Land Development Regulation Amendments for The City of Key West

Proposal Number RFP#004-14
September 24th, 2014

THE CORRADINO GROUP

4055 NW 97th Avenue #200
Doral, FL 33178

September 22, 2014

City Clerk
City of Key West
525 Angela Street
Key West, FL 33040

RE: ***Response to City of Key West – (RFP) No. 004-14***
Request for Proposals for the Land Development Regulation Amendments

Dear Selection Committee:

The Corradino Group, Inc. (Corradino), in association with, Erin Deady Law, LandscapeDE and Lewis Stroud & Deutsch, P.L., appreciates the opportunity to offer professional services for the *City of Key West Land Development Regulations*. In selecting a consulting firm, the City should expect professional excellence, expertise, knowledge of the City and its needs, and a commitment to the delivery of high-quality services and products. Corradino and its team will meet and exceed these expectations, and sincerely appreciates the opportunity to be considered.

For more than 40 years, **Corradino** has been assisting municipalities across the nation in the achievement of their goals. Experts in the municipal planning process, Corradino has vast experience in comprehensive planning, land development regulations, growth management, zoning, development review, public involvement, charrettes, workshop and meeting facilitation and grants writing. The firm has nearly 150 employees and a planning department of a dozen professionals, all skilled in various aspects of the field.

Erin Deady has wide-ranging experience in Climate Action Planning, sustainability initiatives, Green Building standards and comprehensive planning. Furthermore, she brings a strong knowledge of the Florida Keys, having worked on the Energy and Climate Element of the Monroe County Comprehensive Plan.

Douglas Thompson (LandscapeDE) is a well-regarded landscape architect who will spearhead the efforts to review and make recommendations concerning the City Landscape Architectural standards, Urban Design Guidelines, and Complete Streets. He will also assist in graphically depicting elements of the new Code.

Lewis, Stroud & Deutsch, P.L., (LS&D) is a law firm with a boutique practice devoted to the representation of local government in land use, civil rights, and general governmental matters. Together, the firm has more than sixty years of combined experience in the representation of cities and counties throughout the state of Florida, both as counselors to elected and appointed boards, and in defense litigation as attorneys for the Florida Municipal League.

Both independently and collaboratively, the Corradino Team has a long history of preparing plans and reports with strong visioning and public involvement components for a number of municipal clients. Our team of professional planners has successfully utilized the planning process as a tool to address the unique challenges that our client communities are facing. The quality of our plans, reports, and codes are consistently recognized by our clients and review agencies, and we encourage potential clients to speak to our past and current clients about our work.

I look forward to further presenting the The Corradino Group's qualifications on this very important project for the City of Key West.

Sincerely,
THE CORRADINO GROUP, INC.

Joseph M. Corradino, AICP
President

Table of Contents

	Cover Letter
Tab 1:	Information Page
Tab 2:	Organization Chart
Tab 3:	Company Information
Tab 4:	Methodology and Approach
Tab 5:	Cost
Tab 6:	Personnel
Tab 7:	Qualifications
Tab 8:	Representative Land Development Regulation Projects and Client References
Tab 9:	References
Tab 10:	Required Forms (Sworn Statements and Affidavits)

Information Page

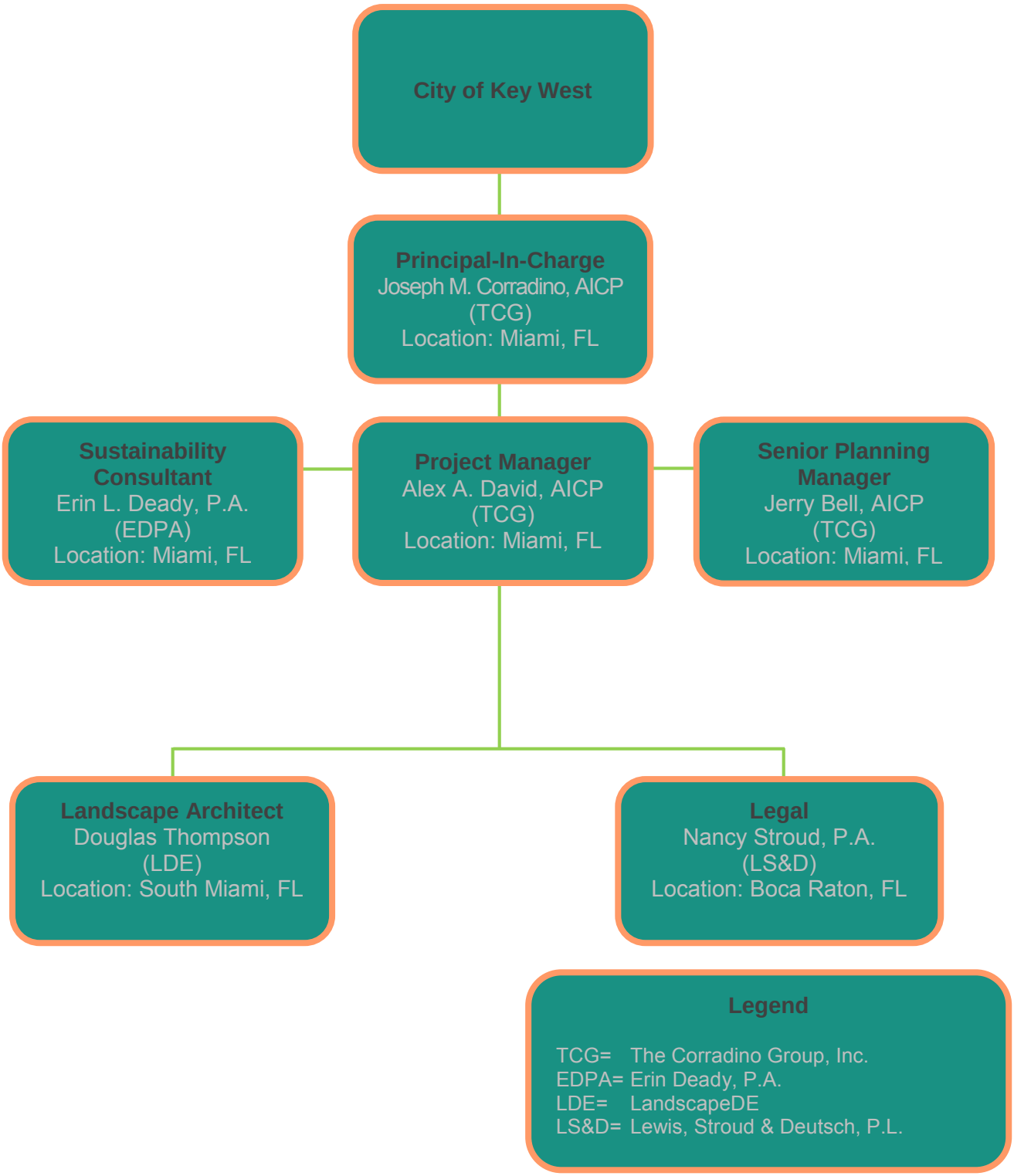
Land Development Regulation Amendments for the City of Key West

Prime:
The Corradino Group
4055 NW 97th Avenue #200
Doral, FL 33178
Phone: (305) 594-0735
Fax: (786) 331-9097

Project Manager:
Alex A. David, AICP
Title: Project Manager
The Corradino Group
4055 NW 97th Avenue #200
Doral, FL 33178
Phone: (305) 594-0735
Cell: (786) 514-0121
Fax: (786) 331-9097
Email: adavid@corradino.com

Authorized Representative:
Name: Joseph M. Corradino, AICP
Title: President
The Corradino Group
4055 NW 97th Avenue #200
Doral, FL 33178
Phone: (305) 594-0735
Fax: (786) 331-9097
Email: jmcorradino@corradino.com

Organization Chart



Company Information

Our Team is excited by the opportunity to participate in this project and is committed to applying the full strength of our resources to ensure its success. After careful review of the services required for the preparation of the City's Land Development Regulation Amendments, our Team was assembled based on a dedicated staff experienced in:

- Zoning
- Comprehensive Plan Element Updates
- Urban Planning
- Water Supply Planning
- Land Use Planning/ Land Use Policy Development
- Public Involvement
- Transportation Planning
- Affordable Housing Planning
- Transportation Engineering
- Level of Service Analysis
- Transportation Modeling/Person-Trip Methodology

The Corradino Group, Inc.

The Corradino Group has been providing municipal services since its formation in 1970. As a multi-disciplinary firm, Corradino is adept at handling the myriad issues faced by cities as they develop. Offering the services of Comprehensive Planning, Land Development Code Re-writes, Development Review Architecture, Civil Engineering, Roadway Design, Traffic Engineering, Transportation Planning, as well as Concurrency Analysis and Determination. As experts in the municipal planning process, Corradino has award-winning experience in comprehensive planning, growth management, zoning, and public involvement. In 2010, The Corradino Group was recognized by the Florida Department of Community Affairs for excellence in community planning for work on the Coral Gables EAR-based Amendments. Additionally, The Corradino Group has been involved in writing or re-writing multiple land development regulations for a variety of municipalities, including: Hialeah Gardens, Indian Creek Village, Cutler Bay, Biscayne Park and North Bay Village.

Erin L. Deady, P.A., is a full service legal and consulting firm. The Firm is Small Business Administration federally-certified as a Woman-Owned firm. Firm President Erin Deady is a licensed attorney in Florida, a certified land planner by the American Institute of Certified Planners ("AICP") and a LEED AP.

Ms. Deady's practice is primarily focused on public sector government representation, but also includes numerous private sector and agricultural clients. Ms. Deady specializes in administrative law, land uses, water resources, sustainability and climate change matters and has a strong track record in securing grants for governmental and agricultural clients.

Ms. Deady also specializes in large-scale environmental restoration initiatives involving areas such as the Everglades, Lake Okeechobee, Gulf of Mexico, Mississippi River and southern Louisiana wetlands.

LandscapeDE is a Miami based landscape architecture and urban design firm established in 2011. It is dedicated to creating designs that are resilient, connective and of the highest quality. They focus on creating places that respond to the needs of users while also supporting a healthy environment for living. Their design process begins with careful observation and analysis of each project site and its unique character. From their studies, they shape the designs as a response to the unique characteristics of each place and its users. Along with informed site studies, they also keep conversant on the latest techniques and innovations that can be incorporated into their designs. Finally, the firm believes that design excellence is based upon constant interchange with clients, architects, planners, consultants, and the diverse stakeholders of each project. LandscapeDE strive for the highest quality from idea conception to realization.

Lewis, Stroud & Deutsch, P.L., is a law firm with a boutique practice devoted to the representation of local government in land use, civil rights, and general governmental matters. Together, the firm has more than sixty years of combined experience in the representation of cities and counties throughout the state of Florida, both as counselors to elected and appointed boards, and in defense litigation as attorneys for the Florida Municipal League. With five attorneys and four paralegals, the firm is dedicated to excellence in its service to clients and the practice of law.

Methodology and Approach

Project Understanding

The City is initiating the process to amend its Land Development Regulations based on the Adopted 2013 Comprehensive Plan update and other recent major planning initiatives and studies. The process will establish new and/or revised land-development practices that 1) implement the adopted Comprehensive Plan, and 2) achieves the community's vision for the future.

Land Development Regulations (LDRs) are more than just a compilation of sections from the zoning and subdivision ordinances. The LDRs should have the following characteristics:

- A user-friendly format that is easily interpreted by the development community, the public, and other stakeholders;
- A uniform set of consistent definitions;
- Integrated procedures that detail the sequence of development approvals;
- A coordinated system for review and enforcement; and,
- Graphics that illustrate key development standards.

The Land Development Regulations (LDRs) for the City shall meet the goals and vision of the community, and the process will be inclusive of input from the general public and stakeholders. The drafting of the Land Development Regulations for the City will not be a rewrite of the current code which was adopted in the 1990s. This Code will be a complete and thoroughly new review which will meet the goals, objectives, and policies of the Comprehensive Plan. Most importantly, the LDRs will be legally defensible and be written specifically for the City, not a duplicate of codes other municipalities are using.

This process will result in LDRs that meet the unique needs, concerns, and interests of the community. In order to achieve this goal, the process will include the following work program:

- Project Kick-off and Scoping
- Evaluation of the existing Land Development Regulations
- Interviews with the City Staff to evaluate specific issues
- Initial, revised and final drafting
- Staff and public review and input
- Public meeting, hearing and adoption process
- Final adopted LDRs (printed and web versions)
- Staff and public training
- Post adoption support

This work program will consist of two components: 1) Scoping and Identification of Project Goals, and 2) Adoption and Submittal of Land Development Regulations. The first component will focus on ensuring the process is inclusive of public and stakeholders participation. The second component will focus on the development and adoption of Land Development Regulations that further protect, reinforce, and enhance the community's vision for the future.

To ensure that the new Land Development Regulations achieve the City's unique vision for the future, the Regulations will feature visually interesting, easily understood design-based planning materials such as: presentations, concept boards, development standards, and codes.

Methodology and Approach

Project Approach

Corradino has gained a reputation as a "Can Do" firm, from its early work on high profile projects such as the development of the Miami and Los Angeles Metrorail systems, and the I-95 and I-595 expansions, to much smaller but equally important neighborhood traffic-calming projects. No matter how large or small the client, staff will always be available to meet a variety of needs. Corradino also prides itself on gaining clients and keeping them.

Working in conjunction with the staff of local municipalities and other governmental agencies, Corradino has provided state of the art planning, engineering and design services and documents that are award winning examples of quality planning and development.

The project team that would be assigned to Key West has won eight (8) awards for its comprehensive and municipal planning efforts. Included among these are three American Planning Association Awards, one from the Florida Department of Community Affairs, and one Florida Redevelopment Association Award for comprehensive plan amendments implementing creative growth-management tools.

