resources Management, Miami, FL. Consultant. Part of a multinational GIS team collaborating in the completion of the Nicaragua Canal Baseline Environmental and Social Impact Assessment, producing social and spatial data analyses, map figures, and providing translation support. Provided environmental and social consulting services to clients in the US and Latin America through technical assistance, ensuring regulatory compliance of projects. Assisted clients in pursuing LEED certification of office buildings, on-site support for projects, gap analyses and in completing Phase I technical reports.

Green Cove Springs CRA Development Studio, Gainesville, FL. Project Member. Collaborated in the completion of the FL APA award-winning Green Cove Springs Redevelopment Plan; a dual-discipline studio of landscape architect and urban planning graduate students. Conducted community inventory using qualitative and quantitative metrics and developed a neighborhood impact analysis to provide policy recommendations addressing economic and social concerns. Researched and crafted design standards and recommendations to enhance green infrastructure and sustainable standards in the city.

Citizens for a Better South Florida, Miami, FL. Assisted with grant writing and data management, creating records of community tree plantings to include GPS coordinates and growth data for individual trees. Led volunteers in over 800 hours of community service urban greening projects, planting over 500 Florida native trees in underserved areas of Miami-Dade County. Developed and presented environmental education material to students, civic groups, and private businesses in English and Spanish.

Disaster Preparedness & Response and New Initiatives Coordinator, Hands on Miami, FL. Engaged residents of underserved communities in initiating greening projects promoting energy and water conservation efforts, and by creating green spaces, community gardens, and planting native trees. Augmented the number of green volunteer projects offered by the organization and engaged over 2,500 volunteers in over 128,000 hours of environmental service projects. Trained and mobilized volunteers in response to BP Oil Spill, the 2010 earthquake in Haiti, and for the Florida hurricane season.

City of North Miami, North Miami Beach, FL. Associate Planner. Provided professional planning assistance to the public, stakeholders, and policy makers; and served as point of contact between the City Planning and Zoning Division, the County, and other State agencies. Reviewed and processed complex development applications, including rezonings, conditional uses, and development agreements. Served as project manager for the development of local policy, including medical marijuana ordinances, emergency orders in response to COVID-19, and updates to critical documents like the City's Water Supply Plan. Prepared and presented staff reports and other findings to staff, Planning and Zoning Board and City Commission, and served as liaison to the City's development review committee. Oversaw the permitted use verification process for new businesses, reviewed site and development plans for compliance with the applicable zoning regulations and procedural requirements. Performed field inspections to ensure the conditions of approval are satisfied for each development.

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THE CORRADINO GROUP

YEARS OF EXPERIENCE

17

EDUCATION

Bachelor's Degree (Public Administration, Minor in Political Science and Certificate in Public Policy), Florida International University, 2011
 MBA (Business Administration), Florida International University, 2014

PROFESSIONAL REGISTRATIONS/ QUALIFICATIONS

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

PROFESSIONAL CERTIFICATIONS

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

MICHELLE M. LOPEZ, MBA

Planning/Code Development



Ms. Lopez specializes in the analyses 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, providing code interpretations for municipal clients, and construction management. Serving as the Planning Division Manager for the Corradino Group, she manages the Divisions business operations, staff, Client relationships, and

provides technical expertise in the areas of land use, development review, transportation, eminent domain

EXPERIENCE

General Planning Consultant, Deputy Director, Development Services Department, City of Homestead, FL. *Project Manager.* Corradino is 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 provides 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 is responsible for assigning and reviewing work of departmental personnel and consultants, as well as administering to special projects and issues. She coordinates work activities of multiple City Departments and Divisions and provides agency coordination for intergovernmental planning activities. She also prepares and monitors the Departments annual budget, allocation of funds, and capital improvement program.

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 & Beirman, P.L.

