



## 2045 COMPREHENSIVE PLAN UPDATE

**Prime Firm:**

Calvin, Giordano & Associates, Inc.

**Due Date and Time:**

December 22, 2020 at 2:00 PM

**Primary Contact**

Hoyt Holden, AICP

Project Manager

hoyt@cgasolutions.com

**Address:**

2400 SE Veterans Parkway

Suite 207

Port St. Lucie, FL 34952

**Telephone No.:**

954.921.7781







City of Green Cove Springs, FL

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# TAB 1



City of Green Cove Springs, FL - Downtown

## Cover Letter



Building Code Services  
Coastal Engineering  
Code Enforcement  
Construction  
Engineering  
and Inspection  
Construction Services  
Contract Government  
Data Technologies  
and Development  
Emergency  
Management  
Services  
Engineering  
Environmental Services  
Facilities Management  
Indoor Air Quality  
Landscape Architecture  
Municipal Engineering  
Planning  
Public Administration  
Redevelopment  
and Urban Design  
Surveying and Mapping  
Traffic Engineering  
Transportation Planning

GSA Contract Holder

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954.921.8807 fax  
www.cgasolutions.com

December 22, 2020

City of Green Cove Springs  
321 Walnut Street  
Green Cove Springs, Florida 32043

RE: 2045 Comprehensive Plan Update

Dear Selection Committee,

Calvin, Giordano & Associates, Inc. (CGA) is delighted for the opportunity to submit the attached proposal to assist the City of Green Cove Springs (City) with the 2045 Comprehensive Plan Update.

With more than 370 employees, CGA is a multi-disciplinary, full-service company that offers planning, urban design, GIS, engineering, transportation, and a broad range of municipal services. The firm, headquartered in Fort Lauderdale, has been in existence for over 83 years, helping dozens of jurisdictions craft, update and implement comprehensive plans and land development codes with clear action plans, development ordinances and many other tools that make community visions, goals, and objectives a reality. Our vast experience in partnership with local governments distinguishes us from other firms and allows us to consistently provide creative and practicable solutions to our clients.

CGA 's designated Project Manager, Hoyt Holden, AICP, has over 30 years of extensive experience working in many facets of a public planning department including land use plan amendments, analysis, platting, rezoning, site planning as well as proficiency in acquiring State and District grants for park improvements, coastal construction control line permitting, dune preservation and restoration, wetland mitigation, etc. Mr. Holden's primary location is in Palm Coast and will be readily available to the City for advisory group meetings, public meetings, and city council meetings.

Recently, CGA became a subsidiary of SAFEbuilt LLC, a national leader in the provision of comprehensive community development services. Our integration with this company provides a depth of resources that enhances CGA's reach.

To meet the City needs and ensure exceptional performance on this project, we have assembled a team of the best professionals CGA has to offer. We have added one subconsultant, Lambert Advisory who has extensive Florida and national expertise in market analysis and strategic planning. Our team's collective experience is eminently suited to lead the kind of innovative, aspirational, and pragmatic planning process that Green Cove Springs is seeking, Our goal will be not only to produce work that is found in compliance by the State of Florida, but one that reflects current trends and brings the community together to deal creatively with issues that the City faces.



**Primary Contact Information:**

**Professional-in-Charge**

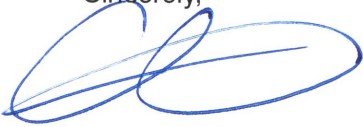
James "Jim" Hickey, AICP  
Director of Planning  
JHickey@cgasolutions.com  
954.921.7781

**Project Manager**

Hoyt Holden, AICP  
Planning Manger  
HHolden@cgasolutions.com  
954.921.7781

We are excited to respond to this request and know that given the opportunity, the City of Green Cove Springs will benefit from our range of expertise, our extensive experience in the industry, and our collaborative and innovative approaches to problem-solving. You will find, through the due diligence process of CGA's provided references, that client satisfaction remains our underlying theme and is the most important part of any statement on past performance.

Sincerely,



Chris Giordano, MSC, CCM  
Vice President



# TAB 2



City of Green Cove Springs, FL - Aerial View of Marina

## Company Information





## Company Information

### COMPANY'S HISTORY AND QUALIFICATIONS

Calvin, Giordano & Associates, Inc. (CGA) is a well established multi-disciplinary firm with offices located in Fort Lauderdale, Miami-Dade, West Palm Beach, Port St. Lucie, Estero, and Clearwater. For over 80 years, our firm has been providing consulting services to both public and private sector clients.

From the beginning, much of our reputation was built on repeat business with clients from the public and private sectors. Our success is reflected in the quality of work we consistently provide and also in the personal approach we take with each client. The winning combination is affirmed by our large number of repeat/long term municipal clients. Because of our diversity, CGA can control the entire process, offering a host of professional services as a one-source partner, or efficiently tackle time-sensitive individual projects, providing customized solutions with handpicked teams of highly experienced professionals.

CGA strategically provides a broad range of services to meet our clients' needs. Our professional services include:

- Building Code Services
- Civil Engineering/Roadway and Highway Design
- Coastal Engineering
- Code Compliance
- Construction Engineering and Inspection (CEI)
- Construction Services
- Data Technologies and Development
- Electrical Engineering
- Civil Engineering
- Environmental Services
- Facilities Management
- Geographic Information Systems (GIS)
- Governmental Services
- Landscape Architecture
- Planning
- Project Management
- Redevelopment and Urban Design
- Surveying and Mapping
- Traffic Engineering
- Transportation Planning
- Water/Utilities Engineering
- Website Development

Taking advantage of our diversified staff's experience and knowledge is what distinguishes CGA as a professional consultant and what allows our team to repeatedly complete projects on-time, under budget and exceeding expectations while doing so.

### FOUNDED IN HOLLYWOOD

# 1937



# 370<sup>+</sup>

EMPLOYEES

### Serving

# 60<sup>+</sup>

Municipalities Throughout Florida



### LOCATIONS

Clearwater  
Estero  
Fort Lauderdale  
Miami-Dade  
Port St. Lucie  
West Palm Beach



# TAB 3



## Consultant Qualifications





## CONSULTANT QUALIFICATIONS

The team created for this project has years of multi-disciplinary expertise working with local governments, quasi-governmental entities, private sector clients, developers, community and neighborhood-based organizations, and public outreach throughout Florida. Much of this experience includes serving as directors or managers working directly for local government planning departments.

Our core planning services are focused on the preparation of various local government plans and the implementation of those plans through an integrated regulatory system for communities throughout Florida. In addition, our continuing and long-standing relationships with many of our local government clients attest to both our client's satisfaction with our services, and our ability to understand and assist with the practical, day-to-day, administration and effectuation of those plans and regulations.

Because of this experience, we are very cognizant of the fact that services and work-products rendered should generate solutions that are implementable, and that take into account the regulatory and budgetary realities of the solutions and the provision of municipal services. Our team understands that successful implementation of any project is driven not just by that which is desired, but by that which is achievable.

CGA completed the first Comprehensive Plans for the Cities of Weston and West Park and the Town of Loxahatchee Groves soon after their incorporations. CGA staff has also worked on Evaluation and Appraisal Reports (EARs) and EAR-based Comprehensive Plan Amendments for the cities of Hollywood, Pahokee, Parkland, Sunny Isles Beach, Weston, Martin County, and St. Lucie County, and the Towns of Lake Park, Malabar, and Surfside. Recently, CGA completed an update of the City of Pompano Beach's Comprehensive Plan including important issues such as sea level rise, transportation and land use. These projects require updating current regulations to reflect current trends and conditions, as well as the communities' vision for the future. Our goal is to provide a document that the public can understand and be easy to implement for the City.







## KEY STAFF PERSONNEL



JAMES "JIM" HICKEY, AICP // **DIRECTOR OF PLANNING**

**Years of Experience:** Over 20 Years

**Degree:** Masters in Urban and Regional Planning (MURP) Virginia Commonwealth University, Richmond, VA | B.S., Geography and History University of Massachusetts, Boston, Massachusetts

**Licenses/Registrations/Affiliations:** AICP No. 015985

Mr. Hickey leads our main planning office and has over 24 years of planning experience in municipal as well as county government. He has experience in comprehensive planning, site development reviews, architectural review, zoning code amendments, comprehensive plan amendments, form-based codes, data and analysis, Geographic Information Systems (GIS), and preparation, creation and implementation of CRA and DRIs regulations. Mr. Hickey works with a number of communities on large-scale projects to provide technical planning expertise on how to allow for development while balancing the needs of the existing community. Mr. Hickey acts as the Director of Development Services for the City of Weston and the Planning Director for the City of Lighthouse Point.



HOYT HOLDEN, AICP // **PROJECT MANAGER**

**Years of Experience:** 33 Years

**Degree:** Master of Fine Arts, University of Florida; BFA, University of Florida

**Licenses/Registrations/Affiliations:** AICP No. 026468

Mr. Holden has over 33 years of Management experience with land use plan amendments, analysis, platting, rezoning, site planning as well as proficiency in acquiring State and District grants for park improvements, coastal construction control line permitting, dune preservation and restoration, wetland mitigation, etc. This experience has given him an extensive understanding of local community, county agency, and special district regulations and explains his great rapport with municipal and government agencies throughout Florida, as well as with the Florida Department of Environmental Protection, the South Florida Water Management District, and many other special districts..



**CHRISTOPHER BRIMO, AICP // DIRECTOR OF TAMPA BAY REGION**

**Years of Experience:** Over 28 Years

**Degree:** Master of Science in Urban and Regional Planning - Florida State University;  
Bachelor of Science in Economics - Florida State University

**Licenses/Registrations/Affiliations:** AICP No. 023643

Christopher Brimo is a professional Certified Planner with 28 years of public sector experience in the areas of Urban & Design, Multi-Modal Planning, Zoning & Land-Use, Comprehensive Planning, Economic Development, Public Outreach, Public Administration and Policy Analysis. He has extensive experience in planning and zoning, redevelopment, sustainability, coastal development, and emergency management activities. Mr. Brimo is the Director of the Tampa Bay Region office, and manages operations, marketing and client services, and functions as the project manager for several continuing services clients, and projects.



**LUIS SERNA, AICP, LEED AP BD+C | PLANNER**

**Years of Experience:** Over 29 Years

**Degree:** Graduate Studies in Urban and Regional Planning University of Miami, 1990; BS, Economic with an emphasis in Economics of Industry, Florida State University, 1987; Certificate of Planning Studies, Florida State University, 1987

**Licenses/Registrations/Affiliations:** AICP No. 013237

Mr. Serna has over 29 years of experience in land planning consultation for public and private sector clients. Mr. Serna is the Planning Director at CGA and is responsible for the planning operations of the Tampa Bay office. He provides planning services to local governments including site plan and permit reviews; land development code and comprehensive plan updates; preparing neighborhood and special area plans; reviewing and preparing staff recommendations on applications for rezoning, plan amendments, site plans, development agreements, special exceptions, and variances. He also provides planning consultant services to private clients including site feasibility and entitlement studies; preparation of land use amendments and rezoning applications; and consultation on special exceptions, variances, and other development applications.