From a municipal perspective, Corradino has established itself by working with a myriad of cities in Florida, serving as their advocate, and assisting them in implementing projects, advocating with the coordinating bodies at the State level, and providing easily understood, practical advice to elected officials. In this capacity, the firm has written and amended land-development codes, completed Evaluation and Appraisal Reports, developed comprehensive plan elements, and reviewed and approved traffic, transportation, and development applications.

The Corradino Group has partnered with Erin Deady Law, P.A., LandscapeDE, and Lewis, Stroud, & Deutsch, P.L. The team comes with experts in their respective fields with decades of public and private-sector planning experience.

The Corradino Group offers a staff of professional planners who have experience working in municipal Planning Departments. Each of these professionals as described below is available to work for the City.

Principal in Charge

Joseph M. Corradino, AICP will serve as the Principal-in-Charge of this project. Aside from assisting in the development, presentation and analyses of concepts, alternatives, and other requirements, he will ensure that all assignments are completed on-time and within budget. Mr. Corradino is a graduate of Villanova University and the University of Cincinnati. He is a skilled Urban Planner, and has over a decade of experience in the field. His specialty has been working with municipalities, in comprehensive planning, the development of master plans, urban design studies, traffic calming, traffic impact analysis, and transit planning. Mr. Corradino has won several awards for his work from the American Planning Association. He is currently serving on the Village Council of the Village of Pinecrest. He also has served on the Miami-Dade County MPO, Citizens Transportation Advisory Committee, (CTAC), the Development Permitting Advisory Committee, (DPAC), and is the former Chairman of the Gold Coast Chapter of the American Planning Association. Additionally, Mr. Corradino is the former Chairman of the Board of the Doral Business Council, and serves on the Chamber South Executive Committee and Board of Directors.

Project Manager

Alex A. David, AICP received his Bachelor of Science in Geography (Urban Planning) from Pennsylvania State University in 1982 and earned an MBA from Barry University in 1987. He brings a wealth of relevant and local urban and town planning and intergovernmental coordination experience to the team. Mr. David is experienced in a variety of areas including current and comprehensive land-planning issues in our community, and has facilitated numerous committee and governmental approvals for small and large-scale, urban-development projects and educational facilities. He is particularly experienced in the review of land development codes and comprehensive master planning. Mr. David will be available to the City as the Lead Planner on all tasks of this project, and to specifically prepare the Water Supply Facilities Work Plan and the Capital Improvements Element update.

Senior Planning Manager

Jerry Bell, AICP received his Masters of Arts in Urban and Regional Planning from the University of Florida in December 1992. He spent several years working for the Miami-Dade County Department of Planning and Zoning. Mr. Bell is a highly regarded urban planner with comprehensive master planning and land planning experience. Mr. Bell will assist with community outreach and the research related to the data and analysis, especially with the affordable housing needs analysis.

Team Member Jerry Bell has extensive experience in housing. As a Planner for the City of Gainesville, he wrote the City's FY 94 – 98 Comprehensive Housing Affordability Strategy, and worked on the administration of housing programs funded through the City's block grant allocations (CDBG, HOME and SHIP). He serves as Project Manager for the City of Hialeah Gardens's Samari Lakes East Condominiums Rehabilitation Assistance Program, overseeing the rehabilitation of 42 low-income, owner-occupied housing units through a $1,250,000 federal HOME grant. In addition, he developed the Housing Element for the Town of Cutler Bay's Comprehensive Plan, and has amended housing elements and prepared Affordable Housing Needs Assessments for more than 20 Florida municipalities since 2004.

Sustainability Consultant- check for Repediness in firm BIOS

Erin L. Deady, P.A. is a full service legal and consulting Small Business Administration federally-certified Woman-Owned firm. Firm President Erin Deady is a licensed attorney in Florida, a certified land planner, and a LEED AP. Ms. Deady's practice is focused on public sector government representation but also includes numerous private sector and agricultural clients. Ms. Deady's practice includes water, energy, climate, environmental, local government, administrative law, and land use issues. Ms. Deady's experience includes litigation, public finance, special purpose governmental representation and creation and land use planning. She has authored and co-authored eight (8) sustainability or climate plans for local governments throughout Florida. Erin is a frequent lecturer and author on climate change, energy, and public finance issues both statewide and nationally.

Landscape Architect

Douglas Thompson is founding principal and lead landscape architect of LandscapeDE. He has a Master of Landscape Architecture degree from Louisiana State University and has seven (7) years of design experience that includes time at the firms of Raymond Jungles, Inc., and at EDAW (now AECOM). He is experienced in urban space design and planning.

Legal

Ms. Nancy Stroud, P.A. heads the land use practice in the firm of Lewis, Stroud & Deutsch, P.L., and has extensive experience in the drafting of form-based and other unified development codes, as well as in their

implementation on a day-to-day basis by city administrators. Through her more than thirty years of practice representing cities and counties in the many facets of land development, she has gained significant expertise in the solutions to the planning and zoning issues that range from the routine to the most specialized. She is familiar with a wide variety of zoning techniques to fit the specific needs of the local jurisdiction, from the most modern, form-based codes to incentive zoning techniques, mixed use development regulations, and other modern adaptions of the standard zoning code. A significant percent of her law practice is devoted to the drafting and revisions of codes, including the modernization of comprehensive sets of land development regulations.

Ms. Stroud's professional service to the planning law field extends beyond her law practice. Ms. Stroud maintains an active scholarship in zoning codes and planning issues through her authorship of one of the leading national land use treatises, and her frequent writing and lecturing on zoning topics. She is a certified planner, and in addition to her law degree has a master of regional planning, both from the University of North Carolina. She is a Board member of the Form-Based Codes Institute. She participates actively in the American Planning Association state and national organizations. In particular, she has been a member of the national APA Amicus Committee for more than 15 years, which has been in the forefront of briefing planning issues in cases heard by the United States Supreme Court. She received the APA Florida Chapter Award for Distinguished Contributions to the Chapter in 2011.

Component 1: Scoping and Identification of Project Goals

Task 1: Project Kick-off and Scoping

By assessing the community's current conditions, the Consultant Team, City Staff, Commission and community members can better appreciate what factors are driving the City's future. The kick-off meeting will be essentially to go over the details of the work program and the schedule. It is also a time to familiarize each department head with the process and discuss what information and materials may be needed throughout the project. The Consultant Team will begin the scoping process by meeting with staff to create the priorities list, conducting group interviews at a community-wide workshop, discussing recent development activity, perceptions of good and bad development ideas and the future conservation and development of the City. The consultant will hold several community workshops.

The Consultant will spend time photographing and documenting the existing conditions of the City with an emphasis on the documentation of land development issues raised during the community workshops. A copy of the photographs will be provided to the City on CD.

Deliverables: A summary of the group interviews from the community workshops, and a CD with photos of the existing conditions within the City.

Task 2: Evaluation of the Existing Land Development Regulations

The Consultant will review with Staff the existing Land Development Regulations which were adopted in the 1990s and other relevant studies and master plans. The regulations have been modified by a number of ordinances which has created a patchwork of documents that are not user-friendly. The current zoning and subdivision regulations, among others, will be reviewed for the purpose of evaluating past planning efforts and identifying important regulations that should remain as part of the code. Issues to be considered include:

- User-friendly elements related to format, fonts and page layout
- Implementation of the Comprehensive Plan
- Historic Preservation
- General and introductory provisions
- Base zoning districts
- Allowed uses within districts
- Uses not currently addressed
- Range of uses
- Use-specific standards
- Use classification system
- Planned Unit Development
- Transfer of Development Rights
- Corridor design standards/Complete Streets
- Residential protection standards
- Parking requirements
- Landscaping standards
- Sign standards

- Big box retail and building design standards
- Subdivision and site development standards
- Smart growth standards
- Green development incentives
- LEED or FGBC building standards
- Climate change
- Flood prevention
- Zoning review procedures
- Graphical flowcharts to illustrate procedures
- Public hearing and notification procedures and requirements
- Nonconforming use regulations, including amortization and retrofit strategies
- Code enforcement and penalties
- Definitions
- Concurrency Management System
- Graphical illustrations sufficient to explain planning concepts
- Other areas as may be identified through further review

Deliverables: A written evaluation of the existing Land Development Regulations, including a summary draft outline of the organizational structure for the new Land Development Regulations.

Task 3: City Staff Interviews

The Consultant will meet with City Staff on a recurring basis to gather input and direction about what the City expects to accomplish for each section of the Code to be revisited. The Consultant will present the preliminary findings from the community conditions assessment, existing LDR evaluation and planning document review. The Team will receive additional direction based on the materials presented.

Deliverable: A power point presentation followed up with a written summary of the meeting.

Component 2: Adoption and Submittal of Land Development Regulations

Task 1: Document Design and Formatting

The Consultant Team will work with the City to develop a design-based LDR format that is easily understood, visually engaging, and technically sound. Such a format may include a variety of graphic materials including community inventories, maps, charts, graphs, photographs, illustrations, and other materials. The goal is to provide Key West with LDRs that best explain the community's vision and communicates development standards in an easy to understand format.

Deliverable: A final outline of the organizational structure for the new and/or amended Land Development Regulations.

Task 2: Drafting the Land Development Regulations

This task will consist of the majority of the LDR drafting effort, generating the proposed LDRs for public

review. The purpose of this task is to develop and prepare the draft LDRs in accordance with state statutory requirements and the City's policy direction. The draft LDRs will include all information gathered through the public-input process and data-analysis review including:

- Identification of key community and staff issues
- Review of public workshop interviews
- Assessment of current community conditions
- Evaluation of the existing code regulations
- Analysis of the Comprehensive Plan goals, objectives and policies
- Discussion of alternatives
- Confirmation of the City's future planning vision

Task 2 will consist of four sub-tasks which are described as follows:

2.1 General
These sections will be devoted to development review bodies review procedures, definitions and other items of a general or administrative nature.

2.2 Districts and Uses
Districts will be revised, and/or new districts created, to include progressive planning techniques such as transit-oriented development, town center and mixed-use districts. Existing districts will be reviewed and amended as necessary to implement the 2013 changes to the Future Land Use Plan Map and Land Use text found in Policy 1-1.1.5 *Future Land Use Districts and Zoning Districts.* This material may include revised district purpose and intent statements, land use matrix, use definitions, specific use standards, and dimensional standards for all districts.

2.3 General Development Standards and Subdivision Standards
General site-development standards will include such things as landscaping, parking and roadway, signs, big box retail regulations, building design standards, green building incentives, residential protection standards, and the subdivision standards. Pictures and graphical illustrations will be included sufficient to explain the planning concepts.

2.4 Remaining Standards
This material will include the transitional, non-conforming and enforcement provisions, and any other material identified in the City's detailed outline.

Each sub-task will consist of multiple sections which will be submitted to Staff as they are finished for initial review and comment. Meetings with key staff will follow the completion of each sub-task including one final meeting when the components are consolidated into the first full review draft of the LDRs.

Deliverables: Four sub-components and the first full draft of the LDRs. Prepare for and attend five working sessions with City Staff.

Task 3: Draft LDRs Public Workshop

Public workshops will ensure that the public and all stakeholders have an opportunity to review and provide input on the draft LDRs. The specific nature of the workshops will be determined in consultation with the City Staff and may include open houses, public forums or other public participatory planning exercises. Any and/or all comments received during this phase will be addressed as part of this task, which will take place on dates specified by the City.

Deliverables: Preparation of materials and attendance by at least two Planners at two public workshops. A written summary of each meeting will be submitted to the City within one week of each workshop.

Task 4: Public Review Period

Following the public workshops, the Consultant will prepare one revised draft of the LDRs in PDF format, suitable for publication and public review. This draft will include any revisions requested by the City Staff following the public workshops.

Deliverable: Public Review Draft in PDF format available on the City's LDR Overhaul portal.

Task 5: Adoption Hearings

Following the public review period, the Consultant will prepare one revised draft of the LDRs suitable for the adoption process. This draft will include any revisions requested by City Staff following the public review period.

The adoption of the proposed LDRs is regulated by statutory procedure that involves no less than three public hearings: one before the Planning Board and two before the City Commission. Final hearings for adoption of the regulations will take place on dates specified by the City.

Deliverables: One copy of the adoption draft of the LDRs to City Staff (distribution to be determined by the City), and one copy of the adoption draft of the LDRs to each member of the Commission prior to the first public hearing. A written summary of the changes to the LDRs by the Planning Board and the City Commission will be submitted to the City Staff within one week of each hearing. Preparation for, and attendance at, three public hearings by at least two Planners.

Task 6: Final Adopted Land Development Regulations

Following the successful adoption of the LDRs, the Consultant will prepare a copy of the final LDRs as approved by the Commission, incorporating all changes from the adoption hearings.

Deliverables: Eight bound copies of the final adopted LDRs and one un-bound copy. One CD with the document in PDF format and Word format. The final adopted LDRs will be published on the web in PDF format.

Task 7: Staff and Public Training

After the adoption of the final LDRs, the Consultant will hold one City Staff training session, if necessary. Through this training session and orientation workshop, staff will learn how to utilize, assist the public, and implement the new LDRs.

Deliverables: Power point presentation and hand-outs for one technical training session.

Task 8: Post Adoption Support

The Consultant Team will provide support for City Staff.

Deliverable: Support and consultation as needed.

SCHEDULE

The City of Key West Land Development Regulation Amendments are anticipated to take approximately one (1) year to complete. The schedule below shows how The Corradino Group will meet the deadlines associated with this time frame.