Transportation Consultant, Miami-Dade County Public Schools, Miami, FL. *Project Manager.* Corradino serves as the liaison between Miami-Dade County Public Schools (MDCPS) and the Miami-Dade Metropolitan Planning Organization (MPO) and provides representation on the MPO's committees. Ms. Lopez provides technical analysis of transportation projects and initiatives throughout Miami-Dade County for impacts to the School District and its 439 facilities. She coordinates 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 prepares agenda items for School Board consideration and endorsement.

Interim Planning Director, Village of Palmetto Bay, FL. *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 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.



THE CORRADINO GROUP

MICHELLE LOPEZ, MBA - PAGE 2 OF 2

City of Homestead, FL. Zoning Administrator. Reviewed applications for entitlement, including site plan, variances, special exception permits, land use and zoning changes; enforced the City's land development code and comprehensive plan; and evaluated projects for community impact and feasibility. Prepared and presented staff reports to the Development Review Committee (DRC), Planning and Zoning Board, and City Council. Reviewed building permit applications for compliance with zoning, landscaping, and sign codes, comprehensive plan, and adopted ordinances and resolutions. Made recommendations for updating the land development code and comprehensive plan.



THE CORRADINO GROUP

YEARS OF EXPERIENCE

30

EDUCATION

Master of Professional Studies,
Renewable Energy &
Sustainability Systems
Pennsylvania State
University, University Park,
PA, (expected 2020)

MS, Civil Engineering,
Transportation, The Ohio
State University, Columbus,
OH, 1992

MCRP, The Ohio State
University Columbus, OH,
1992

BS, Business Operations
Management, The Ohio State
University Columbus, OH,
1988

PROFESSIONAL REGISTRATIONS

Professionalism & Ethics
Certification for Lobbyists,
Florida International
University (FIU) Metropolitan
Center, Miami, FL, 2016,
2014, 2010

Commercial Real Estate,
Advanced, Miami Association
of Realtors, 2015

American Institute of Certified
Planners

American Planning Association
1996, Chicago, IL

Dispute Resolution Program
Florida Conflict Resolution
Consortium, Florida State
University, 1993, Tallahassee,
FL

Pedestrian & ADA Safety
Program Florida Department
of Transportation (FDOT)
1992 Stuart, FL

MARK ALVAREZ

Zoning & Comprehensive Plan Review



Mr. Alvarez is a professional planner with 30 years experience in transportation planning, land development analysis, infrastructure programming and environmental impact analysis. He brings his experience together to provide holistic approaches for integrated solutions toward sustainable and resilient urban development that is focused on developing socially and economically viable mobility plans that leverage public, business and government resources together. Toward these ends, he brings significant experience in: land use policy planning; land use regulatory analysis toward development

outcomes; transit development, policy and operational analysis; alternative-fuel vehicles; last-mile mobility planning; parking analysis; and capital improvement programming. He is very experienced in public participation processes, having delivered hundreds of presentations for community input, charettes, advisory boards, and elected bodies. Corradino is tasked with the overall planning, administration, management, operations and problem solving of the Planning & Zoning Division. Mr. Alvarez role is to provide staff support, land use zoning and comprehensive planning for the Village. Recent projects include concurrency and impact fee review; transit and parking analyses; and assistance with general planning. Corradino is tasked with the overall planning, administration, management, operations and problem solving of the Planning & Zoning Division. Mr. Alvarez role is to provide staff support, land use zoning and comprehensive planning for the Village. Recent projects include concurrency and impact fee review; transit and parking analyses; and assistance with general planning.

EXPERIENCE

South Florida Regional Policy Plan Transportation Element, South FL. Reviewed development, transportation and energy trends in the three-county region, reviewed regional planning efforts and comprehensive plans, then developed new and amended transportation policies for the South Florida Regional Policy Plan for adoption by the SFRPC Board.

Miami-Dade TPO First-Mile/Last-Mile Mobility Study. 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 Downtown Development of Regional Impact (DRI), Increment III. Consistent with State requirements, performed technical and policy review for the South Florida Regional Planning Council (SFRPC). Review included traffic capacity and operational analysis methodologies, inputs, outputs; transit data review; and policy implications for the Person Trip Methodology, transit mode share assumptions; and implications for area-wide development.