**CASEY OGDEN, GISP // GIS COORDINATOR**

**Years of Experience:** 18 Years

**Degree:** Master of Geography Florida State University, 2004; Bachelor of Geography, Louisiana State, University, 1999

**Licenses/Registrations/Affiliations:** PGISP (GIS Professional) #82320

Mr. Ogden has 18 years' experience in Geographic Information System technologies as an analyst and developer. He was involved in creating automation tools for the National Hurricane Center in Miami which included Tropical Storm Force Winds Time of Arrival, Tropical Cyclone Rainfall, and Hurricane Best Track products. He also has worked as a contractor for the Department of Defense primarily in Guam and Japan. Specific projects he led involved Water System Hydraulic Modeling, Property Record Development, Line of Sight Surveys, Space Use Management, Explosive Safety Site Approvals, and Topographic Surveys.





SILVIA VARGAS, FAICP, LEED AP // SENIOR PLANNER



**Years of Experience:** Over 25 Years

**Degree:** Master of Urban Planning, University of Kansas (1993) | Bachelor of Arts, Architectural Studies, University of Kansas (1991)

**Licenses/Registrations/Affiliations:** AICP No. 087875

Ms. Vargas has over 25 years of experience in managing planning processes in the U.S. and abroad. She joined Calvin, Giordano & Associates' Miami office as a Principal Planner after running her own consulting firm, SEVCP. Previously, she was a senior professional at WRT Planning & Design. Ms. Vargas's practice spans everything from region-wide, county and city comprehensive plans, vision statements, and strategic action plans, to studies at the system, downtown, district, corridor, neighborhood, and site scales. Ms. Vargas is a skilled and creative facilitator who specializes in designing creative public engagement tools. Her work has been recognized through numerous awards and speaking opportunities. Ms. Vargas serves on the AICP Commission and as an expert to The American Architectural Foundation's Sustainable Cities Academies program.



XAVIER FALCONI, PE //DIRECTOR OF TRAFFIC ENGINEERING

**Years of Experience:** 18 Years

**Degree:** Bachelor of Science in Civil Engineering, Portland State University; Executive Certificate in Project Management, Florida Atlantic University; Post Graduate Courses in Transportation Engineering and Transportation Planning.

**Licenses/Registrations/Affiliations:** PE No. 46054; Institute of Transportation Engineers (ITE), Past President (Oregon Section) and current ITE member.

**Experience and Expertise:** Mr. Falconi has more than 30 years of experience in providing transportation planning and traffic engineering services. As a former Transportation Program Manager for both the City of Delray Beach and the City of Miami Beach, Mr. Falconi is an expert in managing the planning, design and construction of multimodal transportation projects, including micro-mobility. He is passionate about bicycle and pedestrian safety. Recently, he led the effort to implement the City of Delray Beach Complete Streets Policy, including providing a training program for all city departments. Mr. Falconi has worked extensively with the Florida Department of Transportation (FDOT) as well as multiple counties and municipalities on various types of transportation projects. He has also conducted many public meetings for the development and execution of transportation projects. In addition, Mr. Falconi served as the State Access Management Engineer for the Oregon Department of Transportation (ODOT), where he managed the Access Management Program.



**SANDRA LEE, AICP CEP, LEED AP BD+C, CFM // ENVIRONMENTAL SPECIALIST**

**Years of Experience:** Over 25 Years

**Degree:** M.A. Biology/Ecology, Magna Cum Laude St. Cloud State University, Minnesota | B.A. Biology/Botany, Magna Cum Laude St. Cloud State University, Minnesota

**Licenses/Registrations/Affiliations:** American Institute of Certified Planners No. 018627, Green Building Certification Institute, LEED AP BD+C No. 10215598, Association of State Floodplain Managers CFM No. US-07579, Florida DEP Qualified Stormwater Management Inspector No. 5889.

Ms. Lee has over 25 years of professional experience and heads up CGA's Environmental Department. In general, Ms. Lee: provides environmental permitting services at the local, state and federal level, coordinates interagency and multi-disciplinary team efforts, provides tree mitigation plans and tree removal permitting services, conducts wetland delineations and wetland functional assessments, designs wetland mitigation areas, provides bidding and construction oversight services for the construction and installation of mitigation areas, provides technical support, environmental resource management and environmental planning services to municipalities, manages field staff conducting wildlife and habitat assessments, imperiled species surveys and compliance monitoring reporting. Ms. Lee also provides floodplain management, sustainability and MS4 NPDES permit reporting services.

*Detailed resumes of each of our key staff members and subject experts are enclosed.*







## **James P. Hickey, AICP** *Director of Planning*

### **SUMMARY OF QUALIFICATIONS**

Mr. Hickey leads the Fort Lauderdale planning office and has over 24 years of planning experience in municipal as well as county government. He has experience in data and analysis, Geographic Information Systems (GIS), comprehensive planning, site development reviews, architectural review, zoning code amendments, comprehensive plan amendments, form-based codes, preparation and creation and implementation of CRA and DRIs regulations., Mr. Hickey works with a number of communities on large-scale projects to provide technical planning expertise on how to allow for development while balancing the needs of the existing community. He also works as the City/Town planner for a number of municipalities.

### **PROJECT EXPERIENCE**

**City of Weston – Development Services Director:** Mr. Hickey provides ongoing planning assistance for the City including site plan review and preparation of reports and analysis for the City Commission. Mr. Hickey serves as the City’s appointee on the School Board of Broward County’s Staff Working Group.

**City of Lighthouse Point - Planning Director:** Mr. Hickey is currently working with the City and a developer on the redevelopment of Lighthouse Point Yacht Club which will include establishing a mixed-use development on the existing site. This project includes a comprehensive plan map amendment and text amendments, rezoning of the property, establishment of a new zoning district, site plan review and a developer's agreement.

**City of Pompano Beach, FL – Project Manager:** Mr. Hickey works with the City of Pompano Beach on the review of large-scale Planned Development applications, providing technical review and analysis as well as review of the accompanying site plan applications. Mr. Hickey drafts staff reports and present these applications to the Planning and Zoning Board as well as the City Commission.

**City of Wilton Manors, FL – Planning Consultant:** Mr. Hickey along with CGA's Urban Design staff recently completed the City’s Urban Form and Density Report which establishes where and how future redevelopment should occur. Current projects include drafting regulations needed to implement the Form and Density Report, rezoning of a diverse mixed-use area, and two land use plan amendments to establish density requirements, increase density and expand the City's mixed use land use districts.

**City of West Park, FL – City Planner:** Mr. Hickey completed an adoption of regulations to rezone the City’s expanded Transit-Oriented Corridor (TOC) including public involvement, preparation of code language and presentations to the Planning and Zoning Advisory Committee as well as the City Commission. This project included public engagement and dealt with many issues facing the City including disinvestment, redevelopment opportunities as well as concerns with gentrification.

**City of Margate, FL - City Consultant:** Mr. Hickey is currently working with the City on an update to substantial portions of the City's Code. The City has not completed a thorough review of the Code in over 30 years and the proposed changes will provide a modern unified land development code which is clear, concise and easily understood by business owners, developers and city residents.

### **YEARS OF EXPERIENCE**

24

### **YEARS WITH THE FIRM**

2

### **EDUCATION**

Masters in Urban Planning (MURP) Virginia Commonwealth University, Richmond, VA

B.S., Geography and History, University of Massachusetts, Boston, Massachusetts

### **CERTIFICATIONS & LICENSES**

American Institute of Certified Planners (AICP) No. 015985

### **PROFESSIONAL AFFILIATIONS**

American Planning Association

Broward American Planning Association

Member – School Board of Broward County Staff Working Group

ICS - National Incident Management Systems (NIMS) Certifications: ICS 100, 200, 300, 400, 700, 800



## Hoyt Holden, AICP Planning Manager

### SUMMARY OF QUALIFICATIONS

Mr. Holden has 33 years of management experience with land use plan amendments, reanalysis, platting, rezoning, site planning, Developments of Regional Impacts, Binding Letters of Interpretation, right-of-way vacations, concurrency reviews, delegation requests, special assessments and due diligence activities. Particularly with due diligence, land use plan amendments and platting, he has experience in researching entitlements and access management issues. He has acquired state and district grants for park improvements, coastal construction control line permitting, dune preservation/restoration, wetland mitigation, dredging, boating facilities, landscaping, and sea turtle protection. He manages planning activities from inception through final approval/recordation. This experience has given him an extensive understanding of local community, county agency, and special district regulations and explains his great rapport with municipal and government agencies throughout South Florida, as well as with the Florida Department of Environmental Protection, the South Florida Water Management District, and many special districts such as local drainage districts and community development districts. Mr. Holden is a past appointee to the City of Hollywood Planning & Zoning Advisory Board. Clients include developers and business owners, Districts and Municipalities, nonprofit entities such as the Archdiocese of Miami, South Florida Community Land Trust and the YMCA.

### EXPERIENCE

**Central Broward Regional Park - Lauderhill, Florida:** Provided platting entitlement and coordination for Broward County Parks and Recreation Division and the City of Lauderhill for the construction of a regional park on State Road 7 which includes an international cricket stadium, water park and cultural facilities sitting on 109 acres. Coordinated access management permitting approvals with FDOT, Broward County Mass Transit and other agencies.

**Cooper City Sports Complex – Cooper City, Florida:** Provided platting for 39.5 acres of baseball/softball fields, football/soccer fields, basketball courts and roller hockey rinks as well as police and fire facilities at the corner of Palm Avenue and Stirling Road in the City of Cooper City.

**Dania Beach City Center - Dania Beach, Florida:** Provided overall project management for platting the redevelopment of the Dania Beach Municipal Complex to include a branch of the Broward County Library System, a proposed future mixed-use development of residential units, retail space and municipal uses including a City Hall, Fire Station and Broward Sheriff's district office. In addition to standard platting issues and processes, the project included removal of a section of Dania Beach Boulevard from the Broward County Trafficways Plan and the vacation of the park use listed on the original plat. Provided direct coordination between the Dania Beach CRA, the City of Dania Beach, FDOT IV, Broward County Planning Council and various Broward County agencies including the County Attorney's office, Engineering, Transit and Aviation divisions.

**Town of Davie – Davie, Florida:** Provided platting services for three separate "Davie Community Facilities" plats, primarily through the Utilities Division for properties used for public purposes such as utility plans and parks; platting for a portion of Pine Island Park; preparation of grant applications and management plan for Orange Drive Linear Park; preparation of the 47th Avenue Special Assessment Roll.