Component 1: Scoping and Identification of Project Goals	
Dates	**Tasks**
Nov. 2014 to Dec. 2014	Task 1: Project Kick-off and Scoping
Jan. 2015 to Mar. 2015	Task 2: Evaluation of the existing Land Development Regulations
Ongoing	Task 3: City Staff Interviews
Component 2: Adoption and Submittal of Land Development Regulations	
Mar. 2015 to Apr. 2015	Task 1: Document Design and Formatting
Apr. 2015 to Aug. 2015	Task 2: Drafting of the Land Development Regulations
Sep. 2015 to Oct. 2015	Task 3: Draft LDRs Public Workshops
Oct. 2015	Task 4: Public Review Period
Nov. 2015	Task 5: Adoption Hearings
Dec. 2015	Task 6: Final Adopted Land Development Regulations
Dec. 2015	Task 7: Staff and Public Training
Ongoing	Task 8: Post Adoption Support

Tasks, Staff Hours, and Total Cost

TASK	TOTAL HOURS*	TOTAL COST
Component 1: Scoping and Identification of Project Goals		
Task 1: Project Kick-off and Scoping	100	$15,000.00
Task 2: Evaluation of the Existing Land Development Regulations	66.66	$10,000.00
Task 3: City Staff Interviews	53.34	$8,000.00
	Total 220	**Total Component 1: $33,000.00**
Component 2: Adoption and Submittal of Land Development Regulations		
Task 1: Document Design and Formatting	133.33	$20,000.00
Task 2: Drafting the Land Development Regulations	300	$45,000.00
Task 3: Draft LDRs Public Workshop	100	$15,000.00
Task 4: Public Review Period	20	$3,000.00
Task 5: Adoption Hearings	100	$15,000.00
Task 6: Final Adopted Land Development Regulations	40	$6,000.00
Task 7: Staff and Public Training	33.33	$5,000.00
Task 8: Post Adoption Support		No Charge
	Total 726.66	**Total Component 2: $109,000.00**
TOTAL PROJECT COST	**946.66**	**$142,000.00**

* Total Hours is based on anticipated number of staff utilized per Task and their respective hours. Staff hourly rates vary.

YEARS OF EXPERIENCE
23

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

PROFESSIONAL REGISTRATIONS/QUALIFICATIONS
American Institute of Certified Planners No. 012032
Council Member, Village of Pinecrest, FL
Board of Directors, Chamber South
Chairman, American Planning Association; Gold Coast Section Executive Board (2005-2007)
Chairman, Doral Business Council (2005-2007)
Chairman, Planning Board, Pinecrest (2004-2006)
Miami-Dade MPO, Citizens Transportation Advisory Committee, (2004-2006)
Miami-Dade MPO, Development Permitting Advisory Committee, (2005-2007)

HONORS AND AWARDS
American Planning Association Award for Excellence: Miami Beach Municipal Mobility Study
American Planning Association Award for Excellence: Clearwater "One City, One Future" Strategic Plan
American Planning Association Award for Outstanding Achievement: Alton Road Traffic Calming

Joseph M. Corradino, AICP
President

Experience

1995-Present: The Corradino Group, Inc., Miami - President. Mr. Corradino is president of The Corradino Group and heads the company's planning operations in South Florida. In addition to administrative responsibilities, he works with local and state governments developing policy and strategic planning efforts, including public involvement, charrettes and workshops; transportation, traffic and transit studies; as well as comprehensive plans and mobility studies. Mr. Corradino is a skilled transportation/land use planner, and has more than a decade of experience in the field. His specialty is working with municipalities, in transportation master plans, urban design studies, traffic calming, traffic impact analysis, transit planning, comprehensive planning and growth management/concurrency. Mr. Corradino has won six awards from the American Planning Association. He has served as the Chairman of the Village of Pinecrest Planning Board. He also serves on the Miami-Dade County MPO, Citizens Transportation Advisory Committee (CTAC), the Development Permitting Advisory Committee (DPAC), and is the Chairman of the Gold Coast Chapter of the American Planning Association and has directed the development of Transportation Master/Mobility Plans for municipalities such as Doral, Miami Gardens, Palmetto Bay and Miami Beach.

1995-April 2008: The Corradino Group, Inc., Miami - Vice President - Planning

2006-Present: Town of Cutler Bay City Engineer / Planner, Cutler Bay, FL - Principal-in-Charge. The Corradino Group acts as City Engineer/Planner for the Town of Cutler Bay. Immediately after incorporation the firm served as interim planning director, until the position was permanently filled. The firm continues to serve as staff for a myriad of issues. Tasks include, plans review, zoning, land use, traffic impact review, GIS, and transportation planning and engineering. This diverse catch all position enables the Town to be flexible. By hiring Corradino, with 200 professionals, any need that the town had could be serviced, avoiding unnecessary in-house staff redundancy, and resulting in marked efficiency and effectiveness in developing projects. Services provided: Urban Planning, Plans Review, Permitting, Traffic Impact Analysis, Comprehensive Planning, Transportation and Transit Planning.

Project Cost: $500,000. ***Reference: Steve Alexander, 305-234-4262***

2005-Present: Palmetto Bay Professional Services, Palmetto Bay, FL – Principal-in-Charge. Corradino is to provide the City with the following services: General Urban Planning Services to include but not limited to: comprehensive planning, land development regulation, charrettes; neighborhood plans, and code enforcement regulations. General Traffic Engineering Services to include but not limited to: traffic counts and reports; traffic planning and surveys; and comprehensive traffic analysis,

HONORS AND 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 Concurrency Management Areas

safety analysis, parking studies, traffic intrusion studies, and neighborhood traffic management. General Architectural and Engineering Services to include but not limited to: building renovations and/or alterations; facility design, and specifications; space planning; cost estimating; construction inspection/construction management; landscape design; and park facility master planning.

Project Cost: Task Order. ***Reference: Meighan Pier, 305-259-1234***

2006-2009: Miami Dade County MPO, General Planning Consultant (GPC), Miami-Dade, FL - Principal–in-Charge. In this contract The Corradino Group provided a variety of transportation and planning services, on time and within budget for this effort. These included:

- Data Collection
- Analysis and Evaluation of Alternatives
- Level of Service Determination
- Travel Demand Forecasting
- Preparation of Maps, Reports, and Presentations
- Public Involvement

Project/Construction Costs: $400,000/NA. ***Reference: Jesus Guerra, 305-375-4507***

2006-2008: FDOT District Six On-Site Planning Support Planning Offices, Miami, FL - Principal-in-Charge. Corradino provided on-site support to the District Six Planning Office via the placement of a qualified planner with certification from the American Institute of Certified Planners (AIC) at the District Six Planning Office. Corradino staff functioned as an extension of FDOT Planning staff as directed to assist with the following tasks:

- Growth Management and Land Development Reviews
- Preparation of Reports and Presentations as required
- Policy and Legislative Review
- Metropolitan Planning Office Administration

Project cost: $180,000. ***Reference: Aileen Boucle, 305-470-5121***

2010-Ongoing: FDOT District 4 Districtwide General Planning Consultant, Systems Planning Support, Fort Lauderdale, FL - Project Manager. The Corradino Group 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 ad 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

Project Cost: $1,500,000. ***Reference: Lisa Dykstra, 1-866-336-8435***

YEARS OF EXPERIENCE
29

EDUCATION
BS Geography (Urban Planning), Pennsylvania State University, 1982
MBA, Barry University, 1987

PROFESSIONAL REGISTRATIONS
American Institute Certified Planners, No. 015953
American Planning Association, No. 116051

PROFESSIONAL AFFILIATIONS
Board of Directors, Gold Coast Section, Florida APA
Chair, Miami-Dade County "Former Chair" Planners Technical Committee
"Former Vice-Chair" City of Miami Beach Design Review Board
Florida Chapter of the American Planning Association

PROFESSIONAL AWARDS/SPECIAL COMMENDATIONS
DCA for Hialeah Gardens EAR
South Florida Regional Planning Council for Aventura and South Miami EAR processes
Treasure Coast RPC for the Village of Royal Palm Beach EAR

ALEX DAVID, AICP

Senior Planning Manager

Experience

Alex brings expertise acquired over 29 years with private and public planning organizations. He has worked for Miami-Dade County, Miami-Dade County Public Schools, the University of Miami and Bell David Planning Group and specializes in both current and long-range planning including: comprehensive plans, land development regulations and site development reviews. Alex has extensive experience working with local, regional, and state planning regulations and is committed to providing municipal government clients the expertise and assistance they need to achieve local planning and development goals while meeting regional and state planning requirements.

Alex's wide array of planning experience includes: Evaluation and Appraisal Reports (EAR's) and amendments; municipal land development regulations; annexation applications; water supply plans; strategic visioning and concept plans and development review. Additionally, he has assisted new governments in establishing the planning and development procedures needed to guide growth and development. Alex also has a reputation for building intergovernmental partnerships and navigating through the bureaucracy of local and state agencies in an expeditious manner.

Similar Projects

2010-Present: City of Miami Neighborhood Comprehensive Plan EAR - Project Manager. The Evaluation and Appraisal Report (EAR) is a State-mandated evaluation and update of the MCNP. This major effort to update the Plan was undertaken to review all existing policies in the Plan and recommend revisions as necessary.

Hialeah Gardens Land Development Regulations - Project Manager. Project Goal: Establish planning and zoning practices that guide the community's growth and development. Project Solution: Develop an easy to use and graphically formatted Land Development Regulations which would implement the goals and objectives of the City's Comprehensive Plan and institute the procedures, rules, and standards for the development and use of land in the City.

2007-2009: Town of Cutler Bay Comprehensive Plan - Project Manager. Prepared the Growth Management Plan (Comprehensive Plan) for the Town. The Comprehensive Plan was adopted on schedule and found sufficient by the State. The Team was commended for the quality and organization of the Comprehensive Plan, which is being recommended as a model.

Cutler Bay Land Development Regulations - Project Manager. Project Goal: Establish planning and zoning practices that guide the community's orderly growth and development. Project Solution: Develop an easy to use and graphically formatted Land Development Regulations which would implement the goals and objectives of the City's Comprehensive Plan and institute the procedures, rules, and standards for the development and use of land in the City.

North Miami Beach Development Review and Concurrency Management - Project Manager. Review and analyze development applications in order to evaluate and address impacts to key facilities and services, including transportation, parks, potable water, sanitary sewer, solid waste, and schools.

Destination Deltona: Strategic Visioning Plan - Project Manager. Project Goal: Establish a comprehensive planning process that identifies the key issues facing the City and establishes the City's future planning vision. Project Solution: Develop a community strategic visioning plan that utilizes an inclusive public engagement process to build community buy-in and stakeholder ownership of the City's future planning practices.

North Miami Downtown Concept Plan - Project Manager. Project Goal: Establish a guide for new land use patterns, redevelopment opportunities, urban design elements, and, landscape/streetscape enhancements for potential civic spaces in order to implement the City's Comprehensive Plan. Project Solution: Create a document which depicts a variety of graphics including sketch renderings, plan views, aerial perspectives, and street-level views will be prepared to depict the intended character. The concept plans and graphics will provide a graphical overview of the key elements and recommendations of the Master Plan and serve as a basis for the long-term coordination of private and public investments.

Ongoing Development Services Contracts with numerous municipalities in the South Florida region.

Client List (Current and Former)

- City of Key West
- Miami-Dade County
- City of Homestead
- Town of Cutler Bay
- Village of Palmetto Bay
- City of South Miami
- City of Miami
- City of Hialeah
- City of Hialeah Gardens
- City of Doral
- City of Miami Springs
- Village of Virginia Gardens
- City of North Bay Village
- Village of El Portal
- Village of Biscayne Park
- City of North Miami
- City of North Miami Beach
- Indian Creek Village
- City of Sunny Isles Beach
- City of Aventura
- Village of Pinecrest
- Town of Highland Beach
- Town of Manalapan
- Town of Lake Park
- Village of Royal Palm Beach
- Village of Tequesta
- City of Oviedo
- City of Deltona
- City of West Melbourne
- City of Port Richey
- City of Key West
- Southwest Florida Regional Planning Council

YEARS OF EXPERIENCE
23

EDUCATION
BA (Geography), University of Florida, Gainesville, FL, 1989
MA (Urban and Regional Planning), University of Florida, Gainesville, FL, 1992

PROFESSIONAL REGISTRATION
American Institute Certified Planners, No. 013685
American Planning Association, No. 092548

PROFESSIONAL AFFILIATIONS
University of Florida Urban and Regional Planning Department Advisory Council, 2009-Present
Gold Coast Section Florida APA, Board Member and Education Officer 2009-Present
Chair, Miami-Dade Planners Technical Committee, Green Initiatives Subcommittee
Florida Chapter of the American Planning Association

PROFESSIONAL AWARDS/SPECIAL COMMENDATIONS
Speaker and Panelist on a number of events at a number of events and conferences, including the 2005 APA Florida Conference, 2014 National APA Conference 2014 APA Florida Conference July 2009 South Florida Regional Planning EAR Training Workshop, and August 2009 Southwest Florida Regional Planning Council EAR Training Workshop
DCA for Hialeah Gardens EAR

JERRY H. BELL, AICP

Senior Planning Manager

Experience

Mr. Bell is a highly regarded urban planner with over 23 years of comprehensive and land planning expertise. He has broad experience preparing planning documents with strong visioning and public involvement components. His planning knowledge includes comprehensive planning, transportation, urban design, evaluation and appraisal reports, capital improvement plans, development regulations, annexations, development review, workshop and meeting facilitation, environmental planning, redevelopment, and grants writing. He has developed and/or amended Comprehensive Plans for a number of cities, including Hialeah, Hialeah Gardens, Aventura, Sunny Isles Beach, North Miami Beach, Royal Palm Beach, Lake Park, Cutler Bay, Key West and Oviedo.

Mr. Bell has successfully utilized the planning process as a tool to address the unique challenges that face local communities. He has extensive experience managing planning and land development projects for a wide range of municipal clients. The projects Jerry has developed are consistently recognized by our clients and review agencies for their exceptional results.

Present: The Corradino Group, Inc.
Senior Planning Manager

02/2003–Present: Bell David Planning Group
President

08/2000-02/2003: Bell Planning and Consulting
President

10/1999-08/2000: Bermello, Ajamil & Partners, Inc.
Strategic Planner/Project Manager

Miami-Dade County Department of Planning and Zoning:
- 10/1996-10/199: Principal Planner
- 07/1994-10/1996: Senior Planner

City of Gainesville, Department of Block Grant Development & Review:
- 03/1992-07/1994: Block Grant Planner
- 09/1990-03/1992: HUD Work Study Intern

2010-Present: City of North Miami Beach Development Review and Concurrency Management. Review and analyze development applications received by the City in order to evaluate and address impacts to key facilities and services, including transportation, parks, potable water, sanitary sewer, solid waste, and schools. Review traffic studies submitted with development applications, and provide feedback and analysis.