Drive Electric Florida, Volume II. Developed a detailed feasible plan for a demonstration project to provide electric, shared vehicles to complete the "last mile" for MetroRail stations, with the dual purposes to introduce electric vehicles (EV) to increase their market penetration and increase transit usage. Additionally, performed a preliminary feasibility analysis to utilize battery-electric buses along the Busway. Work included extensive quantitative market analysis, EV transit infrastructure planning, and national benchmarking of car sharing programs and national best practices; area and neighborhood



THE CORRADINO GROUP

MARK ALVAREZ- PAGE 2

compatibility; consistency with the City's Comprehensive Plan and zoning code; and community input at charrette and visioning processes.

Drive Electric Florida, Volume II. Developed a detailed feasible plan for a demonstration project to provide electric, shared vehicles to complete the "last mile" for MetroRail stations, with the dual purposes to introduce electric vehicles (EV) to increase their market penetration and increase transit usage. Additionally, performed a preliminary feasibility analysis to utilize battery-electric buses along the Busway. Work included extensive quantitative market analysis, EV transit infrastructure planning, and national benchmarking of car sharing programs.

Pinecrest Parkway Vision Plan. Working with team of architects, performed analysis and recommendations for transportation, access, delivery, bicycle/pedestrian networks, and parking toward redevelopment policy for a 3-mile linear commercial district to increase commercial viability, multimodalism and reposition gateway areas for lifestyles retail, while improving buffering and compatibility to abutting single-family neighborhoods.

Coconut Grove BID Traffic Improvements, Phase II. Provided peer review of traffic, pedestrian, transit and parking improvement plans for the Coconut Grove Business Improvement District.

Brickell Citi Center Driveway Impact Analysis on Existing Businesses. Provided peer review of impacts of drive location and spacing of Brickell Citi Center Major Use Special Permit (MUSP) on vehicular access and egress to existing adjacent businesses. Review was based analysis of driveway clearance regulations, forecast driveway volumes, and intersection operations.

Curtis Lane Right of Way Abandonment. Provided analysis of abandoning street end right-of-way for private property owner in Broward County.

Pinecrest Parkway (US-1) Intersection Improvement Study. As subconsultant to the Lehman Center for Transportation Research, participated with FIU faculty and student team to perform traffic operational alternatives analyses to improve the safety and optimize the throughput of 12 intersections along South Dixie Highway (US-1) at the edge of the Village of Pinecrest. For each intersection, priorities were established, data collected, microsimulations performed, and alternative improvements recommended for two growth horizons.

South Dade Busway Feeder Study. As Principal Investigator (PI) with the Lehman Center for Transportation Research, led FIU students and sub-consultant in the analysis of commuter utilization and latent transit markets to plan new transit feeder services to alleviate park-and-ride capacity and meet future planned transit-oriented development (TOD) for the 20-mile bus rapid transit (BRT) South Dade Busway corridor. Work included extensive data collection with origin-destination results, public input, land use analysis and operational analysis.

Zone Fare Policy Analysis. Performed a preliminary policy analysis using cost-benefit and social justice metrics to evaluate moving Miami-Dade County from a flat fare (with premium route differential) to a zone-based fare. Results of the analysis were brought to the Citizens Independent Transportation Trust; however, cost and social justice concerns prevented the CITT from approving the change.

College Discount Fare Policy Analysis. Performed a policy analysis using cost-benefit and ridership forecast to evaluate fare discounts to college students as an added discount program to incentivize ridership and provide a public benefit to a transit dependent population. The College Discount Program was approved and implemented.

Transit Operations Performance Criteria Update. Performed an update of the Miami-Dade Transit route and segment level performance criteria policy used to determine increase and decreases in service, route extensions/ diversions, and route truncations or segment deletions.

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1.3.3 EXPERIENCE AND ABILITY OF PERSONNEL



RACHEL A. STREITFELD, ESQ.