**Town of Davie CRA - Davie, Florida:** Currently under contract with the Town of Davie CRA to plat a cornerstone of their downtown area (Frontier Square) and to plat several parcels proposed for purchase by developers (Main Street Lofts, Zona Village Phase 2). The projects propose mixed use development consistent with the Town's Regional Activity Center and vision for Downtown Davie. Direct involvement between the CRA, the Town, the Central Broward Water Control District, FDOT IV and various Broward County agencies will be required.

**Memorial Healthcare System – Pembroke Pines, Florida:** Worked with City to create the HD (Hospital District) and initiated at the request of the City a rezoning of the Memorial West campus to Hospital District which included creation of Design Guidelines and a Master Sign Plan to guide existing and future development on the campus in a consistent manner to minimize the need for code

YEARS OF EXPERIENCE  
33

YEARS WITH THE FIRM  
33

EDUCATION  
MFA, University of South Florida  
BFA, University of South Florida

CERTIFICATIONS & LICENSES  
American Institute of Certified Planners AICP No. 026468





variances; required coordination with consultants on the new parking garage, bed tower expansion and GME. Also coordinated prior site plan projects on the campus including but not limited to southwest parking lot, CEP and east bed tower expansion.

**Miramar Town Center – Miramar, FL:** Provided platting services for the City of Miramar to create their Town Center which houses government facilities, cultural and education facilities, and residential and commercial development. Assisted City in creating a Traditional Neighborhood Development (TND) zoning district.

**Pembroke Pines City Center - Pembroke Pines, Florida:** Provided due diligence, land use plan amendment and platting services for this 133-acre site on Pines Boulevard (State Road 820) developed by the City of Pembroke Pines into a vibrant mixed use “downtown.” During the development process, concurrency agreements, impact fee agreements, traffic signalization agreements and off-site road improvements agreements were prepared and amended as required as development scenarios were modified. Included in this development was a widening of Pines Boulevard as part of a LAP Agreement. This LAP Agreement required coordination with the Broward County agreements process.

**Pembroke Pines Health Park – Pembroke Pines, Florida:** Provided due diligence, land use plan amendment and platting entitlement for this 136-acre State owned site, developed by the City of Pembroke Pines under a 99-year lease. In addition to the typical county agencies involved with land use plan amendment and platting entitlements, coordination between the City, State, Broward County Aviation, South Broward Drainage District (and South Florida Water Management) and FDOT IV was required due to the location across from North Perry Airport as well as an ongoing FDOT/Broward County improvement project on University Drive (State Road 817) and Pembroke Road (State Road 824), as well as the existence of a major district canal right of way on both sides of University Drive. Upon review of right of way maps and construction plans to determine centerlines of right of way versus centerlines of construction, additional road right of way was dedicated.

**Sheridan Station - Hollywood, Florida:** Provided overall project coordination, Land Use Plan Amendments and platting for a Transit Oriented Development (TOD) at I-95 and State Road 822 (Sheridan Street) consisting of 1550 residential units, 300,000 sq. ft. of commercial, 245,000 sq. ft. of office, a 150 room hotel, a 6 acre park and an intermodal facility (tri-rail, bus, park and ride). The north half of the site is owned by FDOT and the south half is owned by a private developer that had a 99 year lease to develop the TOD, requiring detailed coordination between and on behalf of both owners in order for the City of Hollywood and Broward County to approve a land use plan amendment, rezoning, plat, site plan, vacations, easement and right of way dedications, off- site improvement cost estimates and plans. Eventual dissolution of the 99-year lease between FDOT and the developer by Memorandum of Understanding resulted in further detailed coordination to break out the development between both owners by creating a separate parcel for the developer’s 550 units and allocating the balance of the development to FDOT land.

**Shops at Pembroke Gardens – Pembroke Pines, Florida:** Provided land use plan amendment, platting, rezoning and site plan services for a 399,999 square foot mixed use center at Pines Boulevard and I-75, including the preparation of the original Design Guidelines and a PCD new zoning district (Planned Commercial Development).



## Christopher Brimo, AICP

### Director, Tampa Bay Region

#### SUMMARY OF QUALIFICATIONS

Christopher Brimo is a professional certified planner with over 27 years of experience in the areas of Urban and Multi-Modal Planning, Urban Design, Zoning and Land-Use, Public Administration and Policy Analysis, Project Management, Contract Administration, and Economic Development. He has extensive experience in planning and zoning, sustainability, coastal development, and emergency management activities. Mr. Brimo is the Director of the Tampa Bay Region office, and oversees operations, marketing and client services.

#### EXPERIENCE

**City of Miami Planning and Zoning Department – January 2016 – July 2017; Chief of Land Development:** Mr. Brimo’s responsibilities included coordinating the design review processes of proposed projects to ensure thorough processing of development proposals, including planning, assigning and coordinating the work of support staff, assigned to a project. Special project coordinator; streamlining processes and recommending amendments to pertinent sections of the City Code and Miami 21; work closely with design professionals, developers, and internal stakeholders to ensure sound urban design and site planning, to optimize the design for major development proposals throughout the City. Worked with Miami-Dade County Schools Facilities Planning on siting, expansion and concurrency requirements for new residential development. Coordination of design review items to be heard by the Planning & Zoning Advisory Board (PZAB) and the City Commission. Staff liaison to the PZAB; Planning & Zoning Department board member on the City’s Housing & Commercial Loan Committee.

**City of South Miami Planning & Zoning Department – May 2011 – Dec. 2015; Director:** Mr. Brimo was responsible for policy development, program planning, budget management, administration, and operational direction of the planning, zoning & community development and urban design functions. Develop, implement and monitor short and long-term plans, goals, and objectives focused on achieving the City’s mission and City Commission priorities. Implement multi-modal and sustainable development strategies with a focus on green policies. He oversaw three citizen boards and planning commission, and inform and advise the City Commission, City Manager and City Attorney on local and regional community development, environmental and multi-modal planning issues. Prepare new City ordinances and amendments to existing ordinances, the municipal code and the comprehensive plan; ensures conformance to City plans and regulations through code compliance strategies; ensure the timely preparation of complete and accurate staff work for presentation to citizen committees, boards, City Commission, other departments and agencies; perform research and analysis for presentations on special projects and community/planning issues; project manager for city planning and urban design projects. Worked with Miami-Dade County Schools Facilities Planning on siting, expansion and concurrency requirements for new residential development.

**Volkert, Inc., Tampa Bay. - July 2006 -Dec. 2010; Project Manager/Sr. Urban & Transportation Planner:** Provided effective project management, urban/transportation planning services, grant administration to a variety of municipal and private clients throughout the Tampa Bay area, Florida and the south eastern United States.

**City of Tampa, East Tampa CRA – Oct. 2003 – July 2006; Brownfield and Economic Development Coordinator:** Mr. Brimo Managed brownfield grant administration program and assisted with Planning Commission, and the Hillsborough County MPO. Committee member on the Tampa Downtown Partnership - Transportation Committee.

**City of St. Pete Beach Community Development – June 1991 – Sept. 2003; Assistant City Manager for Community Development:** Managed multi-functional department with annual budget of \$800,000. Successfully initiated the city’s master planning and land development code rewriting

#### YEARS OF EXPERIENCE

28

#### YEARS WITH THE FIRM

3.5

#### EDUCATION

Master of Science in Urban and Regional Planning - Florida State University

Bachelor of Science in Economics - Florida State University

#### CERTIFICATIONS

American Institute of Certified Planners (AICP) #023643

#### PROFESSIONAL AFFILIATIONS

American Planning Association (APA)

American Institute of Certified Planners (AICP)

APA Urban Design & Preservation Division

APA Transportation Division

APA Planning Law Division

Florida APA Suncoast Chapter

Tampa Downtown Partnership Urban Design Committee

Tampa Downtown Partnership Transportation Committee

Vision Zero Hillsborough County





efforts; provided direct leadership and acted as the liaison between the various stakeholders and the city government; board liaison to the LPA, Historic Preservation, and Planning and Zoning Boards, oversaw all development/re-development activities within the City including permitting, building inspections, code enforcement and grant administration.

### RELEVANT PROJECT EXPERIENCE

**Town of Belleair, FL; Project Manager:** Ongoing planning services contract whereby CGA functions in the capacity as Town Planners, reviewing zoning and land use applications, site and development plans, transportation planning, historic preservation, engineering reviews, land development code and comprehensive plan amendments, and the preparation and presentations of staff reports to the Town Commission and appointed Boards.

**City of South Pasadena, FL; Project Manager:** Ongoing planning services contract whereby CGA functions in the capacity as City Planners, reviewing zoning and land use applications, site and development plans, concurrency reviews, transportation planning, land development code and comprehensive plan amendments, planned redevelopment district administration, and the preparation and presentations of staff reports to the City Commission and appointed Boards.

**Sarasota County, FL; Project Manager:** Create a Unified Development Code (UDC) that combined and updated the County's Land Development Code and Zoning regulations. The project included incorporation of existing technical manuals and regulatory provisions from the County's Comprehensive Plan into new UDC and updating for consistency with State and Federal regulations, and included: reviewing all existing pertinent county documents; identifying issues with existing county regulations; consolidating and refining existing regulation language; facilitating public participation; identifying regulatory inconsistencies and provisions that may now be obsolete; recommending potential resolution of identified issues; and presenting a proposed UDC to various groups, advisory committees, and the Board of County Commissioners.

**City of North Port, FL:** Preparation of analysis and update to the City's Unified Land Development Code including revising for consistency with the City's Comprehensive Plan and other regulatory plans and documents, and updating for consistency with State and Federal regulations.

### Transportation Planning for Volkert Inc., in Tampa, FL.

- Lake Avenue and North 29th Street Site Development, Tampa, FL, City of Tampa, Urban Design/Transportation Planning
- Bayshore Boulevard Enhancement Project, Platt Street to Gandy Boulevard, Tampa, FL, City of Tampa, Urban Design/Transportation Planning
- Highland and Main Street Streetscape Plan, Dunedin FL, City of Dunedin, Urban Design/Transportation Planning
- Clearwater/Largo Road Transit Oriented Development (Impacts), Largo FL, City of Largo, Urban/Transportation Planning
- Citywide Transportation Master Plan, Newberry, FL, City of Newberry, Urban/Transportation Planning
- City of Keystone Heights Recreation Area Development, Clay County, Florida, , Urban Planning
- Stetson University Parking Study, Gulfport, FL, Canerday, Belfsky & Arroyo Architects, Project Manager, Administration/Reports, Urban Design/Transportation Planning
- Lehigh Acres Traffic Circle Study, Lee County, FL, Florida Transportation Engineering, Inc., Transportation Planning
- City of Baton Rouge Bicycle/Pedestrian Study, Baton Rouge, LA, Urban/Transportation Planning
- Fletcher Avenue Pedestrian Safety Study/Urban Design, 1-275 to 46th Street, Hillsborough County, FL, Urban Transportation Planning



## **Luis N. Serna, AICP, LEED AP BD+C** *Planning Director, Tampa Bay Region*

### **SUMMARY OF QUALIFICATIONS**

Mr. Serna has over 29 years of experience in land planning consultation for public and private sector clients. Mr. Serna is the Planning Director at CGA and is responsible for the planning operations of the Tampa Bay office. He provides planning services to local governments including site plan and permit reviews; land development code and comprehensive plan updates; preparing neighborhood and special area plans; reviewing and preparing staff recommendations on applications for rezoning, plan amendments, site plans, development agreements, special exceptions, and variances. He also provides planning consultant services to private clients including site feasibility and entitlement studies; preparation of land use amendments and rezoning applications; and consultation on special exceptions, variances, and other development applications.