2012-2013: City of Key West EAR Amendments and Building Permit Allocation System. Managed the amendment and update of City of Key West's Comprehensive Plan, the first major update since its adoption. Major focus areas include transportation management, hurricane evacuation, development and redevelopment, and affordable housing. The Transportation Element was updated with current data and analysis and to reflect current conditions, and transportation levels of service were analyzed and updated. The amended plan was adopted on schedule and found sufficient by the State. Mr. Bell also worked with the City to update its Building Permit Allocation System for the period of 2013–2023. The purpose of this update was to manage the allocation of building permits in a manner that maintains hurricane evacuation clearance times and furthers the achievement of Comprehensive Plan goals, objectives and policies.

City of Homestead, Florida Moratorium Study. The City of Homestead, facing a wave of residential development that threatened to overwhelm public services and negatively impact quality of life, enacted a nine-month building moratorium on the issuance of development orders that would result in a gross residential density of over six units per acre. This planning study addressed the major issues and impacts that led the City to enact the moratorium, and developed recommendations to address these impacts, including impacts to the transportation system. As a result of the Study, the City adopted urban design guidelines, revised its land development regulations, and amended its Comprehensive Plan.

2007-2008: Town of Cutler Bay Comprehensive Plan. Prepared the Growth Management Plan (Comprehensive Plan) for the Town, including the Transportation Element (goals, objectives and policies) and related data and analysis. The Comprehensive Plan was adopted on schedule and found sufficient by the State. The Team was commended for the quality and organization of the Comprehensive Plan, which is being recommended as a model.

Client List (Current and Former)

- City of Key West
- Miami-Dade County
- City of Homestead
- Town of Cutler Bay
- Village of Palmetto Bay
- City of South Miami
- City of Miami
- City of Hialeah
- City of Hialeah Gardens
- City of Doral
- City of Miami Springs
- Village of Virginia Gardens
- City of North Bay Village
- Village of El Portal
- Village of Biscayne Park
- City of North Miami
- City of North Miami Beach
- Indian Creek Village
- City of Sunny Isles Beach
- City of Aventura
- Village of Pinecrest
- Town of Highland Beach
- Town of Manalapan
- Town of Lake Park
- Village of Royal Palm Beach
- Village of Tequesta
- City of Oviedo
- City of Deltona
- City of West Melbourne
- City of Port Richey
- City of Key West
- Southwest Florida Regional Planning Council

ERIN L. DEADY, P.A.
1111 Hypoluxo Road | Suite 207 | Lantana, FL 33462
954.593.5102

Erin L. Deady, P.A., is a full service legal and consulting firm. The Firm is Small Business Administration federally-certified as a Woman-Owned firm. Firm President, Erin Deady, is a licensed attorney in Florida, a certified land planner by the American Institute of Certified Planners ("AICP") and a LEED AP. Ms. Deady's practice is primarily focused on public sector government representation but also includes numerous private sector and agricultural clients. Ms. Deady's practice includes environmental restoration initiatives, water, energy, climate, local government, administrative law and land use issues.

Ms. Deady's experience includes litigation, public finance, special purpose governmental representation and creation and land use planning. Erin is a frequent lecturer and author on climate change, energy, environmental restoration and public finance issues statewide and nationally.

AREAS OF PRACTICE:

Environmental, Energy, Land Use, Water Use and Planning, Sustainability and Climate Change.

- Environmental - Clients have included local governments, Special Districts, private sector companies, agricultural and Tribal entities involving environmental restoration, development and regulatory issues such as jurisdictional wetlands, endangered species, and water resources management and planning.
- Energy - Work has included projects public and private sector clients on the development of energy financing programs and incentives for project development related to energy efficiency, energy financing, energy conservation planning and project management, green building, federal and state legislative issues and renewable energy.
- Land Use - Projects have included work with multiple consulting teams as both Project Manager and Sub-contractor on projects related to comprehensive planning, code development and project approval.
- Water Use and Planning - Clients have been represented before local, state and federal agencies, on wetland and water resources permitting, federal and state rulemaking, litigation and legislative issues.
- Sustainability and Climate Change - Projects have included securing funding for and development of numerous sustainability and climate change plans and integration of these issues into the local government planning process.

PROFESSIONAL EXPERIENCE

- 2011 to Present - Erin L. Deady, P.A., President and Of Counsel to Corbett and White, P.A.
- 2003-2011 - Lewis, Longman & Walker, P.A., Shareholder, 2008. Ms. Deady also created the firm's Sustainability Practice Group in 2010 and served as its first Chair.
- 1997-2003 - Environmental Counsel, Audubon of Florida, an alliance of the National Audubon and Florida Audubon Societies. Ms. Deady provided policy formulation and legal representation on a range of issues including water resources, land use, administrative law, land acquisition and Everglades Restoration policy.
- Various land use planning and environmental issues for the Village of Wellington, the Broward County Department of Planning and Environmental Protection, the South Florida Water Management District.
- 1995-1997 - Fellow at the Center for Urban and Environmental Solutions at Florida Atlantic University.

EDUCATION

- Nova Southeastern University, Shepard Broad Law Center, Juris Doctorate, 2000.
- Florida Atlantic University, Master of Public Administration, Environmental Growth Management Fellow, 1996.
- University of the Virgin Islands, Master of Public Administration Program, attended 1995.
- University of Miami, Bachelor of Arts, Marine Science Affairs, 1993.

PROFESSIONAL, CIVIC AND COMMUNITY INVOLVEMENT & MEMBERSHIPS

- Admitted to Florida Bar (2000), member of Executive Council for the Environmental and Land Use Law Section, 2002-Present.
- Chair 2012-2013
- Member of the American Institute of Certified Planners & the Florida Chapter of the American Planning Association.
- Leadership in Energy and Environmental Design (LEED AP®), U.S. Green Building Council.
- Gale Academy Board of the Friends of the Environmental Academy, Forest Hill High School, 2008-2010.
- Participated in Southern Most AIDS Ride, Miami to Key West, to raise funds for AIDS/HIV Charities, 2004, 2008, 2012 & 2013.
- Member, Alternative Water Supply Grant Selection Committee, SFWMD, May-June, 2003.
- State Co-Chair of the Everglades Coalition, 2002 & April 2003-October 2003.
- Pal-Mar Water Control District Board of Supervisors, July 2002-July 2005.

COURTS

- Admitted to Practice all Florida Courts.
- Admitted to Practice in the United States District Court, Northern District of Florida.
- United States Court of Appeals for the Eleventh Circuit.

LandscapeDE
4248 SW 62nd Ave
South Miami, FL 33155
www.LandscapeDE.com
305 215 9683

Douglas Thompson

Landscape Architect, RLA, License 6667063
Douglas@LandscapeDE.com

PROFESSIONAL EXPERIENCE

Principal, Landscape Architect. April 2011 - present.
LandscapeDE LLC. South Miami, Florida

Landscape Architect-Project Manager. October 2009 - March 2011.
Raymond Jungles, Inc. Miami, Florida.

Landscape-Urban Designer. July 2007 - July 2009.
EDAW-AECOM. Miami Beach, Florida.

RELEVANT PROJECT EXPERIENCE

North Miami Downtown Concept Plan. 2014.
North Miami, Florida.
Role: Design consultation and illustration.
LandscapeDE with Corradino Group.
Development and illustration of key improvement projects in downtown North Miami for CIP and private investment in connection with city's downtown master plan. Focus included conceptual designs for both public spaces and private developments.

Gardens in the Sky Community Plan. 2012.
Grand Bahama, The Bahamas.
Role: Design consultation and illustration.
LandscapeDE with Lane Pettigrew Associates.
Comprehensive masterplan of community that included residential, industrial, office, and institutional uses. Encompassed road and infrastructure plans along with park and greenway designs.

Hallandale Beach Development Plan. 2008.
Hallandale Beach, Florida.
Role: Urban design, computer modeling, illustration.
EDAW-AECOM.
Modeling and evaluation of existing and proposed urban development. Encompassed creation of key Improvements plan for city along with park and greenway plans.

LICENSES AND CERTIFICATIONS

Registered Landscape Architect (RLA), State of Florida, LA6667063.

Registered Landscape Business, LandscapeDE, LLC, State of Florida, LC26000451.

LEED Accredited Professional, 2009.

PUBLIC SERVICE

City of South Miami Green Taskforce. June 2013 - present.
Chairman

City of South Miami Parks and Recreation Advisory Board. November 2013 - present.
Chairman

EDUCATION

Louisiana State University.
Master of Landscape Architecture, May 2007.
School of Landscape Architecture, Baton Rouge, Louisiana.

Central Michigan University.
Bachelor of Science in Business Administration, May 1999.
School of Business, Mount Pleasant, Michigan.

HONORS AND AWARDS

Finalist, Miami Foundation Public Space Challenge, 2014.
'SW 50th Street Pocket Park,' LandscapeDE, Miami, Florida.

First place, History Channel City of the Future Competition, 2008.
'City in the Forest,' EDAW-AECOM Team, Atlanta, Georgia.

National ASLA Student Design Award, Analysis and Planning, 2007.
'Perkins Road Underpass: Reconnecting Across Barriers'

PUBLICATIONS OF WORK

'Could A Spectacular Public Space Emerge Under The Brickell Metrorail Tracks?'
Curbed Miami, March 5, 2014. Design and illustrations.

'Landscape Architects Propose A Bayfront Park Conversion For Brickell Bay Drive.'
Curbed Miami, Oct 30, 2013. Design and illustrations.

'Image of a Public Park.'
Landscape Architecture, *100 (2)*, pp 130-132, February 2010. Journal article co-authored with E. Özer.

'Organic Strategies to Sustainable Buildings and Cities.'
International Symposium on Sustainable Development, pp 292-300, International Burch University, Sarajevo, Bosnia, June 2009. Conference proceeding co-authored with E. Özer.

'Perkins Road Underpass: Reconnecting Across Barriers.'
225 Magazine, pp 35-38, Baton Rouge, Louisiana, August 2007. Magazine article.

YEARS OF EXPERIENCE
36

EDUCATION
BA Sociology (Urban Certificate), Indiana University, 1973
MRP, University of North Carolina, 1978
JD, University of North Carolina, 1978

PROFESSIONAL REGISTRATIONS
Florida Bar
American Institute Certified Planners, No. 420164
American Planning Association

PROFESSIONAL AFFILIATIONS
American Planning Association, Amicus Committee
Florida Chapter of the American Planning Association, Legislative Policy Committee
Form Based Codes Institute Board Member

PROFESSIONAL AWARDS/SPECIAL COMMENDATIONS
American Planning Association, Florida Chapter, 2011 Distinguished Contribution to the Chapter Award
Driehaus Form-Based Codes Award 2010, The City of Miami Code Miami21

NANCY STROUD, JD, AICP

Partner

Experience

Nancy Stroud heads the land use practice in the firm of Lewis, Stroud & Deutsch, PL, formed nine years ago with a boutique practice devoted to the representation of local government in land use, civil rights, and general governmental matters.

Nancy has extensive experience in the drafting of form-based and other unified development codes, as well as in their implementation on a day to day basis by city administrators. Through her more than thirty five years of practice representing cities and counties in the many facets of land development, she has gained significant expertise in the solutions to the planning and zoning issues that range from the routine to the most specialized. She is familiar with a wide variety of zoning techniques to fit the specific needs of the local jurisdiction, from the most modern form-based codes to incentive zoning techniques, mixed use development regulations, and other modern adaptions of the standard zoning code. A significant percent of her law practice is devoted to the drafting and revisions of codes, including the modernization of comprehensive sets of land development regulations.

Similar Projects

City of Lake Worth (2006-2014). Ms. Stroud's work as the lead consultant on a comprehensive rewriting of the City's zoning code began in 2006 after an extensive Master Planning process, with a comprehensive draft of revisions completed in 2007. After a period of interruption created by political changes and the economic recession, the work was reinvigorated in 2011 by a new city administration. With the active leadership and diligent efforts of the city's staff and Commission and advisory boards, and after numerous workshops and public hearings, the completely revised code was adopted in the summer of 2013. The new code represents a modernized and streamlined code that incorporates sustainability methods and concepts throughout, and implements the community's vision for balanced preservation and smart growth. Development procedures are detailed in one, easily readable chapter; definitions are expanded and reorganized for easy access. The Code also now includes form-based regulations applicable the City's urban setting, and incentives for the incorporation of sustainable design into redevelopment projects

City of Miami, Miami21 Form-Based Code (2006-2010). The Miami21 project was multi-year, multi-disciplinary effort to comprehensively plan for the redevelopment of the city, beginning with the downtown area, and including creation of a form-based code to replace the existing zoning regulations. The comprehensive planning and code revisions involved significant public participation, including over 400 workshops, an interactive web-site, focused attention to stakeholder groups, and extensive public hearings. Ms. Stroud was the special legal counsel to the Miami21 project, working with the City Attorney, city planners and the lead

consultant firm Duany Plater-Zyberk. The code was adopted in 2009 and became effective in 2010. Recognized as the first city-wide, mandatory form-based code in the nation, it has garnered national awards from the American Planning Association, Congress for New Urbanism and the Form-Based Codes Institute, as well as an award from the Florida Chapter of the American Planning Association.