1455 N. Treasure Drive #70 North Bay Village, FL 33141
(954) 290-8600 • rachel.streitfeld@gmail.com

EXPERIENCE

BRIGHT SIDE LEGAL – NORTH BAY VILLAGE, FL

Chief Advocacy Officer, April 2018 – Present

Bright Side Legal is a boutique land use and zoning law firm securing entitlements for resilient development and protecting the property rights of the client. I represent landowners - whether individual homeowners or developers - in public hearings before land use boards and in their matters with local governments. Specific experience includes site plan approval, variance approval, fee mitigation, tree removal and mitigation, code interpretation, and use licensing in jurisdictions such as the Cities of Hollywood, Miami Beach, Aventura, North Miami Beach, Miami, Port St. Lucie, the Villages of Biscayne Park and North Bay Village, Palm Beach County, and Miami-Dade County.

ERIN L. DEADY, P.A. – DELRAY BEACH, FL

Associate, October 2018 – November 2021

As an associate at this environmental law firm, I advise private sector and local government clients on sea level rise planning: climate change “adaptation and resilience” is a fast-growing area of expertise and our firm is a vanguard in the space. Practice areas include municipal, environmental, administrative, land use, and zoning law; clients include Monroe, Martin, and St. Lucie Counties and the Cities of Pensacola, Sunrise, and Lighthouse Point. We work with engineers, data scientists, and other environmental and design professionals to assess area vulnerabilities and provide innovations and recommendations, as well as track and influence environmental policy at the state and local levels.

SHUBIN AND BASS, P.A. - MIAMI, FL

Attorney, August 2016 - March 2018

As a first-year associate representing major institutions, private clubs, and luxury malls in real property entitlement proceedings, I successfully advanced client interests in quasi-judicial hearings and before local government staff, prepared winning appeals of quasi-judicial and administrative decisions, and drafted litigation materials. I gained comprehensive experience with Miami 21 and Special Area Plans, and conducted extensive research and writing regarding land development regulations, as well as statutory and constitutional legal questions.

J STREET - PLANTATION, FL/WASHINGTON, DC

Southern Regional Director, December 2011 - July 2013; Government Affairs Associate, April 2009 - January 2012

I opened the first Florida office of this major national advocacy organization and directed its grassroots and political efforts in five states, including extensive public speaking, press and public relations management, public event strategy and organization, and our advocacy programs. I managed Congressional meetings, lobby day visits to Washington DC, media campaigns, and leadership development training. I directed strategic relationships for fundraising and political capital, as well as advised Congressional candidates for PAC endorsement to achieve a 100% winning record in 2012. As a federally-registered lobbyist, I managed a portfolio of more than ninety Congressional offices, educating and advising Members of Congress on American foreign policy regarding Israel, Iran, and the broader Middle East.

U.S. REPRESENTATIVE DEBBIE WASSERMAN SCHULTZ - WASHINGTON, DC

Staff & Research Assistant, June 2007 - April 2009

I ran the Congressional office of one of the most active members of the U.S. House of Representatives, directing in-person constituent relations and all staff coordination on Capitol Hill. I assembled the congresswoman’s daily briefing materials, delegated tasks to all staff, and prepared remarks, memoranda, and the congresswoman’s schedule. I staffed and advised the congresswoman during meetings and events, as well as researched and briefed staff on the full range of public policy issues. I managed interns, the Capitol Tour and flag request programs, legislative staff meetings, and front office flow. I maintain exceptional relationships with the congresswoman and her staff today.