### **WORK EXPERIENCE**

Wakulla County Department of Planning & Community Development; Crawfordville, FL; January 2012 to August 2015 - Director

GPI Southeast, Inc. (Formerly Varnum & Associates, Inc.); Tallahassee, FL, October 2001 to July 2011 - Land Planner/Project Manager

Vertical Solutions, LLC/Big Bend Tower; Tallahassee, Florida, July 2000 to October 2001 - Land Planner/Project Manager

Leon County Department of Community Development; Tallahassee, FL - Development Review Administrator (October 1997 to July 2000) Development Review Coordinator (June 1996 to October 1997)

St. Lucie County Department of Community Development; Fort Pierce, FL, May 1990 to June 1996 - Economic Development and Land Use Planner

### **PROJECT EXPERIENCE**

**City of North Port, FL:** Preparation of analysis and update to the City's Unified Land Development Code including revising for consistency with the City's Comprehensive Plan and other regulatory plans and documents, and updating for consistency with State and Federal regulations.

**City of Tarpon Springs, FL:** Providing on-going planning services including staff to City boards and reviewing and preparing recommendations on site plans and plan amendments. Preparation of comprehensive plan and code amendments to address sea level rise and other needed updates for consistency with State Law and the Pinellas County mobility plan.

**Town of Belleair, FL:** Providing on-going planning services including responding to general zoning and development inquiries, coordinating with city staff on code interpretation questions, and recommending changes to the comprehensive plan and land development regulations as needed. Preparation of comprehensive plan and code amendments to address sea level rise and other needed updates for consistency with State law and the Pinellas County mobility plan.

**Sarasota County, FL:** Preparation of a Unified Development Code (UDC) that combined and updated the County's Land Development Code and Zoning regulations. The project included incorporation of existing technical manuals and regulatory provisions from the County's Comprehensive Plan into new UDC, and updating for consistency with State and Federal regulations.

**Town of Longboat Key, FL:** Preparation of analysis and update to the Town's zoning code, and prepare ordinance addressing redevelopment of nonconforming properties.

**City of Madeira Beach, FL:** Providing on-going planning services including reviewing and processing application submittals to the Planning and Zoning Department, responding to general zoning and development inquiries, coordinating with city staff on code interpretation questions, presenting applications to review boards, and recommending changes to the comprehensive plan and land development regulations as needed.

**City of Belleair Bluffs, FL:** Providing on-going planning services, and preparing an amendment to the City's Land Development Code to allow the development of townhouses in certain districts.

### **YEARS OF EXPERIENCE**

29+

### **YEARS WITH THE FIRM**

4

### **EDUCATION**

Graduate Studies in Urban and Regional Planning  
University of Miami, Coral Gables, FL, 1990

BS, Economic with an emphasis in Economics of Industry, Florida State University, Tallahassee, Florida, 1987

Certificate of Planning Studies, Florida State University, Tallahassee, Florida, 1987

### **CERTIFICATIONS**

American Institute of Certified Planners (AICP)  
#0132371997

LEED Accredited Professional - Building Design and Construction  
#10282703

### **PROFESSIONAL AFFILIATIONS**

American Institute of Certified Planners

American Planning Association (APA)

South Walton Community Council

Forward Pinellas Citizens Advisory Committee

Clearwater Complete Streets Advisory Committee





## Casey Ogden, GISP

### GIS Coordinator

#### SUMMARY OF QUALIFICATIONS

Mr. Ogden has 18 years' experience in Geographic Information System technologies as an analyst and developer. He was involved in creating automation tools for the National Hurricane Center in Miami which included Tropical Storm Force Winds Time of Arrival, Tropical Cyclone Rainfall, and Hurricane Best Track products. He also has worked as a contractor for the Department of Defense primarily in Guam and Japan. Specific projects he led involved Water System Hydraulic Modeling, Property Record Development, Line of Sight Surveys, Space Use Management, Explosive Safety Site Approvals, and Topographic Surveys.

#### EXPERIENCE

**Calvin, Giordano & Associates, Inc.; Fort Lauderdale, Florida, GIS Coordinator, October 2018**  
- Present: Administer code enforcement web mapping applications through Geocortex Essentials/Workflows for multiple municipalities. Streamlined updates to these sites by automating parcel and tax roll joins, writing to SQL Server and publishing to ArcGIS Server.

**Coastal Risk Consulting LLC; Plantation, Florida, Assistant CTO, January 2017 – October 2018:** As GIS Team Lead and Assistant CTO, I fully automated CoastalRisk's Flood and Climate Risk Assessment reports by utilizing ArcGIS Modelbuilder, Python modules and scripts. Established various property specific tools that determine flood vulnerability by analyzing Parcels, Light Detection and Ranging (LIDAR), Tidal Gauges, Flood Zones (NFHL), and Storm Surge models (SLOSH). Product outputs include graphs, tables, and maps in a variety of formats. Additionally, I created Batch Scoring capability using inline variable substitution, isolating multiple cores and iteration.

**Capstone Corporation; Yokosuka, Japan, GIS Planner, November 2015 – September 2016:** Assisted Navy Region Japan's Emergency Management Division by maintaining the 'One Clear Picture' GIS web application. Duties included providing training to military personnel on techniques to broadcast Emergency Incidents to the region and establishing links/feeds from Disaster Monitoring Agencies. Utilizing Digital Elevation Models, I developed Building Risk Assessments for extreme tsunami scenarios.

**Cyberdata Technologies; Miami, Florida, GIS Specialist, October 2014 – September 2015:** While onsite at the National Hurricane Center, I created and fully automated GIS tools that parse ASCII files to display Tropical Cyclone Rainfall and Hurricane Best Track operational products. Prototypes in alpha phase include Time of Arrival and Wind Speed Probability. I also participated in upgrades to the highly visible 5-day forecast cone interactive map product.

**Cablevision Systems Corporation; Pompano Beach, Florida, GIS Data Engineer, August 2012 – June 2014:** As GIS Lead, I managed contracts related to LIDAR and high-resolution aerial imagery in South Florida, Los Angeles and New York. With this technology, I performed Equivalent Power Flux Density (EPFD) analysis of potential service towers and directed site survey efforts to determine possible interference with alternative Direct Broadcast Satellite (DBS) providers. Additionally, I was responsible for identifying serviceable homes based on Line of Sight/Diffraction Analysis and Parcel/Tax Roll databases, which were the drivers for site selection, sales territory development and the mapping application utilized by door-to-door sales team. As Developer, I automated publishing of ArcGIS Server web services to report Wi-Fi antenna performance changes, as well as, co-developed Wi-Fi coverage prediction tool to measure dB loss from AP to customer.

YEARS OF EXPERIENCE  
18

YEARS WITH THE FIRM  
1

EDUCATION  
Master of Geography Florida State University 2004  
Bachelor of Geography, Louisiana State University, 1999

CERTIFICATIONS & LICENSES  
GISP (GIS Professional) #82320

PROFESSIONAL AFFILIATIONS  
URISA



**DZSP 21 LLC; Hagåtña, Guam, Supervisor, GIS Coordinator, September 2008 – July 2012:** Supporting Joint Region Marianas on the Base Operating Support Contract (BOSC), I managed various Firm-Fixed and Cost-Plus contracts by forming Statements of Work (SOW), developing Cost Estimates and delivering projects on time and within budget. As Project Manager, I maximized the in-house capability to provide substantial cost savings and supply the client with custom products related to Water System Hydraulic Modeling, Property Record Development, SCADA Line of Sight Surveys, Space Use Management, Explosive Safety Site Approvals, Topographic Surveys, GNSS/GIS Data Collection and Navy Utility Model Configuration.

As Supervisor, I managed a staff of ten GIS, CADD and Building Inspection professionals and responsible for ensuring that Contract Data Requirements List (CDRL) items are compiled and submitted. I was also accountable for seeing that Standard Operating Procedures (SOP), Quality Control Inspections (QCI), and Contingency Workbook materials were current and followed.

**L-3 Communications; Lompoc, California, Senior GIS Analyst, January 2007 – August 2008:** Assisted the 30th Space Wing's Civil Engineering squadron as Team Lead at Vandenberg Air Force Base by providing technical and tactical geospatial support to military personnel, civilians, and fellow team members. As Developer, I assisted in packaging dynamic link libraries (DLL) using VB6 to analyze missile safety zones, identify landscape management areas and detect airfield imaginary surface violations. Additionally, I was a key contributor in the VAFB fire department routing and time stamp calibration effort.

**L-3 Communications; Yigo, Guam, Associate GIS Analyst, January 2005 – April 2006:** Contributed to the mission of the 36th Civil Engineering squadron at Andersen Air Force Base by training military personnel in the operation of survey/resource grade GPS instruments and the collection of utility, environmental, airfield and infrastructure for vector data development. Additional responsibilities included creating viewers using ArcSDE to filter and shield Oracle data warehouse.

**City of Orlando (Fire Department); Orlando, Florida, GIS Technician III, March 2001 – March 2003:** Supported field operations by maintaining and updating AS/400 computer-aided dispatch system while participating with development team in the migration of this legacy system to Motorola Printrak's spatially enabled CAD system. Other duties included map production and performing non-spatial database integration with GIS, including interoperability support to supply Pre-Fire Planning Initiative and aid address standardization.





## **Silvia E. Vargas, FAICP, LEED AP** *Principal Planner*

### **SUMMARY OF QUALIFICATIONS**

Silvia is a professional planner with vast experience throughout the U.S. and abroad. After starting as a public sector planner in the Florida Keys, Silvia's subsequent private practice spans planning projects at every scale, in urban, suburban and rural contexts. She has directed some 24 region-wide, county, and municipal comprehensive plans, many of which have received national or state awards for planning excellence from APA and other professional organizations. Silvia has also led numerous community visioning processes, parks and open space plans, regulatory codes and design standards, university campus master plans, community revitalization processes, and placemaking initiatives. Silvia is a skilled Project Manager and an imaginative and dynamic facilitator who specializes in designing and executing creative public engagement processes. Her background and experience give her great competence and sensitivity toward the challenges of collaborating with diverse stakeholders in the planning process.