City of Ft. Myers, Growth Management Code Update (2008-2011). Ms. Stroud was special legal consultant for the updating of the Growth Management Code for the entire city, and had particular responsibility for drafting revisions to procedures and administrative sections, for special uses such as religious uses, and for the sign code. She worked closely with the City's planning consultant firm and with City staff in this program. Preceding this effort, in 2002, she was responsible for drafting a code to implement the downtown plan for the city, using form-based principles developed in the Smart Code, and modified for appropriate use in this historic city along the Caloosahatchee River. The Downtown Smart Code was adopted after significant public participation and with concurrent amendments to the City's comprehensive plan. This successful downtown planning and zoning effort was then expanded to take on the extensive and comprehensive rewriting of the entire city land development Code. The Code had been allowed over twenty-five years to be amended in a piecemeal fashion and was in serious need of reorganization and modernization to meet the economic challenges of further growth and development in the city.

Village of Pinecrest Land Development Regulations (2003-2004). Ms. Stroud drafted the comprehensive set of land development regulations for the newly incorporated village in Miami-Dade County. The Village is primarily an upscale residential community with significant historic areas and tree cover, and a commercial corridor along one of south Florida's busiest roads, Dixie Highway.

Islamorada, Village of Islands (2001-2003). For this newly incorporated municipality in the Florida Keys, Ms. Stroud led a team of lawyers in drafting its first set of land development regulations. The Village is subject to state oversight as an Area of Critical State Concern, which requires state approval of the land development regulations. Ms. Stroud assisted in obtaining that approval as one of the Village attorneys at that time.

Ongoing Land Use Law Services with numerous municipalities in the South Florida region.

Qualifications

AVENTURA EVALUATION AND APPRAISAL REPORT AND EAR - BASED AMENDMENTS

Aventura, Florida

The goal in developing a comprehensive planning process is to 1) meet the State's planning requirements and 20 achieve a community's vision-oriented planning process to establish a set of comprehensive planning documents that implement the community's vision. Community forums and design based planning techniques are used to engage the stakeholder in the planning efforts. As a result of this community planning process, citizens take ownership in the comprehensive plan as they chart the community's vision for the future.

Our comprehensive planning process is a based upon state growth management regulations to ensure that resulting Evaluation and Appraisal Report (EAR) and comprehensive plan documents meet all statutory requirements. State planning officials support this process because they recognize that vision-based comprehensive plans are able to articulate a community's character better than comprehensive plans focused on DCA Rule 9J-5, FAC requirements. Through the achievement of a locally-oriented, state-directed plan, the resulting EAR and comprehensive plans meet community needs and state planning priorities.

CLIENT
City of Aventura

REFERENCE
City of Aventura
19200 West Country Club Drive
Government Center
City of Aventura, Florida 3180
Joanne Carr
Community Development Director
Tel.: 305.466.8940

START/COMPLETION
2004 - 2006

STAFF
Alex A. David, AICP
Jerry H. Bell, AICP

SERVICES PERFORMED
Evaluation and Appraisal Report and EAR - Based Amendments

Project Goal: Utilize a public visioning process to execute the state required Evaluation and Appraisal Report and comprehensive plan update process.

Project Solution: Establish a comprehensive planning process through which the city evaluates its past planning practices in order to establish future planning strategies. Central to the update process, is a community visioning process, through which community members take a personal take in their community's future vision.

CITY OF MIAMI BEACH GENERAL PLANNING CONSULTANT

Miami Beach, FL

As Miami Beach began to rejuvenate in the early 1990's The Corradino Group played a critical role in the master planning process that led to the implementation of a $97 million general obligation bond initiative.

Miami Beach was certainly ahead of its time, recognizing that if it wanted to emerge from the less than glamorous economic period of the 1980's that it needed to have the infrastructure, and public commitment that it represented to attract and support redevelopment. Three master plans were developed, (Transportation, Water and Sewer, Drainage).

The Corradino Group developed the Miami Beach Municipal Mobility Plan, which looked at the city from a multi-modal perspective. This generated nearly 100 projects and won an Award of Excellence from the American Planning Association. Some of the resulting projects were the first of their kind in the state, including the Transportation Concurrency Management Areas, an Automated Concurrency Management System, and a major effort to develop a multimodal transportation system, including greenways, trails and transit. Corradino planned the Miami Beach Electro wave, the first municipal circulator, which was run on battery power.

CLIENT
City of Miami Beach

REFERENCE
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139
Mr. Xavier Falconi
Transportation Planning Manager
Planning Department
Tel: 305.673.7550

START/COMPLETION
1993 – Present

PRIME
The Corradino Group, Inc.

PROJECT MANAGER
Joseph M. Corradino, AICP

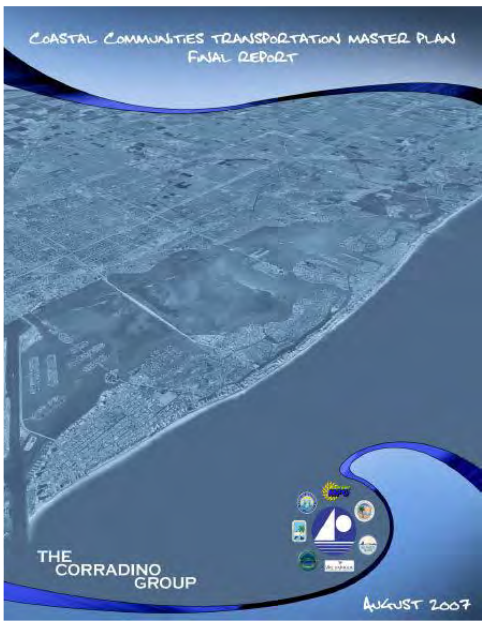
SERVICES PERFORMED
Transportation Planning and Traffic Engineering

Additionally Corradino produced extensive urban design plans for Biscayne Point and North Shore neighborhoods. Corradino worked with FDOT District 6 to do the first approved traffic calming project on a state road in the districts, with the Alton Road Traffic Calming Project. The firm studied the Bay Link project, which was to connect the Beach to Miami via a transit mode. As the City grew Corradino performed the Coastal Communities Transportation Master Plan, an extension of the Municipal Mobility Plan which looked at multimodal transportation on all of the cities on the barrier islands. Importantly this included a sophisticated origin and destination study that tracked movement in and out of the area, shedding new light on local and regional travel patterns. Similarly Corradino updated the City's Transportation Element, which furthered the concepts of shared bikes and zip cars. Corradino conducted the City Wide Parking Study which surveyed every parking space in the city.

Corradino performed the design of Espanola Way, wildly held as one of the most beautiful streets in our region, and recently conducted a traffic analysis of the closure of this road and surrounding roads to vehicular traffic. The firm continues to assist with these major efforts and with the review of development applications and presents its findings to the Planning and Zoning Board and City Council. Corradino has been a trusted partner of Miami Beach for over twenty years.

COASTAL COMMUNITIES TRANSPORTATION MASTER PLAN

Miami Beach, FL



The City of Miami Beach, in a joint effort with its neighboring coastal communities in northeastern Miami-Dade County (City of Aventura, City of Sunny Isles Beach, Town of Bal Harbour Village, Town of Bay Harbor Islands, Town of Surfside, Town of Golden Beach and City of North Bay Village) was interested in the development of a transportation master plan that assesses the traffic and transportation issues on the barrier islands. The goal of this plan was to produce short, mid, and long term multi-modal solutions to transportation issues, on a sub-regional basis.

CLIENT
City of Miami Beach, FL

REFERENCE
Mr. Xavier Falconi
1700 Convention Center Drive
Miami Beach, FL 33139
Tel: 305.673.7411

START/COMPLETION
2006 – 2007

PRIME
The Corradino Group, Inc.

PROJECT MANAGER
Joseph M. Corradino, AICP

SERVICES PERFORMED
Transportation Planning and Traffic Engineering

This effort strived to set an example as a targeted sub-regional attempt at transportation planning which is multi-modal in nature. Issues arrived at through accepted methodologies were supported by an extensive public involvement process. The study w portrayed existing conditions and provided a picture of the origin and destination of traffic affecting the coastal communities. Recommendations were made which focused coordinated multimodal improvements, as well as promoted the viability of routes for commuters traveling from the barrier islands throughout the greater Miami area, as there are a limited number of ways to access the islands from the mainland.

This project included coordination with the Coastal Communities Transit Plan which was developed by the Center for Urban Transportation Research (CUTR)

HIALEAH GARDENS LAND DEVELOPMENT REGULATIONS

Hialeah Gardens, Florida

CLIENT
City of Hialeah Gardens

REFERENCE
City of Hialeah Gardens
10001 NW 87th Ave
Hialeah Gardens, Florida 33016
Mirtha Gonzalez
Chief Zoning Official
Tel.: 305.558.4114

START/COMPLETION
2003 - Present

STAFF
Alex A. David, AICP
Jerry H. Bell, AICP

SERVICES PERFORMED
Re-wrote the City's Land Development Regulations

Land development regulations ensure that the vision established through comprehensive plans is executed. The most common component of the land development regulations (LDR) is the zoning code, yet LDRs also include architectural design districts, sign codes, landscape requirements, parking standards, annexation regulations, and other overlay districts. Each of these components is essential to the achievement of the community's goal and vision. The Corradino Group's Alex David and Jerry Bell, have helped establish land development regulations for a range of communities.

Our project goal for municipal land developmetn regulations is to utilize design-based planning practices to establish a set of LDRs that achieve the community's future vision. Pictures, graphics, maps, and charts help explain the development standards and regulations in an easily understood manner. Such practices help ensure that land development practices and community building construction projects achieve the adopted community vision. The specific form and design of the final document is tailored according to the demands of the planning and zoning staff and needs of the community.

Project Goal: Establish planning and zoning practices that guide the community's growth and development while maintaining open spaces for parks and recreationsal activities, protecting its residential areas and commercial areas.

Project Solution: Develop an easy to use and graphically formatted Land Development Regulations. The basis for the regulations is to 1) implement the goals and objectives of the City's Comprehensive Plan and 2) institute the procedures, rules, and standards for the development and use of land in the City.

TOWN OF CUTLER BAY GENERAL PLANNING SERVICES

Cutler Bay, Florida

CLIENT
Town of Cutler Bay

REFERENCE
Town of Cutler Bay
10720 Caribbean Boulevard,
Suite 115
Cutler Bay, FL 33189
Kathryn Lyon
Community Development Director
Tel.: 305.234.4262

START/COMPLETION
2006 - Present

PRIME
The Corradino Group

STAFF
Alex A. David, AICP
Jerry H. Bell, AICP

SERVICES PERFORMED
Staff Planners

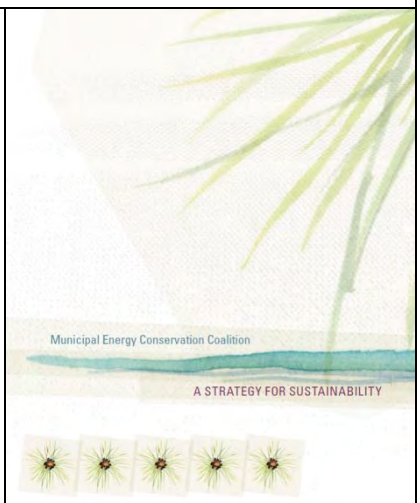
Each local municipality is distinct, with its own community needs, values, and goals. In order to ensure the specific needs of a municipality are met, the Corradino Group tailors its municipal planning and land development services to each local government. Such services include review and coordination of land development petitions (annexation, future land use, zoning amendments, subdivision plats, design standards), variances, and sign permits; revisions to land development regulations and standards; and execution of special planning studies and reports.

The project goal for municipal planning and land development services is to meet and exceed the needs of the local municipality by acting as an extension of municipal staff and providing one-on-one service to the locality's residents and businesses. The planning approach used to achieve this goal is to work closely with the municipal's policy leaders and planning staff to identify what the community's planning needs are, determine what services are needed to realize theose needs, and tailor project to the municipality.

Project Goal: Serve as the general planning consultant and planning department staff for a newly incorporated municipality, with a population of approximately 40,000 residents.

Project Solution: Provide full service planning assistance including: establishment of a Planning and Zoning Department; review development applications, develop the Town's first comprehensive plan, coordinate efforts with County departments, conduct special services, and manage additional projects as directed by the Town.

Erin L. Deady, P.A.

ARCADIS U.S., Inc.	
Name	Municipal Energy Conservation Coalition
Location	Lantana, Haverhill, Atlantis, Palm Beach Shores and Ocean Ridge, FL
BRIEF DESCRIPTION	
Ms. Deady wrote a successful $1,238,000 grant in 2009 for a group of five cities called the Municipal Energy Conservation Coalition ("MECC"). The grant was structured to include retrofits for all cities, a GHG inventory for municipal and community emissions, a sustainability strategy and a comprehensive plan and code analysis. Ms. Deady wrote, administered and compiled all reports and deliverables for the grant. Ms. Deady also wrote the sustainability strategy which included a transportation assessment, GHG reduction strategies and a list of comprehensive plan and code recommendations for implementation. Outreach sessions were conducted in the municipalities and a website created. The data collection for the project was significant having to address multiple jurisdictions for both community and municipal emissions. The MECC concurrently were completing municipal retrofits and some were holding an energy efficiency rebate program which also provided significant public outreach opportunities. The effort is the first of its kind at the municipal level in the State of Florida. The grant reporting was concluded in 2013 and final project benefits results are being compiled for further refinement of the MECC website. The goal will be to integrate the web content, Sustainability Strategy and outreach tools into the website's update by the end of 2013.	 **Reference:** David Thatcher, Director of Community Development 500 Greynolds Circle Lantana, FL 33462 561.540.5032
Date Project Completed by:	2009-2013
Project Fee:	$84,000 for Plan Development $60,000 for Grant Administration
Web Link to One or More Examples of Plans Completed Under these Projects:	http://energyways2save.net/?page_id=293

Erin L. Deady, P.A.

Climate Action Planning and Implementation	
Name	City of Boynton Beach
Location	Boynton Beach, FL

BRIEF DESCRIPTION

As part of a team led by Camp, Dresser & McKee, Inc., LLW (led by Erin L. Deady) developed a Climate Action Plan for the City of Boynton Beach, Florida. The planning effort formed the foundation of the City's Energy Efficiency and Conservation Strategy under the federal Energy Efficiency and Conservation Block Grant program.