EDUCATION

University of Miami School of Law - Coral Gables, FL

Juris Doctor, May 2016 (3.44/4.0)

The George Washington University - Washington, DC

Bachelor of Arts in Middle Eastern Studies and Political Science, June 2007 (3.45/4.0)

COMMUNITY LEADERSHIP

Treasure Island Commissioner, North Bay Village

Vice President, American Civil Liberties Union of Florida - Greater Miami Chapter

Member, The Florida Bar



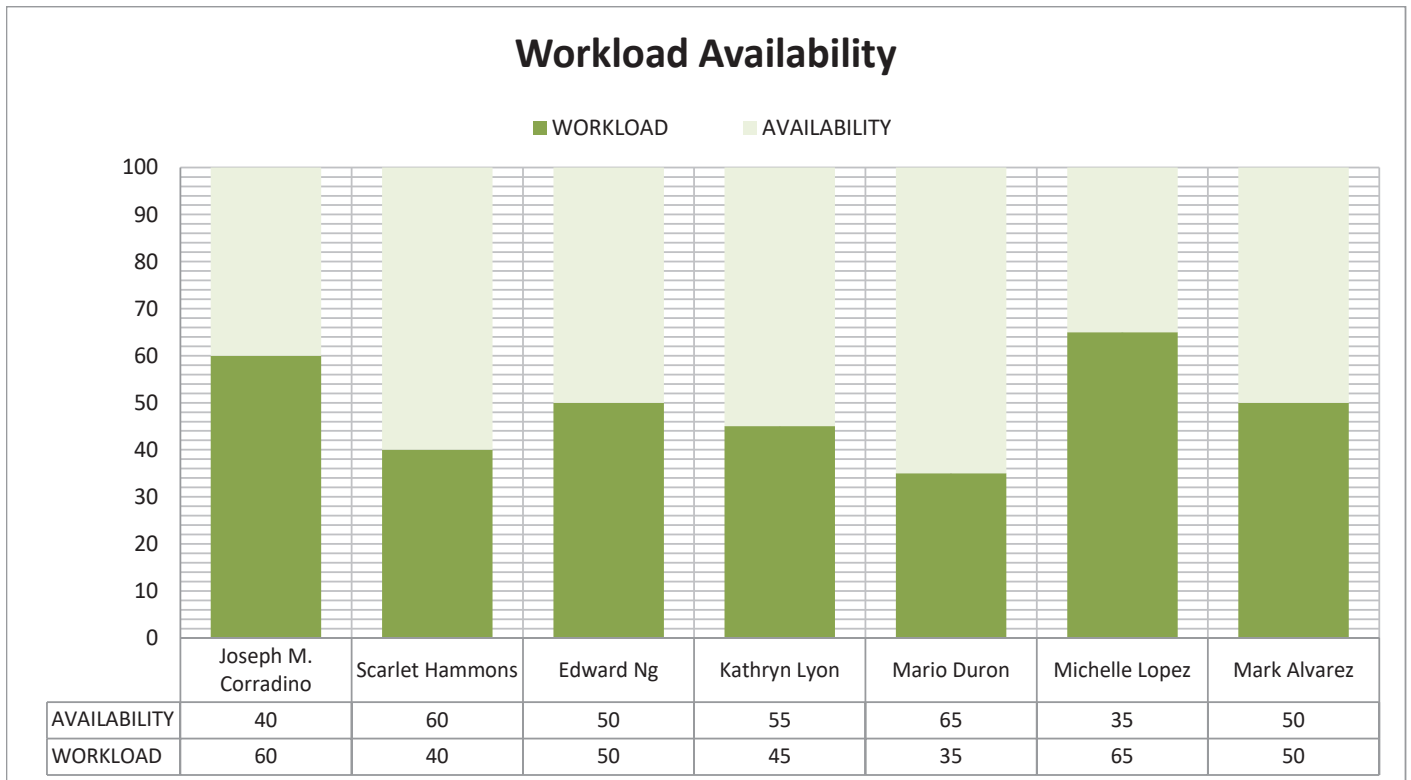
BRIGHT SIDE LEGAL

1.3.4. WORKLOAD AND SCHEDULING



OVERALL WORKLOAD OF THE COMPANY

CLIENT	CONTRACT	APPROXIMATE STAFF HOURS/WEEK	FROM	TO
City of Homestead	General Planning Support	88	Aug-13	Dec-24
City of North Miami Beach	Interim Planning Manager	24	Feb-21	Jun-21
City of Oakland Park	General Services	8	Oct-19	Oct-22
City of Fort Lauderdale	Central City CRA	16	Dec-20	Aug-20
Town of Cutler Bay	General Services	8	Nov-17	Dec-23
Village of Palmetto Bay	General Services	24	Oct-18	Apr-21
City of Miami	La Pastorita Neighborhood Design	8	Jan-20	May-21
City of Treasure Island	Comprehensive Plan Update	16	Feb-21	Feb-22
Town of Fort Myers Beach	Comprehensive Plan Update	16	Aug-20	Dec-21
City of Miami Shores	Water Supply Plan Update	10	Jan-21	Mar-21
City of Miami Gardens	Water Supply Plan Update	4	Aug-20	Apr-21
Town of Culter Bay	Transportation Master Plan	32	Jan-21	Dec-21
Village of Islamorada	General Services	2	Jun-17	Dec-23
City of North Miami Beach	General Services Work Orders	24	Jun-17	Dec-23
Village of Key Biscayne	General Services	1	Jan-21	Dec-23
City of West Park	General Planning Services	3	Jan-21	Dec-23



1.3.4. WORKLOAD AND SCHEDULING



PROJECT SCHEDULING ABILITY/TIMELY COMPLETION OF WORK

The wheel that moves any process is one of administration and constant, consistent communication. The Corradino Team understands the project schedule is the most important tool available for the successful management of a project. Project scheduling matches the resources of equipment, materials, and labor with project work tasks over time. We realize that competent scheduling can eliminate problems due to production bottlenecks, can facilitate the timely procurement of necessary materials, and otherwise ensure the completion of a project as soon as possible. In contrast, poor scheduling can result in considerable waste as laborers and equipment wait for the availability of needed resources or the completion of preceding tasks.