### **SELECT COMMUNITY PLANNING EXPERIENCE**

**Town Center North Overlay Re-Visioning, City of Sunny Isles Beach, FL.** Silvia led the execution of a values-driven public engagement re-visioning project for the City of Sunny Isles Beach. After discovering an inconsistency between its Zoning Code and Comprehensive Plan that led to a highly contentious public environment, the City asked Silvia to design a public engagement process that would prioritize listening to the community to inform recommendations for resolving the discrepancy. Silvia conceptualized outreach tools and materials working with the City's Public Information team and designed a series of engagement activities designed to capture constructive public opinion and to identify consensus areas. (Facilitator/Public Engagement Manager/Planner at CGA)

**Indiantown Land Development Code, Village of Indiantown, FL.** Silvia developed and implemented the public outreach and information program for CGA-led Land Development Code preparation process – the Village's first. Silvia's role included preparing press releases, advising the Village on the development of a project webpage embedded in the Village's website, soft branding, drafting articles (or editing articles by others), advising the Village on social media posts, working with local partners, and preparing outreach materials (posters, flyers, interactive boards) for all public engagement activities contemplated in the LDC process, which Silvia facilitated. Silvia ensured that all materials were bilingual (Spanish/English) to serve the multicultural needs of the local population. (Planner, Public Engagement Manager at CGA)

**Zoning Code Update, City of Pembroke Pines, FL.** Silvia developed the public outreach and engagement plan for this CGA project which involves updating the City's 50-year old Zoning Code to be streamlined, modern, and user-friendly. Silvia role included directing the design, development and maintenance of a project microsite, providing guidance for a project-related social media campaign, writing or editing articles and press releases to promote the project, and design and facilitation of all public outreach and related activities for public engagement events. (Public Engagement Manager at CGA)

**Urban Form and Density Study, City of Wilton Manors, FL.** Silvia conceptualized the public engagement activities for this CGA study, which examined Wilton Manors for the potential to accommodate additional density in select parts of the City with appropriate form recommendations to maintain compatibility and protect existing single-family residential neighborhoods. Silvia designed the key interactive event which included a combination of high-tech instant polling exercises and low-tech input interactions. (Public Engagement Coordinator at CGA)

### **YEARS OF EXPERIENCE**

27

### **YEARS WITH THE FIRM**

2 1/2

### **EDUCATION**

Master of Urban Planning,  
University of Kansas (1993)

Bachelor of Arts,  
Architectural Studies,  
University of Kansas (1991)

### **CERTIFICATIONS AND LICENSES**

American Institute of  
Certified Planners (AICP)  
No. 087875

LEED Accredited  
Professional (Legacy)

### **PROFESSIONAL AFFILIATIONS**

American Planning  
Associates (APA)

Urban Land Institute (ULI)

ULI Women's Leadership  
Initiative (WLI)

U.S. Green Building Council  
(USGBC)

### **HONORS**

Fellow of the American  
Institute of Certified Planners  
(AICP), Class of 2020

Distinguished Alumna,  
University of Kansas School  
of Architecture and Design,  
Class of 2017



**Land Use Plan, Major Street Plan and Ordinance Update, City of Mobile, AL.** Silvia assisted the City of Mobile in updating the City's Future Land Use Map and the Major Street Plan, which provides guidance for right-of-way dedication during subdivision and rezoning approval processes. Neither document had been replaced in almost 50 years and had only be amended in piecemeal fashion. The update process involved a series of interactive technical agency and stakeholder engagements designed to (1) ascertain the alignment of current plans and policies with Map for Mobile; (2) identify investment and capital priorities; and (3) formulate a long-term land use pattern and linked transportation network to help the City meet the Map for Mobile mandate, while informing the zoning and LDR update. Leveraging input received from the engagement activities, Silvia worked with the consultant team to develop new or revise existing zoning districts and development regulations, consistent with the new FLUM and MSP. (Facilitator/Professional in Charge while at SEVPC)

**Comprehensive Plan and LDC Analysis, Winter Park, FL.** Silvia reviewed the effect of existing policies and regulations on the City's economic vitality. Aside from specific plan and code issues that the City could solve, the review revealed an absence of consensus on community vision and clear long-term economic development goals. Silvia recommended that the City engage in a community-wide visioning process, which the City has done since. (Professional in Charge while working for another company.)

**Plan Houston, Houston, TX.** Silvia was a Project Manager and policy planner on the consulting team which developed Plan Houston—the first general plan for the City of Houston. Plan Houston is an ambitious effort to take over 150 existing visions, plans, studies and strategies previously created by different city departments and organizations from all aspects of the community and weave them into one cohesive citywide vision and a set of clear policy directives to guide Houston's future. Developed through a nontraditional planning process, Plan Houston has been effective in bringing community partners together to envision the future. The collaborative approach will align existing city plans and policies, improve intra-departmental communication, and increase operational efficiency. (Professional in Charge while at WRT)

**PlanLafayette, Lafayette Parish and City of Lafayette, LA.** Silvia served as Project Manager for an ambitious community planning initiative in Lafayette Parish. PlanLafayette aligns land use, transportation and utility planning through the Future Land Use Map in order to consume less land, reduce the cost of service provision, and encourage more livable development patterns. Simultaneously with the comprehensive plan process, Silvia led the preparation of complementary district-scale plans to implement specific policies of PlanLafayette for downtown Lafayette and several small areas around the city, as well as a new Unified Development Code, a capital improvement plan, and training materials for a new citizen leadership and neighborhood planning program. (Role: Professional in Charge while at WRT)

**Other Relevant Assignments:** Pinellas County (FL), Hillsborough County (FL), Leon County (FL), Galveston (TX), Georgetown (TX), Celina (TX)





## **Xavier R. Falconi, PE** *Director, Traffic Engineering Department*

### **SUMMARY OF QUALIFICATIONS**

Mr. Falconi has more than 30 years of experience in providing transportation planning and traffic engineering services. As a former Transportation Program Manager for both the City of Delray Beach and the City of Miami Beach, Mr. Falconi is an expert in managing the planning, design and construction of multimodal transportation projects, including micro-mobility. He is passionate about bicycle and pedestrian safety. Recently, he led the effort to implement the City of Delray Beach Complete Streets Policy, including providing a training program for all city departments. Mr. Falconi has worked extensively with the Florida Department of Transportation (FDOT) as well as multiple counties and municipalities on various types of transportation projects. He has also conducted many public meetings for the development and execution of transportation projects. In addition, Mr. Falconi served as the State Access Management Engineer for the Oregon Department of Transportation (ODOT), where he managed the Access Management Program.

### **EXPERIENCE**

**Travel Time and Delay Study, City of Port St. Lucie, Florida. Project Manager:** Served as the principal contact and contract manager to the Port of St. Lucie City Transportation Engineer in making sure the work is completed according to schedule and budget. Also, provided QA/QC in the preparation of the reports that will be delivered to the client for each of the three tasks for this project. This work was to perform a Travel Time and Delay Study to evaluate the performance of Port St. Lucie Boulevard along nine intersections, from the I-95 northbound off/on-ramp terminal intersection to the Bayshore Boulevard intersection. The corridor length encompassing these nine signalized intersections is 2.8 miles. The goal of the study was to evaluate the efficiency of this corridor before, and after the adaptive signal system (Rhythm Engineering InSync) improvements were made to the signals along this corridor. The City of Port St. Lucie owns all of the nine traffic signals located along this corridor. Except for the signal at the I-95 northbound off/on-ramp terminal, which is owned by FDOT, but is maintained by the City.

**Districtwide Access Management, FDOT District 4, Florida. Project Manager:** Mr. Falconi served as the Project Manager for the daily administration of the Districtwide Access Management Contract with FDOT District 4. His main task was to manage activities conducted by the firm to ensure the satisfactory completion of the contract requirements. He worked closely with the FDOT District 4 Project Manager assigned to this contract. Mr. Falconi also monitored the time that each of the personnel assigned to this work so that it can be accounted with the monthly invoices to FDOT. He also attended as an observer pre-application and Access Management Review Committee meetings to gain an understanding of how those meetings are conducted to be able to support the personnel assigned to this contract.

**Young Circle Roadway Redesign, City of Hollywood, Florida. QA/QC Manager:** Traffic analysis for the redesign of the 1000-foot diameter Young Circle in Downtown Hollywood, Florida. This project included traffic engineering services including data collection, SimTraffic illustrative traffic simulation, conceptual planning-level cost estimates, and participation in stakeholder meetings. Mr. Falconi was responsible for providing QA/QC review for this project.

**Palmetto Bay Downtown Redevelopment - Traffic Impact Analysis, Village of Palmetto Bay, Florida. QA/QC/Client Manager:** Mr. Falconi performed a Traffic Impact Analysis for the Downtown Redevelopment of the Village in Palmetto Bay, FL. The proposed project consists of multi-family residential uses, as well as potential retail and office land uses. The objective of this study is to assess the project's impact on the surrounding transportation network and to determine if adequate capacity is available to support future demand. Also, the study will summarize the data collection, project trip generation, and capacity analysis. Mr. Falconi was responsible for providing QA/QC review for this project.

### **YEARS OF EXPERIENCE**

30+

### **YEARS WITH THE FIRM**

<1

### **EDUCATION**

Bachelor of Science in Civil Engineering, Portland State University

Executive Certificate, Project Management, Florida Atlantic University

Post Graduate Courses, Transportation Engineering/ Transportation Planning

### **CERTIFICATIONS & LICENSES**

Florida PE No. 46054, 1992

### **PROFESSIONAL AFFILIATIONS**

Institute of Transportation Engineers (ITE): Past President, ITE Oregon Section; Current ITE Member

ITE Advocacy Committee Member

National Access Management Committee, Transportation Research Board (TRB): Past Member

Palm Beach TPA, Technical Advisory Committee, Vice Chair, 2017 - 2018

Palm Beach TPA, Complete Streets Committee, 2017

Miami-Dade TPO Bicycle Pedestrian Advisory Committee, Vice Chair, 2015

CNU of the Palm Beaches, Founding Member, 2019



**General Engineering Consultant, Village of Palmetto Bay, Florida. Project Manager:** Mr. Falconi worked with the Village of Palmetto Bay on improving mobility, accessibility, and traffic safety in their transportation system. As part of this work, he worked with the Village, Miami-Dade County, and FDOT on various traffic studies to mitigate traffic congestion. As an example, and as part of improving mobility in the Village, he worked with the County in assessing the potential of replacing four traffic signals along Old Cutler Road with roundabouts. The Synchro model for existing traffic conditions with the proposed roundabouts shows that they will provide a significant improvement in traffic circulation along Old Cutler Road within the limits of the Village. This study also assisted in mitigating traffic intrusion into the local neighborhoods, which will help in addressing traffic safety for the Village residents.