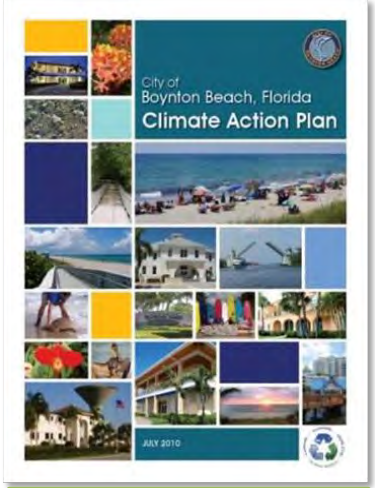
LLW was responsible for incorporating the recommendations of the City's Community Alliance and the results of a citywide greenhouse gas inventory into a Climate Action Plan document.

As part of a framework for implementation of the Climate Action Plan, LLW worked with the City to draft a Green Building Ordinance designed to promote high performance design and construction in the City. In addition, LLW reviewed the City's Comprehensive Plan for compatibility with the Climate Action Plan and HB 697, which requires local Florida governments to promote transportation and energy policies that reduce greenhouse gas emissions. LLW developed detailed recommendations for amending the City's Comprehensive Plan to reflect the Climate Action Plan and comply with HB 697. LLW also evaluated the City's Code of Ordinances and provided recommendations for amendments promoting waste management, environmentally preferred procurement and other policy changes to the City's operations.

LLW monitored and tracked various energy and green building incentive programs and funding opportunities at the federal and state level and provided the City with a framework to provide financial and other resources for the implementation of its Climate Action Plan.

Team's Personnel that worked on the project that will be assigned to the County's Project:

Erin Deady, Esq., AICP, LEED AP



Reference:
Carisse LeJeune
City of Boynton Beach
100 E. Boynton Beach Blvd.
Boynton Beach, FL 33435
LeJeuneC@bbfl.us

Erin L. Deady, P.A.

Lake Worth Comprehensive Sustainability Plan	
Name	City of Lake Worth
Location	Lake Worth, FL

BRIEF DESCRIPTION

Erin L. Deady, previously working for LLW, was awarded a contract in July 2010 to be the Project Manager for the City of Lake Worth's Comprehensive Sustainability Plan. She was responsible for the design of the project approach and assuring all work is completed on time and on budget.

The planning was conducted in three phases. During Phase I, Ms. Deady assisted with organizing the City's internal structure to launch the Local Action Plan process. Phase II consisted of working with the City to develop an approach to their greenhouse gas inventory based on reporting requirements, legislation and an identified reduction target based on existing and predicted regulation. She assisted the City with selection and management of sub-contractors to complete an energy audit of the City's facilities as well as a citywide greenhouse gas inventory during Phase III.

Concurrent with data collection efforts, a citizen engagement process was completed for 6 months. Ms. Deady worked with the City to hold 3 communitywide workshops aimed at gathering public input. In a final phase, a Local Action Plan was developed based upon data collected from the energy audits and greenhouse gas inventory.

As part of a strategy to implement the recommendations of the Comprehensive Sustainability Plan, a building code assessment was conducted and recommendations developed to revise or amend the City's Comprehensive Plan and Code of Ordinances. A financial strategy for the Local Action Plan was developed as well, including targeted grant funds and financing structures such as the use of capital funding and non-ad valorem property assessments, among others. A program to facilitate and incentivize renewable energy and energy efficiency upgrades throughout the community was also developed.

Team's Personnel that worked on the project that will be assigned to the County's Project:

Erin Deady, Esq., AICP, LEED AP

Reference:
William Waters, AIA, LEED AP
Department for Community Sustainability
City of Lake Worth
1900 2nd Avenue North
Lake Worth, FL 33461
561.586.1647

Erin L. Deady, P.A.

Sustainability Action Planning and Implementation	
Name	City of Palm Beach
Location	Palm Beach, FL

BRIEF DESCRIPTION

Ms. Deady was awarded a contract in December 2010 as the Project Manager for the City of Sustainability Action Plan. She was responsible for the entire project approach and assuring all work was completed on time and on budget including overseeing two subcontractors. The SAP development process included an assessment of the City's current sustainability practices; a greenhouse gas inventory based on reporting requirements, legislation and an identified reduction target based on existing and predicted law; a citizen engagement process and final plan compilation. Recommendations for revisions to the Code of Ordinances, the Comprehensive Plan and an Implementation Strategy were all included in the project scope.

The Team held internal and external stakeholder interviews to provide a one-on-one setting for interaction with the consulting Team, City staff and outside participants. The tool was an effective way to gauge people's true attitudes towards the development of the project.

The Team held one public workshop attended by approximately 70 community stakeholders. Goal prioritization was a key effort and the Team utilized the surveyed results as part of the SAP process to help refine the focus areas and organize the recommendations.

The final draft of the Sustainability Action Plan was completed in June 2011.

Team's Personnel that worked on the project that will be assigned to the County's Project:

Erin Deady, Esq., AICP, LEED AP

Year Completed: 2011
Project Cost: $103,000

Reference:
Penni Redford, Director of Sustainability
401 Clematis Street
West Palm Beach, Florida 33401
Tel: 561.804.4981
predford@wpb.org

Project Experience
North Miami Downtown Development Plan

Project by LandscapeDE and Corradino Group
with Douglas Thompson, project management, design, and illustration

LandscapeDE

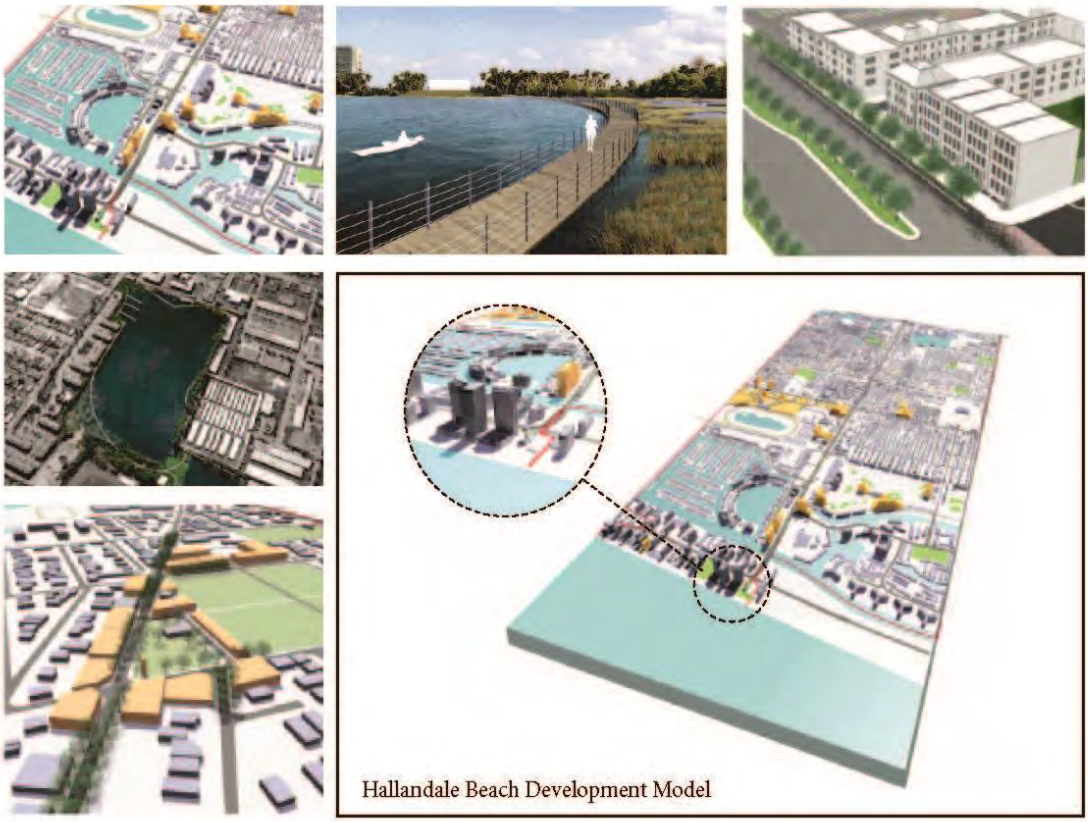
NE 8th Ave, Sculpture Park, and City Hall

The City of North Miami completed the Downtown Development and Major Corridor Master Plan in May, 2013 to guide redevelopment and infrastructure improvements of the City's Downtown along 125th Street and along the major corridors of West Dixie Highway, Biscayne Boulevard, NE 6th Avenue, NW 119th Street, and NW 7th Avenue. LandscapeDE, with the Corradino group, was hired to generate ideas for strategic development and civic improvement within the boundaries of the Downtown District (C-3). The work scope included conceptualizing designs for public and private redevelopment opportunities, designs for landscape/streetscape enhancements, park improvements, and architectural explorations. A variety of graphics including sketch renderings, plans, aerial perspectives, and street-level views were prepared to depict concepts. The concept plans will serve as a guide for the long-term coordination of private and public investment. As the ultimate goal, the City envisions the downtown area to be a lively, safe and comfortable area for new and existing residents, businesses and visitors alike.

Project Experience
Hallandale Beach Development Plan

Project by AECOM
with Douglas Thompson, project design and illustration

LandscapeDE

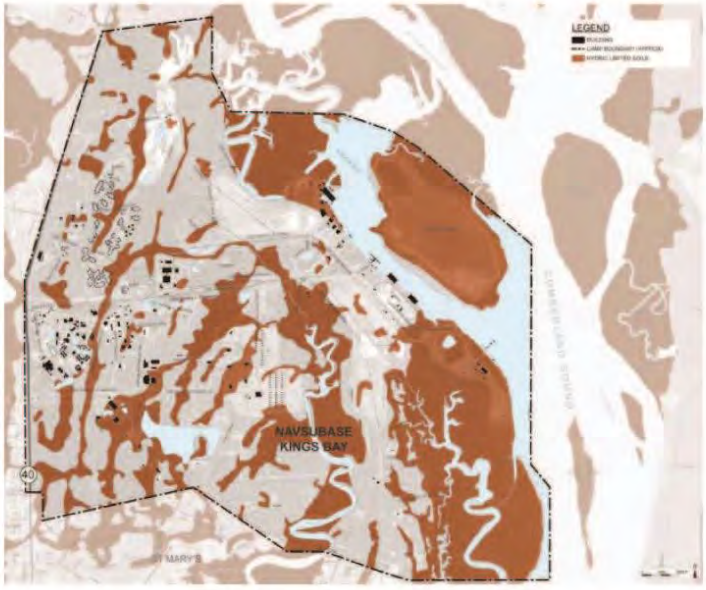


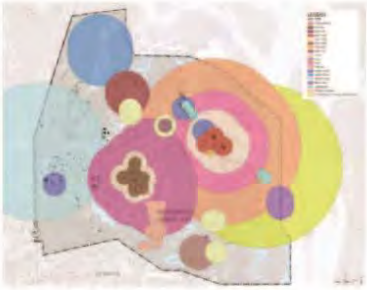
Hallandale Beach, a community located between Fort Lauderdale and Miami, was experiencing growth pressure, which the community was unprepared to handle. Douglas Thompson (principal of LandscapeDE) was a key member of the project team at AECOM of Miami Beach hired to study the development of the city. The project scope included and analysis of growth and development patterns in the city, along with a study of streescapes and green spaces. To better understand development patterns, the project team constructed a computer model showing a build out of proposed projects in the city. The model was then utilized to conduct a dialogue with city officials and the public. From this dialogue, the team developed a new ideas for future growth that included new guidelines for development and new concepts for public spaces and city ROW's.

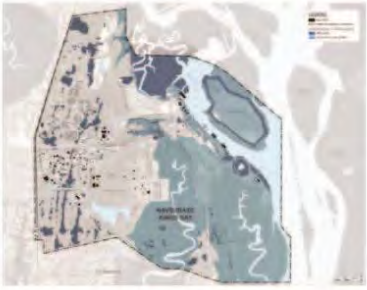
Project Experience
NAVSUB King's Bay Master Plan Revision

Project Design by AECOM
with Douglas Thompson, project design, GIS, illustration

LandscapeDE







NAVSUB King's Bay is a US naval sub operations base in Georgia. Douglas Thompson (principal of LandscapeDE) was a key member of the design team for AECOM. The goal of this project was to give guidance to the future growth and development of the base. To develop growth strategies, our team conducted analyses of environmental and regulatory data supplied by military officials and the local governments utilizing GIS. The culmination of these analyses were a series of maps which showed the possible locations of future development for the base. This information was presented to base stakeholders through charrettes. Feedback from the charrettes was then utilized to develop growth strategies and design templates. Developed ideas were then presented to stakeholders again who chose their preferred growth strategies. The final product of this project was a report detailing the chosen growth strategies and guidelines for base growth

Some of the recent code work in which Ms. Stroud has been involved is described below:

- City of Lake Worth (2006-2014). Ms. Stroud's work as the lead consultant on a comprehensive rewriting of the City's zoning code began in 2006 after an extensive Master Planning process, with a comprehensive draft of revisions completed in 2007. After a period of interruption created by political changes and the economic recession, the work was reinvigorated in 2011 by a new city administration. With the active leadership and diligent efforts of the city's Director of Sustainable Development, the Planning and Zoning Board, the Community Redevelopment Agency, and City Commission, and after numerous workshops and public hearings, the completely revised code was adopted in the summer of 2013. The last rewrite of the code was in 1990; the new code represents a modernized and streamlined code that incorporates sustainability methods and concepts throughout, and implements the community's vision for balanced preservation and smart growth. Development procedures are detailed in one, easily readable chapter; definitions are expanded and reorganized for easy access. The Code also now includes form-based regulations applicable the City's urban setting, and incentives for the incorporation of sustainable design into redevelopment projects. The zoning map was updated, and necessary comprehensive plan changes (including Future Land Use Map amendments) were adopted to integrate the new code with the comprehensive plan. In the spring of 2014, the City proudly launched its new code to the development community in a series of well attended forums, co-sponsored by the City and the Community Redevelopment Agency, which included a discussion of plan scenarios to illustrate the benefits and potential results of developing under the new code.