Our project management team is designed to assure the technical tasks are completed on-time and within budget, and that all the contract requirements are met. Corradino commits to timely completion of work, and availability for this project beginning March 15, 2022. Corradino will work with Town staff on scheduling of all tasks, and understands that there may be periods between task orders. Nonetheless, we are fully committed to this project and will ensure availability for each task. The Corradino Team assigned to this project



have a diverse set of overlapping skills, and the depth of the staff chart assigned is to ensure regular availability given the unknown nature of the specific task orders as noted in the RFP. To ensure regular continuity of project assignments, all project staff members will be kept apprised of project status and upcoming tasks regularly.

As a future discussion point, Corradino proposes the following preliminary schedule for the project, subject to change based on discussions regarding scope, especially with public engagement.

TASKS	MONTHS FROM START OF PROJECT																														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Task I: Public Engagement	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
General Public Workshops			■						■					■																	
Stakeholder Focus Groups				■	■					■					■																
Meeting with Advisory Commissions						■				■							■														
Town Council																		■													
Public Hearing and Adoption Hearings																			■	■	■										
Task II: Zoning and Comprehensive Plan Review	■	■	■	■	■	■																									
Task III: Code Development								■	■	■	■	■	■	■	■	■	■	■	■	■	■										
Task IV: Optional Services																															
Task IV.1: Development of Design Guides																							■	■							
Task IV.2: Assistance with the 2024 Evaluation and Appraisal Review of the Comprehensive Plan																							■	■	■	■	■	■	■	■	



MEETING THE TOWN'S OPERATIONAL AND ADMINISTRATIVE REQUIREMENTS

As in-house consultants across South Florida, the Corradino team assigned to this contract prides itself on its adaptability to each individual client's operational and administrative requirements, including, but not limited to, internal staff review periods, including by Town Attorney

and timeline in submission of materials to the Town Clerk; formatting of written documents, especially for zoning and land use amendments; public noticing for all meetings; billing and administration; and project management and meeting structure, among others. The Town of Palm Beach has our team's guarantee that we will adapt to your specific operational and administrative needs in the same manner as we have adapted to all of our other clients.