**Transportation Program, City of Delray Beach, Florida. Project Manager:** Served as the Principal Project Manager for the City of Delray Beach Transportation Program. His scope of work included the day-to-day administration of 14 Palm Beach Transportation Planning Agency (TPA) Grants, with a budget over \$15 million, and coordination with Palm Beach County, FDOT, and the TPA.

**Traffic Calming Program, City of Delray Beach, Florida. Lead Engineer:** Mr. Falconi's duties included evaluation of the data collected and responding to requests from residents and public officials regarding the installation of traffic calming devices. In addition to the day-to-day management of the Traffic Calming Program for the City; Mr. Falconi conducted public meetings to present findings and information, as well as to provide solutions to traffic calming concerns by the City's policies.

**Complete Streets Policy, City of Delray Beach, Florida. Project Manager:** As the primary lead for the implementation of the City of Delray Beach Complete Streets Policy, Mr. Falconi coordinated with all City Departments on the development of design plans, budgets, and construction-related projects, and conducted extensive training for City staff on the purpose and implementation of the Delray Beach Complete Streets Program.

**Bicycle/Pedestrian Facilities, City of Delray Beach, Florida. Project Manager:** As Project Manager for the design of various transportation projects, served as the lead engineer in the development of concepts and designs for bicycle and pedestrian facilities. The City of Delray Beach was moving in the direction of developing and constructing a protected bicycle facility system citywide. This required extensive coordination with other transportation partners such as Palm Beach County, Palm Beach TPA, FDOT as well as other cities in the vicinity of the location of these projects.

**Principal Engineer, City of Delray Beach, Florida:** Served as Principal Engineer and Advisor to the City of Delray Planning Department providing review and recommendations on development applications impacting the City's transportation system. Provided recommendations on the analysis of traffic impact studies. Attended public meetings with Planning Commission and City Commission to present testimonials on behalf of the City.

**Trolley System, City of Delray Beach, Florida. Project Manager:** Served as Project Manager for the day-to-day operation of the Trolley System for the City of Delray Beach. Mr. Falconi managed several grants provided by the Palm Beach TPA and worked with businesses, community partners, and other City Departments to address the needs of the Trolley riders. Developing an app for use on the route allowed Trolley passengers to determine wait times at designated stops and locate the Trolley transporting passengers from the Delray Beach Tri-Rail Station to the beach along A1A and back.

**Project Manager, City of Miami Beach, Florida:** Project Manager and Principal Engineer in the development of the City of Miami Beach Transportation Element. Included developing a comprehensive set of goals and policies to address the City's transportation goals and objectives. He has served as the lead presenter at four community-wide meetings and formal presentations to the City Commission.

**Bicycle and Pedestrian Master Plan, City of Miami Beach, Florida:** Developed the City of Miami Beach Bicycle and Pedestrian Master Plan. This master plan included establishing a comprehensive set of guidelines to address the connectivity of a safe and efficient network of pedestrian and bicycle facilities throughout the City. The Plan also included a bicycle parking plan to address the needs of residents that used the bicycle as recreation and mode of transportation.

**Bike Share Program, City of Miami Beach, Florida:** As the City's Transportation Manager, Mr. Falconi was instrumental in the development of the first citywide Bike Share Program. The Program consisted of establishing bike stations throughout the City to assist residents and visitors with their transportation needs. The City's Bike Share became among the ten most successful programs nationally for cities of similar size to Miami Beach. Some of the bike stations reported utilization of more than 4,000 trips daily.





## **Sandra Lee, AICP CEP, LEED AP BD+C, CFM** *Director, Environmental Services*

### **SUMMARY OF QUALIFICATIONS**

Ms. Lee has over 25 years of professional experience and heads up CGA's Environmental Department. Ms. Lee provides floodplain management and sustainability planning services; and provides MS4 NPDES permit reporting services. Additionally, in general, Ms. Lee: provides environmental permitting services at the local, state and federal level; coordinates interagency and multi-disciplinary team efforts; provides tree mitigation plans and tree removal permitting services; conducts wetland delineations and wetland functional assessments; designs wetland mitigation areas and provides bidding and construction oversight services for the construction and installation of mitigation areas; provides technical support, environmental resource management, and environmental and resiliency planning services to municipalities; and manages field staff conducting wildlife and habitat assessments, imperiled species surveys and compliance monitoring reporting.

### **FLOODPLAIN MANAGEMENT EXPERIENCE**

**Community Rating System (CRS), City of Weston.** Compile and submit the annual re-certification documents for continued participation in the CRS program of the FEMA National Flood Insurance Program (NFIP). Prepared all documentation and coordinated a Verification Visit to obtain an upgraded CRS score for the City under a new CRS Manual. Participated in the Community Assistance Visit (CAV) and received confirmation the City is implementing their floodplain management program in compliance with the requirements of the NFIP. Provide floodplain management assistance and reviews for Elevation Certificates.

**Floodplain Review, City of Fort Myers Beach.** Provide review of development applications for compliance with the FEMA National Flood Insurance Program and the local floodplain Ordinance approved by FEMA. Review Elevation Certificates

### **ENVIRONMENTAL PLANNING EXPERIENCE**

**Resiliency Code Updates, Wilton Manors.** Reviewed the City's land development code to update and incorporate amendments to increase resiliency throughout the entire code. Numerous section of the code were updated.

**Bio-Diversity Survey, Miami Lakes.** Conducted the field inspections to collect plant diversity data within the dense canopy covered 6.2 acres area referred to as 'Maddens Hammock' Collected field data; photo-documented the site; and produced a report on the field inspection findings with table of species observed, general comments on the site condition, invasive species coverage, and condition of native vegetation.

### **COMPREHENSIVE PLANNING EXPERIENCE**

**Fort Pierce.** Provided the re-write of their Coastal and Conservation Elements.

**Parkland.** Completed an extensive update of their Conservation Element.

**West Park and Loxahatchee Groves.** Produced the Conservation Elements for their new Comprehensive Plans upon incorporation of these Towns.

**Marathon.** Worked extensively on the first draft of the City's Comprehensive Plan upon incorporation of the City.

**Martin County, St. Lucie County, Malabar, Surfside, Lauderhill, Wilton Manors, South Miami, Miami Gardens, Pompano Beach, Pahokee and Weston.** Worked on their Comprehensive Plan Evaluation and Appraisal Report amendments and plan updates including incorporating the 'Peril of Flood' legislation into the coastal elements. Created a Climate Change Element for the City of Pompano Beach.

### **YEARS OF EXPERIENCE**

25+

### **YEARS WITH THE FIRM**

20

### **EDUCATION**

M.A. Biology/Ecology,  
Magna Cum Laude St. Cloud  
State University, Minnesota

B.A. Biology/Botany, Magna  
Cum Laude St. Cloud State  
University, Minnesota

### **CERTIFICATIONS AND LICENSES**

American Institute of  
Certified Planners No.  
018627

Green Building Certification  
Institute LEED AP BD+C No.  
10215598

Association of State  
Floodplain Managers CFM  
No. US-07579

Florida DEP Qualified  
Stormwater Management  
Inspector No. 5889

### **PROFESSIONAL AFFILIATIONS**

US Green Building Council  
Florida

South Florida Association of  
Environmental Professionals



**Weston, Parkland, Surfside, Hollywood, Pahokee, Malabar and Port St. Lucie.** Worked on their Comprehensive Plan Evaluation and Appraisal Reports (EAR).

## GRANT EXPERIENCE

**Dania Cove Park, Dania Beach.** Coordinated with the County and State on gaining approval for the project site design, tracked all expenditures and processed and obtained all grant disbursements for the City from the Florida Communities Trust and the Parks for People Grants for the site development, and closed out the grants.

**Stormwater Improvements, West Park.** Tracked all expenditures and processed and obtained all grant disbursement funds for the City from South Florida Water Management District and a Florida Department of Environmental Protection grant.

**Sanitary Sewer Improvements, Surfside.** Tracked all expenditures and processed and obtained all grant disbursement funds for the City from a Florida Department of Environmental Protection grant.

**Drainage Improvements, Surfside.** Tracked all expenditures and processed and obtained all grant disbursement funds for the City for two Florida Department of Environmental Protection grants.

**Bonaventure Pump Station and Drainage Improvements, Weston.** Applied for, obtained and tracked all expenditures, and processed and obtained all grant disbursement funds from a FEMA Hazard Mitigation grant administered through the Florida Division of Emergency Management for the Bonaventure Pump Station and Drainage Improvements project. Compiled the grant final report and closed out the grant.

**Miromar Lakes CDD, Lee County.** Applied for, obtained and tracked all expenditures, and processed and obtained all grant disbursement funds, from a FEMA grant to obtain reimbursement for disaster debris clean up and repairs after Hurricane IRMA.

## ENVIRONMENTAL RESOURCE PERMITTING EXPERIENCE

**Dania Basin 5 Drainage Improvements, Dania Beach.** Designed and permitted a unique bio-swale stormwater improvement system to benefit both the developed and adjacent natural habitats. Conducted all site and wetland functional assessments for permitting and processed permits through the US COE, the South Florida Water Management District and Broward County; permitting required extensive negotiation with various Divisions of Broward County for use of County land that is designated wilderness area, mangrove habitat, and serves as a buffer to West Lake Park. The project required the development of an Agreement with the County and the City requiring approval by the County Commission. The construction of the bio-swale required unavoidable impacts to wetlands; however, the swale design included enhancements that created greater wetland functional gain than the functional loss through the impacts. The project restored historic sheet flow of freshwater to the West Lake Park habitat.

**George English Park, Fort Lauderdale.** CGA provided a design plan to demolish and replace aging boat ramps to accommodate larger vessels and provide floating docks on each side of the ramps that are longer than the previous fixed docks. An additional floating dock was also added to an existing docking facility on the northern side of the basin to accommodate other park recreational activities. Conducted the site assessments, designed a mangrove mitigation planter and processed and obtained environmental permits from the US ACOE, Broward County and the SFWMD.

**Intracoastal Park Seawall, Sunny Isles Beach.** CGA environmental staff obtained immediate emergency authorization from the jurisdictional agencies to begin repairs on a collapsed portion of seawall along the City's Intracoastal Park and kept DERM the US COE, and DEP continuously apprised of all activity. CGA quickly responded to the City's request for design, permitting and construction inspection of the emergency demolition and replacement. Due to the age and deteriorated state, the entire 669 linear feet of seawall was replaced. CGA expedited the permit review process while the Contractor was on-site performing emergency repairs.