- City of Key West (2010-2013). Ms. Stroud was legal consultant in the consultant team with The Corradino Group that revised the City's Comprehensive Plan for the first time in almost 20 years. The Comprehensive Plan changes can form the basis of the comprehensive revision of the land development regulations.

- City of Miami, Miami21 Form-Based Code (2006-2010). The Miami21 project was multi-year, multi-disciplinary effort to comprehensively plan for the redevelopment of the city, beginning with the downtown area, and including creation of a form-based code to replace the existing zoning regulations. The comprehensive planning and code revisions involved significant public participation, including over 400 workshops, an interactive web-site, focused attention to stakeholder groups, and extensive public hearings. Ms. Stroud was the special legal counsel to the Miami21 project, working with the City Attorney, city planners and the lead consultant firm Duany Plater-Zyberk. The code was adopted in 2009 and became effective in 2010. Recognized as the first city-wide, mandatory form-based code in the nation, it has garnered national awards from the American Planning Association, Congress for New Urbanism and the Form-Based Codes Institute, as well as an award from the Florida Chapter of the American Planning Association.

- City of Ft. Myers, Growth Management Code Update (2008-2011). Ms. Stroud was special legal consultant for the updating of the Growth Management Code for the entire city, and had particular responsibility for drafting revisions to procedures and administrative sections, for special uses such as religious uses, and for the sign code. She worked closely with the City's planning consultant firm and with City staff in this program. Preceding this effort, in 2002, she was responsible for drafting a code to implement the downtown plan for the city, using form-based principles developed in the Smart Code, and modified for appropriate use in this historic city along the Caloosahatchee River. The Downtown Smart Code was adopted after significant public participation and with concurrent amendments to the City's comprehensive plan. This successful downtown planning and zoning effort was then expanded to take on the extensive and comprehensive rewriting of the entire city land development Code. The Code had been allowed over twenty-five years to be amended in a piecemeal fashion and was in serious need of reorganization and modernization to meet the economic challenges of further growth and development in the city.

- St. Lucie County Towns, Villages and Countryside Plan and Code (2005-2006). Working with the Treasure Coast Regional Planning Council and a team of consultants, Ms. Stroud provided legal advice and assistance in drafting the form-based comprehensive plan and regulations for the northern part of St. Lucie County. The plan uses transfer of density rights and density bonuses to provide incentives so that the development of existing citrus and cattle lands proceeds in a manner that realizes sustainable design, adequate infrastructure, and preservation of open space and conservation of important natural resources. The comprehensive plan was granted an award at the 2006 conference of the American Planning Association, Florida Chapter.

- Village of Pinecrest Land Development Regulations (2003-2004). Ms. Stroud drafted the comprehensive set of land development regulations for the newly incorporated village in Miami-Dade County. The Village is primarily an upscale residential community with significant historic areas, tree cover, and a commercial corridor along one of south Florida's busiest roads, South Dixie Highway.

- Sarasota County (2003-2004). Ms. Stroud provided legal assistance to the county as part of the planning consultant team that comprehensively revised the existing set of county land development regulations. The County is a full service county with an existing variety of development patterns and needs, including urbanized lands as well as rural lands.

- Islamorada, Village of Islands (2001-2003). For this newly incorporated municipality in the Florida Keys, Ms. Stroud led a team of lawyers in drafting its first set of land development regulations. The Village is subject to state oversight as an Area of Critical State Concern, which requires state approval of the land development regulations. Ms. Stroud assisted in obtaining that approval as one of the Village attorneys at that time.

Representative LDR Projects and Client References

Town of Cutler Bay
Kathryn Lyon, Community Development Director
305.234.4262

Projects Completed: General Planning Services, Comprehensive Plan (Prepared Town's First Plan), Land Development Regulations (Prepared Town's First LDRs), Development Review, Department Staffing as needed

City of Doral
Nathan Kogon, Former Director, Planning and Zoning
786.804.3067

Projects Completed: General Planning and Development Review, Annexation Studies, Water Supply Planning

City of Hialeah
Debora Storch, Planning and Zoning Director
305.492.2012

Projects Completed: Preparation of Comprehensive Plan Amendments and Water Supply Plan

City of Hialeah Gardens
Mirtha Gonzalez, Chief Zoning Official
305.558.4114

Projects Completed: Revisions to the Land Development Regulations, General Planning Services (Comprehensive Planning and Zoning), Water Supply Planning, Annexation Study, OCED Project Management

City of Hollywood Community Redevelopment Agency
Jorge Camejo, Executive Director
954.924.2980

Projects in Progress: Amend/Update Beach and Downtown CRA Plans

Indian Creek Village
C. Samuel Kissinger, Village Manager
305.865.4121

Projects Completed: Comprehensive Planning, Land Development Regulations, Water Supply Planning, General Planning Services, Planning Staff

Village of Key Biscayne
Jud Kurlancheek, Director, Building, Zoning and Planning
305.365.8908

Projects Completed: Comprehensive Plan Update

Village of Pinecrest
Stephen Olmstead, Director, Building and Zoning
305.234.2121

Projects Completed: Comprehensive Development Master Plan Socio-Economic Data Update and Pinecrest Parkway/US1 Corridor Strategic Plan

City of North Miami
Tanya Sejour-Wilson
305.893.6511

Projects Completed: Downtown Development and Major Corridor Master Plan (Concept Plan) and Parking Inventory and Needs Analysis

City of North Miami Beach
Carlos Rivero, Planner
305.354.4456

Project Completed: Concurrency Review Services, Comprehensive Plan Update and Department Staffing as needed

City of Sunny Isles Beach
Claudia Hasbun, City Planner
305.792.1757

Projects Completed: Comprehensive Plan Update, Land Development Regulations, Development Review, Water Supply Planning, Department Staffing as needed

References

Town of Cutler Bay
10720 Caribbean Boulevard, Suite 105
Cutler Bay, FL 33189
305.234.4262
Projects Completed: The Town's first Growth Management Plan (Comprehensive Plan); The Town's first Land Development Regulations; Comprehensive Plan Amendments; Rezonings; Plan Review and Special Projects.
Rafael Casals, Town Manager

City of Hialeah Gardens
10001 NW 87 Avenue
Hialeah Gardens, FL 33016
305.558.4114
Projects Completed: Comprehensive Plan Amendments; Land Development Regulations; Water Supply Planning; Special Projects and Grant Administration and Project Management for Low Income Housing Rehabilitation.
Mirtha Gonzalez, Chief Zoning Official

City of Opa Locka
3400 NW 135 Street, Building B
Opa Locka, FL 33045
305.953.2868 Ext. 5
Projects Completed: Comprehensive Plan and Land Development Regulations Rewrite funded through HUD Community Challenge Grant (to be adopted by December 2014).
Gregory Gay, Director, Community Development Department

City of Sunny Isles Beach
18070 Collins Avenue
Sunny Isles Beach, FL 33160
305.792.1757
Projects Completed: Comprehensive Plan Amendments, Land Development Regulation amendment review, Development Review, Temporary Planning and Zoning Staffing.
Claudia Hasbun, City Planner

Indian Creek Village
9080 Bay Drive
Indian Creek Village, FL 33154
305.865.4121
Projects Completed: Comprehensive Plan rewrite, Land Development Regulations rewrite, Development Review, Water Supply Planning
C. Samuel Kissinger, Village Manager

Addendum No. 1
City of Key West RFP#004-14.
Land Development Regulation Amendments

To all prospective proposers:

The following changes are hereby made a part of RFP#004-14 as fully and as completely as if the same were fully set forth therein:

Exhibit A. Insurance and Indemnification

1. ***Delete in its entirety Exhibit A replace with the following:***

PROFESSIONAL CONSULTANT is to secure, pay for, and file with the City of Key West, prior to commencing any work under the Contract, all certificates for workers' compensation, public liability, and property damage liability insurance, and such other insurance coverages as may be required by specifications and addenda thereto, in at least the following minimum amounts with specification amounts to prevail if greater than minimum amounts indicated. Notwithstanding any other provision of the Contract, the PROFESSIONAL CONSULTANT shall provide the minimum limits of liability insurance coverage as follows:

Auto Liability	$1,000,000	Combined Single Limit
General Liability	$2,000,000	Aggregate (Per Project)
	$2,000,000	Products Aggregate
	$1,000,000	Any One Occurrence
	$1,000,000	Personal Injury
	$ 300,000	Fire Damage/Legal
Professional Liability	$1,000,000	Per Claim / Aggregate
Additional Umbrella Liability	$ 2,000,000	Occurrence / Aggregate

PROFESSIONAL CONSULTANT shall furnish an original Certificate of Insurance indicating, and such policy providing coverage to, City of Key West named as an additional insured on all policies-excepting Professional Liability-on a PRIMARY and NON CONTRIBUTORY basis utilizing an ISO standard endorsement at least as broad as CG 2010 (11185) or its equivalent, (combination of CG 20 10 07 04 and CG 20 37 07 04,

providing coverage for completed operations, is acceptable) including a waiver of subrogation clause in favor of City of Key West on all policies. PROFESSIONAL CONSULTANT will maintain the Professional Liability, General Liability, and Umbrella Liability insurance coverages summarized above with coverage continuing in full force including the additional insured endorsement until at least 3 years beyond completion and delivery of the work contracted herein.

Notwithstanding any other provision of the Contract, the PROFESSIONAL CONSULTANT shall maintain complete workers' compensation coverage for each and every employee, principal, officer, representative, or agent of the PROFESSIONAL CONSULTANT who is performing any labor, services, or material under the Contract. Further, PROFESSIONAL CONSULTANT shall additionally maintain the following minimum limits of coverage:

Bodily Injury Each Accident	$1,000,000
Bodily Injury by Disease Each Employee	$1,000,000
Bodily Injury by Disease Policy Limit	$1,000,000

If the work is being done on or near a navigable waterway, PROFESSIONAL CONSULTANT's workers compensation policy shall be endorsed to provide USL&H Act (WC 00 01 06 A) and Jones Act (WC 00 02 01 A) coverage if specified by the City of Key West. PROFESSIONAL CONSULTANT shall provide the City of Key West with a Certificate of Insurance verifying compliance with the workman's compensation coverage as set forth herein and shall provide as often as required by the City of Key West such certification which shall also show the insurance company, policy number, effective and expiration date, and the limits of workman's compensation coverage under each policy.

PROFESSIONAL CONSULTANT's insurance policies shall be endorsed to give 30 days written notice to the City of Key West in the event of cancellation or material change, using form CG 02 24, or its equivalent.

Certificates of Insurance submitted to the City of Key West will not be accepted without copies of the endorsements being requested. This includes additional insured endorsements, cancellation/material change notice endorsements, and waivers of subrogation. Copies of USL&H Act and Jones Act endorsements will also be required if necessary. PLEASE ADVISE YOUR INSURANCE AGENT ACCORDINGLY.

2. ***Replace in its entirety the attached six Liability Insurance Forms***

All Proposers shall acknowledge receipt and acceptance of this Addendum No. 1 by acknowledging Addendum in their proposal or by submitting the addendum with the proposal package. Proposals submitted without acknowledgement or without this Addendum fully executed may be considered non-responsive.

	The Corradino Group, Inc.
Signature	Name of Business

ANTI-KICKBACK AFFIDAVIT

STATE OF FLORIDA

SS:

COUNTY OF MONROE

I the undersigned hereby duly sworn, depose and say that no portion of the sum herein response will be paid to any employee of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

BY: Nancy Stoud

sworn and prescribed before me this 16th day of Sept, 2014

NOTARY PUBLIC, State of Florida

Teresa Grassi-Wolosh

My commission expires: 05/05/2017

TERESA GRASSI-WOLOSH
MY COMMISSION # EE 865015
EXPIRES: May 5, 2017
Bonded Thru Notary Public Underwriters

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

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

1. This sworn statement is submitted to City of Key West

by Nancy Stroud
(print individual's name and title)

for Nancy Stroud, Lewis Stroud + Deutsch
(print name of entity submitting sworn statement)

whose business address is 1900 Glades Rd #251 Boca Raton

and (if applicable) its Federal Employer Identification Number (FEIN) is

20-338-5521

(if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement):

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "conviction" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 01, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

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

   a. A predecessor or successor of a person convicted of a public entity crime: or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members and agent who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment of income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statute means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement (indicate which statement applies).

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

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

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

Nancy Stroud

(SIGNATURE)

9/16/2014

(DATE)

STATE OF FLORIDA

COUNTY OF PALM BEACH

PERSONALLY APPEARED BEFORE ME, the undersigned authority Nancy STROUD who, after first being sworn by me,
(name of individual)
affixed his/her signature in the space provided above on this 16th day of Sept., 2014

Teresa Grassi Wolosh NOTARY PUBLIC

My commission expires: 09/05/2017

TERESA GRASSI-WOLOSH
MY COMMISSION # EE 865015
EXPIRES: May 5, 2017
Bonded Thru Notary Public Underwriters

ANTI-KICKBACK AFFIDAVIT

STATE OF FLORIDA

SS:

COUNTY OF MONROE

I the undersigned hereby duly sworn, depose and say that no portion of the sum herein response will be paid to any employee of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

BY: _____

Douglas Thompson
Landscape DE, LLC

sworn and prescribed before me this 17th day of September, 2014

NOTARY PUBLIC, State of Florida _____

JORDI SANTEIRO
MY COMMISSION # FF 103460
EXPIRES: March 18, 2018
Bonded Thru Budget Notary Services

My commission expires: 3-18-18

ANTI-KICKBACK AFFIDAVIT

STATE OF FLORIDA

SS:

COUNTY OF ~~MONROE~~
Palm Beach

I the undersigned hereby duly sworn, depose and say that no portion of the sum herein response will be paid to any employee of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

BY:_____

sworn and prescribed before me this 17th day of Sept, 2014

Tracy L. Froebel
NOTARY PUBLIC, State of Florida

My commission expires:

TRACY L. FROEBEL
MY COMMISSION # EE 135102
EXPIRES: October 2, 2015
Bonded Thru Notary Public Underwriters

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

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

1. This sworn statement is submitted to _____

by ERIN DEADY, President
(print individual's name and title)

for Erin L. Deady PA
(print name of entity submitting sworn statement)

whose business address is 1111 Hypoluxo Rd. Ste 201 Lantana FL 33462

and (if applicable) its Federal Employer Identification Number (FEIN) is 45-3108752

(if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement):

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "conviction" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 01, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

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

   a. A predecessor or successor of a person convicted of a public entity crime: or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members and agent who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment of income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statute means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement (indicate which statement applies).