**Seawall Replacements, Town of Surfside.** Conducted benthic assessments on all Town owned seawalls and immediate submerged lands and obtained permits from FDEP, US COE and Miami-Dade DERM to replace and elevate all Town owned seawalls.





## Robert C. Collins, AICP Principal Planner

### SUMMARY OF QUALIFICATIONS

Mr. Collins is a Principal Planner with extensive experience working in many facets of a public planning department including managing and reviewing current planning projects; land development, permit and zoning review; developing and administering comprehensive plans and amendments; and managing and coordinating multifaceted community revitalization and conservation plans and projects. Mr. Collins has worked on preparing and processing many municipal comprehensive plans; evaluation and appraisal reports and reviews (EARs) and associated comprehensive amendments (10 since 2016); water supply facilities work plans and amendments; and specialize land use amendments. He also has experienced in community outreach and citizen interaction and is a skilled presenter, communicator, and facilitator of public meetings, community participatory workshops and multidisciplinary teams.

### EXPERIENCE

**Town of Medley, FL: Consultant Town Planner:** Lead planner for all planning and zoning activities for the Town including reviewing land development and zoning applications, building permits, certificate of use applications and responding to zoning inquiries. Responsibilities include leading the Development Review Committee (DRC) and preparing comprehensive plan amendments and water supply plans as needed.

**City of Wilton Manors, FL: Comprehensive Plan Update and Land Development Code Revisions:** Project Manager for several projects which included an extensive review and update to the City's Comprehensive Plan and a resiliency review of the City's Unified Land Development Code. The City's current documents were viewed as out-of-date and inconsistent. The revisions included addressing the City's desire to encourage sustainability and resiliency related to potential impacts from sea level rise and climate change.

**City of Pembroke Pines, FL: Land Development Code Update:** Project Manager for the project which includes review and update to the City's Land Development Code (Zoning Code). Revisions include addressing the City's desire to simplify and condense the Code by adding table, charts and graphics. Primary goal also includes updating the Code to be more in line with the changing dynamics of the City.

**City of South Miami, FL: Comprehensive Plan and Land Development Code Revisions:** Project Manager for the project which included an extensive review and update to the City's Comprehensive Plan and Land Development Code. The City's current documents were viewed as out-of-date and inconsistent. The revisions include addressing the City's desire to encourage sustainability, environmental qualities, and adaption to potential sea level rise and climate change. The Comprehensive Plan update included State required EAR-Based Amendments.

**St. Lucie County, FL: Comprehensive Plan EAR Based Amendments:** Project Manager for the County's 2018 Comprehensive Plan EAR-Based Amendments which were based on changes to State Statutes, local situations and conditions, and to make the documents up-to-date. The amendments included responding to the Peril of Flood Legislative changes and a focus on resiliency planning related to increases in storm impacts and frequencies.

**City of Weston EAR-Based Amendments; Weston, FL:** Project Manager for the City's 2016 update to the City's Comprehensive Plan based on evaluation and appraisal requirements within State Statutes. The amendments included a focus on changes to local situations and conditions; changes to State Statutes; and the latest data and information available.

### YEARS OF EXPERIENCE

24

### YEARS WITH THE FIRM

4+

### EDUCATION

MPA, Public Administration, Management, The George Washington University

BLA, Landscape Architecture & Urban Affairs, Virginia Tech

### CERTIFICATIONS & LICENSES

American Institute of Certified Planners (AICP)  
No. 022119

### PROFESSIONAL AFFILIATIONS

American Planning Association (APA)

Florida American Planning Association (FAPA)

Florida Planning and Zoning Association (FPZA)



**City of Pompano Beach, FL: Comprehensive Plan Update:** Project Manager for the City's 2019 Comprehensive Plan Amendments which were based on changes to local situations, conditions and the need to update the 10-year old document. The amendments include a focus on climate change and resiliency planning with a Climate Change Element being developed and added to the Comprehensive Plan.

**Town of Surfside, FL: Comprehensive Plan EAR-Based Amendments:** Project Manager for the Town's 2017 Comprehensive Plan EAR-Based Amendments which were based on changes to local situations, conditions and data as well as changes to State Statutes. The amendments included a focus on resiliency and sustainability of the community relating to climate change and sea level rise potential impacts.

**City of Miami Gardens EAR-Based Amendments; Miami Gardens, FL:** Prepared the City's 2017 update the City's Comprehensive Plan based on: changes to local situations and conditions; changes to State Statutes; and the latest data and information.

**Town of Surfside, FL: Consultant Town Planner:** Assist in planning and zoning activities for the Town including reviewing development review applications, building permits and responding to zoning inquires





## Daniel Mantell

### Planner

#### SUMMARY OF QUALIFICATIONS

Mr. Mantell is a Planner who brings versatile skill sets acquired over 6 years of Urban Design and Urban Planning related studies and over 3 years of experience with a private planning organization. Mr. Mantell's wide array of planning and design experience includes: comprehensive planning, land use, zoning, evaluation and appraisal reports and amendments; strategic visioning; development standards diagrams; conceptual plans and modeling; development review; site plan review & research; zoning reviews and inspections; code writing; communications and zoning inspections.

#### EXPERIENCE

**Plan Review Services:** Fort Myers Beach (FL) | Highland Beach (FL) | Surfside (FL) | Weston (FL) | Sunny Isles Beach (FL). Provides planning and zoning activities for these municipalities including zoning reviews, development review applications and permit applications.

**City of Cape Coral, FL: Land Use Development Regulations Update:** Provided assistance for the update of the City's Land Use Development Regulations. The approach shall be a proposed form-based-code, where appropriate, or a hybrid of the Euclidian based code and a form-based code. The City is most interested in protecting the character and integrity of single-family neighborhoods, streamlining permitting, and creating a quality urban environment.

**City of Hialeah, FL: City of Hialeah Comprehensive Plan Update:** Provided assistance for the Evaluation and Appraisal Report (EAR) was a State-mandated evaluation and update of the comprehensive plan. This major effort to update the Plan was undertaken to review all existing policies in the Plan and recommend revisions as necessary.

**City of Plantation, FL: Unified Land Development Code Revisions:** Provided assistance for the project which focused on consolidating the City's zoning ordinance, subdivision/platting ordinance, landscape ordinance, and signs and advertising ordinance, into a cohesive, unified land development code. This effort is not a major rewrite of the code but more of a reorganization to be user-friendly, easy to read, understand, and interpret for all users.

**City of South Miami, FL: Comprehensive Plan and Land Development Code Revisions:** Planning Assistant for the project which includes an extensive review and update to the City's Comprehensive Plan and Land Development Code. They City's current documents are viewed as out-of-date and inconsistent. The revisions include addressing the City's desire to encourage sustainability, environmental qualities, and adaption to potential sea level rise and climate change. The Comprehensive Plan update includes State required EAR-Based Amendments.

**City of Lighthouse Point, FL: Consultant City Planner:** Assist in providing various planning services to the City. CGA functions as the City Planners. Assistance includes zoning reviews, permit applications, zoning inspections, site visits and zoning inquiries.

**Town of Surfside, FL: Consultant Town Planner:** Assist in providing various planning services to the Town. CGA functions as the Town Planners. Assistance includes review of land development site plans, comprehensive plan amendments, land use amendments, zoning inquiries, variances and rezoning applications, and conceptual 2D and 3D modeling. Specifically, Mr. Mantell has prepared conceptual 2D + 3D modeling for special projects related to resiliency and sea level rise.

**Indoor Air Quality (IAQ) Inspections:** Conducts IAQ inspections throughout the South Florida Area.

#### YEARS OF EXPERIENCE

3+

#### YEARS WITH THE FIRM

3+

#### EDUCATION

Masters of Urban & Regional Planning, Florida Atlantic University

Bachelor of Urban Design, Florida Atlantic University

Associates of Science in Forestry & Environmental Ecology, Indian River State College

#### CERTIFICATIONS & LICENSES

Certified in Permaculture

Certified CPTED Security Practitioner

#### PROFESSIONAL AFFILIATIONS

Graduate Teachers Assistant, Urban & Regional Planning Department, Florida Atlantic University

Member of the National Society of Leadership & Success



## Gianno Feoli

### *Landscape Architecture & Urban Design, South Florida Region*

#### SUMMARY OF QUALIFICATIONS

Mr. Feoli leads the Landscape Department in creative design strategies for urban environments with specialties including urban design, contextual analysis and branding. He will contribute his experience in providing CGA's master planning, transit-oriented designs, community participation efforts and graphic communication services. His experience has encompassed a wide array of project-types, and his strengths lie in connectivity plans, streetscapes and urban interventions, park design, and form-based urban designs and planning strategies.

#### EXPERIENCE

**Doral Boulevard Beautification Master Plan, Doral, FL Project Manager, Lead Designer, Workshop Facilitator; Client: City of Doral:** Responsible for crafting a streetscape and urban design master plan for Doral Boulevard envisioned as the primary emblem of the City. Mr. Feoli was responsible for all landscape and planning components of the project, which created distinct planning 'character' zones that would impact relationships of the built environment with the resultant quality of spaces being generated, the creation of dedicated public realm components and design standards for each, access management design recommendations, signage and gateway features, and identifying architectural relationships to improved sidewalk design and parking design recommendations. This document and its vision has been the guiding document for all areas abutting the Boulevard and has been used by the City as a contributing guide for the development of Downtown Doral, focused on safe, pedestrian-friendly, high-quality environments.

**North Shore Open Space Master Plan; Project Manager, Lead Designer, Public Outreach Facilitator; Client: City of Miami Beach:** Responsible for the development of a future 26-acre waterfront park at the City's northernmost end will create a more inviting, iconic and safe amenity, serving the City's North Shore community, which will enhance access to the waterfront and preserve large patches of natural beachfront habitat. The team will provide needed improvements including public space design, iconic elements, pedestrian entrances, multi-use spaces, pedestrian beach access, multi-use walkways, branding, lighting and open areas, art-in-public spaces, sustainability standards for development and design, while also integrating it with the surrounding neighborhood.

**Lloyds Estate Drainage Park Project, Oakland Park, FL Lead Designer; Client: Oakland Park, FL:** Responsible for the programming and design of the project site, conducting the necessary public outreach to gather Commission approval and coordinating important aesthetic and sustainable improvements with engineering needs of the project. Mr Feoli was responsible for the conceptual design of all material selections and palette, retaining walls, fences, lighting, branding elements, and planting.

**Middle Beach Recreational Corridor, Miami Beach, FL; Assistant Project Manager, Lead Designer, Public Outreach Facilitator; Client: City of Miami Beach:** Responsible for coordinating all engineering and environmental efforts associated this 2-mile long linear multi-use trail project on State-owned lands, as well as responsible for all planting and hardscape design and public outreach. Mr. Feoli conducted one-on-one meetings with over 39 condominium properties to gather support for the project, responded to residents' concerns, and addressed design restrictions set forth in the Florida Administrative Code and balance those against resident's expectations. Mr. Feoli is also responsible for coordinating all State and local agency permitting processes and negotiating with the FDEP dimensional restrictions on the beach walk's width to meet the directives of the City Commissioners.