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

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

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

(SIGNATURE)

9-17-14

(DATE)

STATE OF Florida

COUNTY OF Palm Beach

PERSONALLY APPEARED BEFORE ME, the undersigned authority Erin L. Deady who, after first being sworn by me,
(name of individual)
affixed his/her signature in the space provided above on this 17th day of Sept., 2014

Tracy L. Froebel NOTARY PUBLIC

My commission expires:

TRACY L. FROEBEL
MY COMMISSION # EE 135102
EXPIRES: October 2, 2015
Bonded Thru Notary Public Underwriters

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

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

1. This sworn statement is submitted to Jordi Santeiro

by DOUGLAS THOMPSON, PRINCIPAL
(print individual's name and title)

for LANDSCAPEDE, LLC
(print name of entity submitting sworn statement)

whose business address is 4248 SW 62nd Ave South Miami FL

and (if applicable) its Federal Employer Identification Number (FEIN) is

45-5029273

(if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement):

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "conviction" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 01, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

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

   a. A predecessor or successor of a person convicted of a public entity crime: or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members and agent who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment of income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statute means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement (indicate which statement applies).

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

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

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

(SIGNATURE)

9/17/2014
(DATE)

STATE OF Florida

COUNTY OF Dade

PERSONALLY APPEARED BEFORE ME, the undersigned authority Douglas Thompson who, after first being sworn by me,
(name of individual)
affixed his/her signature in the space provided above on this 17th day of September, 2014

J Santeiro NOTARY PUBLIC

My commission expires: 3-18-18

NOTARY PUBLIC STATE OF FLORIDA
JORDI SANTEIRO
MY COMMISSION # FF 103460
EXPIRES: March 18, 2018
Bonded Thru Budget Notary Services

ANTI-KICKBACK AFFIDAVIT

STATE OF FLORIDA

SS: **61-0713040**

COUNTY OF MONROE

I, the undersigned, hereby duly sworn, depose and say that no portion of the sum herein response will be paid to any employee of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

BY: **Joseph M. Corradino, AICP**

Sworn and prescribed before me this **18th** day of **September** 2014.

NOTARY PUBLIC, State of Florida

My commission expires:

NANCY MEDINA
MY COMMISSION # FF 139423
EXPIRES: November 7, 2018
Bonded Thru Notary Public Underwriters

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(A)
FLORIDA STATUTES. ON PUBLIC ENTI1Y CRIMES

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

1. This sworn statement is submitted to the **City of Key West** by
   (print individual's name and title)
   for **The Corradino Group, Inc.**
   (print name of entity submitting sworn statement)
   whose business address is **4055 NW 97 Avenue, Second Floor, Miami, FL 33178**

   and (if applicable) its Federal Employer Identification Number (FEIN) is **61-0713040**

   (if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement):

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "conviction" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 01, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

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

   a. A predecessor or successor of a person convicted of a public entity crime: or
   b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members and agent who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment of income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement (indicate which statement applies).

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

____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989.

____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

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

_____
(SIGNATURE)

9/18/14
(DATE)

STATE OF **FLORIDA**

COUNTY OF **MONROE**

PERSONALLY APPEARED BEFORE ME, the undersigned authority

Joseph M. Corradino, AICP who, after first being sworn by me,
(name of individual)
affixed his/her signature in the space provided above on this **18th** day of **September**, 2014

NOTARY PUBLIC

My commission expires:

NANCY MEDINA
MY COMMISSION # FF 139423
EXPIRES: November 7, 2018
Bonded Thru Notary Public Underwriters

LOCAL VENDOR CERTIFICATION

Pursuant to City of Key West Code of Ordinances Section 2-798

The undersigned, as a duly authorized representative of the vendor listed herein, certifies to the best of his/her knowledge and belief, that the vendor meets the definition of a "Local Business." For purposes of this section, "local business" shall mean a business which:

a. **Principle address as registered with the FL Department of State located within 30 miles of the boundaries of the city, listed with the chief licensing official as having a business tax receipt with its principle address within 30 miles of the boundaries of the city for at least one year immediately prior to the issuance of the solicitation.**

b. **Maintains a workforce of at least 50 percent of its employees from the city or within 30 miles of its boundaries.**

c. **Having paid all current license taxes and any other fees due the city at least 24 hours prior to the publication of the call for bids or request for proposals.**

If you qualify, please complete the following in support of the self certification & submit copies of your County and City business licenses. Failure to provide the information requested will result in denial of certification as a local business.

Business Name N/A Phone:

Current Local Address: Fax:
(P.O Box numbers may not be used to establish status)

Length of time at this address _____

_____
Signature of Authorized Representative Date

STATE OF_____
COUNTY OF_____

The foregoing instrument was acknowledged before me this _____day of _____, 20____.
By_____,of_____
(Name of officer or agent, title of officer or agent) (Name of corporation acknowledging)
or has produced _____as identification
(type of identification)

_____
Signature of Notary

_____
Print, Type or Stamp Name of Notary

_____
Title or Rank

EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

STATE OF FLORIDA

ss: **61-0713040**

COUNTY OF MONROE

I, the undersigned hereby duly sworn, depose and say that the firm of **The Corradino Group, Inc.** provides benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses, per City of Key West Code of Ordinances Sec. 2-799.

By: _____

Joesph M. Corradion, AICP

Sworn and subscribed before me this **18th** day of **September**, 20**14**.

NOTARY PUBLIC, State of **Florida** at Large

My Commission Expires:

NANCY MEDINA
MY COMMISSION # FF 139423
EXPIRES: November 7, 2018
Bonded Thru Notary Public Underwriters

CONE OF SILENCE AFFIDAVIT

Pursuant to City of Key West Code of Ordinances Section 2-773 (attached below)

STATE OF FLORIDA

ss: **61-0713040**

COUNTY OF MONROE

I, the undersigned hereby duly sworn, depose and say that all owner(s), partners, officers, directors, employees and agents representing the firm of **The Corradino Group, Inc.** have read and understand the limitations and procedures regarding communications concerning City of Key West issued competitive solicitations pursuant to City of Key West Ordinance Section 2-773 Cone of Silence (attached).

Sworn and subscribed before me this **18th** day of **September**, 20**14**.

NOTARY PUBLIC, State of **Florida** at Large

Joesph M. Corradion, AICP

My Commission Expires:

NANCY MEDINA
MY COMMISSION # FF 139423
EXPIRES: November 7, 2018
Bonded Thru Notary Public Underwriters

Sec. 2-773. Cone of Silence.

(a) *Definitions.* For purposes of this section, reference to one gender shall include the other, use of the plural shall include the singular, and use of the singular shall include the plural. The following definitions apply unless the context in which the word or phrase is used requires a different definition:

(1) *Competitive solicitation* means a formal process by the City of Key West relating to the acquisition of goods or services, which process is intended to provide an equal and open opportunity to qualified persons and entities to be selected to provide the goods or services. Completive solicitation shall include request for proposals ("RFP"), request for qualifications ("RFQ"), request for letters of interest ("RFU"), invitation to bid ("ITB") or any other advertised solicitation.

(2) *Cone of silence* means a period of time during which there is a prohibition on communication regarding a particular competitive solicitation.

(3) *Evaluation or selection committee* means a group of persons appointed or designated by the city to evaluate, rank, select, or intake a recommendation regarding a vendor or the vendor's response to the competitive solicitation. A member of such a committee shall be deemed a city official for the purposes of subsection (c) below.

(4) *Vendor* means a person or entity that has entered into or that desires to enter into a contract with the City of Key West or that seeks an award from the city to provide goods, perform a service, render an opinion or advice, or make a recommendation related to a competitive solicitation for compensation or other consideration.

(5) *Vendor's representative* means an owner, individual, employee, partner, officer, or member of the board of directors of a vendor; or a consultant, lobbyist, or actual or potential subcontractor or sub-consultant who acts at the behest of a vendor in communicating regarding a competitive solicitation.

(b) *Prohibited communications.* A cone of silence shall be in effect during the course of a competitive solicitation and prohibit:

(1) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and the city's administrative staff including, but not limited to, the city manager and his or her staff;

(2) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and the mayor, city commissioners, or their respective staff;

(3) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and any member of a city evaluation and/ or selection committee therefore; and

(4) Any communication regarding a particular competitive solicitation between the mayor, city commissioners, or their respective staff, and a member of a city evaluation and/ or selection committee therefore.

(c) *Permitted communications.* Notwithstanding the foregoing, nothing contained herein shall prohibit:

(1) Communication between members of the public who are not vendors or a vendor's representative and any city employee, official or member of the city commission;

(2) Communications in writing at any time with any city employee, official or member of the city commission, unless specifically prohibited by the applicable competitive solicitation.

(A) However, any written communication must be filed with the city clerk. Any city employee, official or member of the city commission receiving or making any written communication must immediately file it with the city clerk.

(B) The city clerk shall include all written communication as part of the agenda item when publishing information related to a particular competitive solicitation;

(3) Oral communications at duly noticed pre-bid conferences;

(4) Oral presentations before publically noticed evaluation and/ or selection committees;

(5) Contract discussions during any duly noticed public meeting;

(6) Public presentations made to the city commission or advisory body thereof during any duly noticed public meeting;

(7) Contract negotiations with city staff following the award of a competitive solicitation by the city commission; or

(8) Purchases exempt from the competitive process pursuant to section2-797 of these Code of Ordinances;

(d) *Procedure.*

(1) The cone of silence shall be imposed upon each competitive solicitation at the time of public notice of such solicitation as provided by **section 2-826** of this Code. Public notice of the cone of silence shall be included in the notice of the competitive solicitation. The city manager shall issue a written notice of the release of each competitive solicitation to the affected departments, with a copy thereof to each commission member, and shall include in any public solicitation for goods and services a statement disclosing the requirements of this ordinance.

(2) The cone of silence shall terminate at the time the city commission or other authorized body makes final award or gives final approval of a contract, rejects all bids or responses to the competitive solicitation, or takes other action which ends the competitive solicitation.

(3) Any city employee, official or member of the city commission that is approached concerning a competitive solicitation while the cone of silence is in effect shall notify such individual of the prohibitions contained in this section. While the cone of silence is in effect, any city employee, official or member of the city commission who is the recipient of any oral communication by a potential vendor or vendor's representative in violation of this section shall create a written record of the event. The record shall indicate the date of such communication, the persons with whom such communication occurred, and a general summation of the communication.

(e) *Violations/penalties and procedures.*

(1) A sworn complaint alleging a violation of this ordinance may be filed with the city attorney's office. In each such instance, an initial investigation shall be performed to determine the existence of a violation. If a violation is found to exist, the penalties and process shall be as provided in **section 1-15** of this Code.

(2) In addition to the penalties described herein and otherwise provided by law, a violation of this ordinance shall render the competitive solicitation void at the discretion of the city commission.

(3) Any person who violates a provision of this section shall be prohibited from serving on a City of Key West advisory board, evaluation and/or selection committee.

(4) In addition to any other penalty provided by law, violation of any provision of this ordinance by a City of Key West employee shall subject said employee to disciplinary action up to and including dismissal.

(5) If a vendor is determined to have violated the provisions of this section on two more occasions it shall constitute evidence under City Code **section 2-834** that the vendor is not properly qualified to carry out the obligations or to complete the work contemplated by any new competitive solicitation. The city's purchasing agent shall also commence any available debarment from city work proceeding that may be available upon a finding of two or more violations by a vendor of this section.

(Ord. No. 13-11, § 1, 6-18-2013)

Required Forms

State of Florida
Department of State

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

The document number of this corporation is F97000000207.

I further certify that said corporation has paid all fees due this office through December 31, 2014, that its most recent annual report/uniform business report was filed on January 14, 2014, and its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourteenth day of January, 2014

Secretary of State

Authentication ID: CC7019926369

To authenticate this certificate,visit the following site,enter this ID, and then follow the instructions displayed.

https://efile.sunbiz.org/certauthver.html

CERTIFICATE OF SECRETARY

The undersigned, being the duly elected secretary of The Corradino Group, Inc., a Kentucky corporation, here certifies that the following resolution was duly adopted by the Board of Directors of said corporation at a meeting held on March 1, 2011, and that this resolution is in full force and effect:

"RESOLVED, that the following listed persons are here authorized to sign, for The Corradino Group, Inc., any contracts with the State of Florida or other governmental entity:"

Joseph C. Corradino	
Frederick C. P'Pool	
Stephen B. Sullivan	
Joseph M. Corradino	
Eduardo Perez de Morales	

SECRETARY'S SIGNATURE _____ 3/22/11 Date

L:\projects\wordproc\abs\CERTIFICATE OF SECRETARY.doc

State of Florida

Board of Professional Engineers

Attests that

The Corradino Group, Inc.

FBPE

FLORIDA BOARD OF PROFESSIONAL ENGINEERS

is authorized under the provisions of Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes.

Expiration: 2/28/2015

Audit No: 228201503536

Certificate of Authorization

CA Lic. No: 7665