YEARS OF EXPERIENCE  
23

YEARS WITH THE FIRM  
15

#### EDUCATION

Master of Landscape Architecture - Florida International University (FIU) School of Architecture Miami, Florida

B.A., Architectural Studies - Florida International University (FIU) School of Architecture Miami, Florida

#### PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects

Underline - Design Advisory Committee



**Oakland Park Station, Oakland Park, FL Project Manager, Lead Designer; Client: City of Oakland Park:** Responsible for all conceptual design, site, design and construction design detailing of a public plaza at the terminus of the City's culinary district. The design effectively created flexible public environment that could be used as event spaces and could accommodate the needs of City in continuing its adopted branding through the use of elements, furnishings, paver palettes and lighting. The project's challenging shallow dimensions required innovative solutions to address ADA access to adjacent buildings finished floors while maximizing opportunities for the use of space, addressed through the creation of stage settings that served as landings while providing the project with much needed opportunities to create users' public real engagement and interactions.

**98th Street Park, Bay Harbor Islands, FL Project Manager, Lead Designer; Client: Town of Bay Harbor Islands:** Responsible for all public outreach, site design, construction detailing, material and planting design of a neighborhood passive park. The park includes a small dog park area, flexible open space, children's play areas, an interactive water feature and a restroom facility. Mr Feoli was responsible for all design components of the park project, including guiding and coordinating the design of the restroom facility and all necessary public outreach through both the Parks and Recreation Committee and the Town Council.

**92nd Street Park, Bay Harbor Islands, FL Project Manager, Lead Designer; Client: Town of Bay Harbor Islands:** Responsible for all public outreach, site design, construction detailing, material and planting design of a 2-acre urban community passive park. The park includes a small dog park area, flexible open space, outdoor exercise areas, ample shaded seating, parking, furnishings, and urban plaza and solar- powered security lighting. This project was designed, engineered, detailed and constructed on a fast-track to meet very restrictive deadlines of grant funding that had been previously secured by the Town.

**Beachwalk Master Plan, Surfside, FL Project Manager, Lead Designer; Client: Town of Surfside:** Responsible for the conceptualization and master plan of a 1-mile linear park as a erosion control strategy and connecting all street-end plaza components with access to the beach. This project included dune and turtle habitat restoration, branding sculptures, salt-tolerant plantings, public art branding components, and specialty paving design. Mr Feoli was responsible for all public outreach associated with the project.

**Rolling Oaks Park Wayfinding Sign Package, City of Miami Gardens, FL; Branding Designer:** Developed a signage and wayfinding package to provide identification and orientation to users. The signage package was developed as an interchangeable modular system that could be easily customized to meet the unique needs of other park and public amenity areas and that could be placed on project sites as well as within the public ROW. The design was heavily influenced by concerns of safety and its ability to withstand graffiti and vandalism.

**Dania Cove Park Narrative Signage, Dania Beach, FL; Branding Designer:** Developed a series of narrative signs for inclusion in the park design to celebrate the history of the City and the planting selection as a tool to provide an educational component informing park users on the importance of the flora, fauna and natural environment's contributions to the City's identity.





## **Vicki Placide-Pickard** *Planning Administrator*

### **SUMMARY OF QUALIFICATIONS**

Ms Placide-Pickard is an experienced Community Development professional with a demonstrated history of working in the Government Administration industry as well as skilled in Federal Grant administration, Neighborhood Planning, Strategic Planning, Economic Development, Policy Analysis, Intergovernmental Affairs, Community Outreach, Grant Management and Non-Profit Management.

### **PROJECT EXPERIENCE**

**City of Deerfield Beach, FL – Legislative and Community Affairs Director:** Ms. Placide-Pickard developed and implemented the City's intergovernmental relations efforts at the local, state and federal levels and provided delegation updates. Also partnered with South Florida Community Land Trust to develop single-family affordable homes in the City. Acted as the City's liaison between civic and nonprofit groups to address housing and community outreach initiatives. Served on the City's Strategic Planning Committee and led the project management team for the development of the Branhilda Richardson Knowles African American Memorial Park and Historic Cemetery. Ms. Placide-Pickard oversaw all facets of federal, state and local grant programs including Strategic Planning, Budgeting, Financial Analysis, Compliance and Performance Assessments.

**City of Coral Springs, FL – Community Development and Housing Administrator:** Ms. Placide-Pickard developed and managed community development and affordable housing programs; co-authored the City's Affordable Housing Ordinance; prepared the housing, intergovernmental and capital improvement elements of the Comprehensive Plan and Evaluation Appraisal Report. Also maintained the division's operational and capital improvement budget. As the Administrator, she also provided operational management for several federal, state and local grant programs for Affordable Housing, Community and Economic Development projects.

**Community Redevelopment Associates of Florida, Pembroke Pines, FL – Special Projects Coordinator:** Oversaw grant administration, compliance and fiscal management for the State Housing Initiative Partnership funds for various contractual cities. Ms. Placide-Pickard facilitated the 2005-2010 Community Development Block Grant Consolidated plan process for various contractual cities. Also prepared public notices and attended City Commission meetings for public hearings/citizen participation plans. Ms. Placide-Pickard coordinated and implemented Fair Housing Initiatives.

**Florida Atlantic University, Fort Lauderdale, FL – Program Assistant:** Ms. Placide-Pickard organized and coordinated the Center's outreach programs including the capacity building workshops. Assisted with the research for the publication of the revised Micro-business Training Manual. Also assisted in the completion of the Comprehensive Affordable Housing study for the Broward County Office of Housing Finance as well as providing research for the 21st Century Community Learning Center Grant proposal.

### **YEARS OF EXPERIENCE**

+ 15 Years

### **YEARS WITH THE FIRM**

< 1

### **EDUCATION**

Master of Public Administration, Florida Atlantic University, Boca Raton, FL

B.S., Health Administration, minor in Business Administration, Florida Atlantic University, Boca Raton, FL

### **CERTIFICATIONS & LICENSES**

Certified Housing Development Professional #0812-03

### **PROFESSIONAL AFFILIATIONS**

Board Member for the Florida Atlantic University School of Public Administration since 2019

Member of the Florida Community Development Association Board since 2014

Member of the National Community Development Association since 2015

Member of National Forum for Black Public Administrators - South Florida Chapter

Member of the American Society for Public Administration - South Florida Chapter



## David Stambaugh, PE, DBIA

Director of West Palm Beach Office

### SUMMARY OF QUALIFICATIONS

With more than seven years of construction experience followed by fourteen years of design and project management, Mr. Stambaugh has developed a strong understanding of the engineering profession and necessary skills to successfully complete a variety of projects with varying degrees of complexity. He is experienced in the design of both public and private engineering projects, including the design of water and wastewater treatment plant expansion and rehabilitation, the design of sanitary sewer collection and transmission systems, replacement and improvements design for drinking water distribution systems and booster stations, and the design of storm water management systems, roadways, and parking lots.

### EXPERIENCE

**Tamarind Avenue Improvements, West Palm Beach, FL:** Design manager and Engineer Of Record (EOR) responsible for coordinating all design activities and client interaction for the complete underground utility replacement, overhead utility undergrounding and aboveground streetscape improvements to a 0.7 mile portion of Tamarind Avenue in the City of West Palm Beach. A complete replacement of the water, sewer and drainage system was included with some of the existing system being nearly 90+ years old. Conduits were also installed for FPL, Comcast, AT&T, PBC ITS, and PBC ISS to allow for the future undergrounding of the overhead utilities. The streetscape improvements included road reconstruction, sharrow bicycle accommodation, sidewalks, decorative pavement features, pedestrian crossings, and turn lane improvements.

**Bid Pack 8 Infrastructure Improvements, Oakland Park, FL:** Coordinated team activities as the project administrator to design and permit approximately 18,000 linear feet of water main replacement, rehabilitation of Lift Station B-1 and installation of 4 sewer combination air valves to alleviate undesirable air inside the City's sanitary sewer force main system.

**Bid Pack 9 Infrastructure Improvements, Oakland Park, FL:** Served as the project manager and engineer of record for the replacement of approximately 34,100 linear feet of water mains, 3 sewer pumps stations and 3 separate force mains that have reached the end of their useful life. The project also included the design of a new drainage system as well as the optimization of the existing drainage system to provide the much needed stormwater management for the residents. Coordinate meetings with the residents within the project area to assist with the understanding of the project goals and address their concerns.

**Boca Bath and Tennis Water Main Improvements, Boca Raton, FL:** Project Administrator for the proposed water main improvements project located in Boca Raton, Florida. This 4,000 linear foot ductile iron pipe replacement project included residential service design, milling and resurfacing of the asphalt along the length of pipe to be replaced. Services included the preparation of construction documents and specifications, permitting to both local health department and utility agencies, bid assistance, and construction management. This project was completed on time and under budget in the summer of 2015.

**Lloyd Estates Drainage Improvements, Oakland Park, FL:** Administered all professional consulting scope of services for the design and construction of an improved stormwater manager system to aid in the reduction of flood duration and elevation during storm events within the Lloyd Estates neighborhood. The improvements include the addition of emergency flood gates to prevent the elevated water level in the SFWMD C-13 canal from flowing into the Sleep River that provides water storage for the existing drainage system. In addition, a stormwater pump station will be provided to regain the permitted discharge capacity of the system. Grant services were provided for this project that resulted in approximately \$4 million of funding from the FEMA Hazard Mitigation Grant Program.

### YEARS OF EXPERIENCE

21

### YEARS WITH THE FIRM

11

### EDUCATION

Bachelor of Science in Civil Engineer, University of Central Florida, 2000

### CERTIFICATIONS & LICENSES

Professional Engineer State of Florida No. 70757

Florida Stormwater, Erosion, and Sedimentation Control Inspector

FEMA Introduction to the Incidental Command System, ICS 100

OSHA – 10 Hour Occupational Safety and Health Training Course in Construction Safety and Health

National Safety Compliance – Training Certificate for Confined Space Entry

### PROFESSIONAL AFFILIATIONS

Design Build Institute of America (DBIA)

Florida Engineering Society (FES) of Broward County, Florida

American Society of Civil Engineers (ASCE)



**Bayshore Drive Drainage Improvements, Fort Lauderdale, FL:** Project Administrator for the analysis and design of drainage system improvements in the Central Beach Alliance Neighborhood off of A1A. The scope included a drainage model analysis of the existing site conditions in ICPR using survey and LIDAR. A full drainage report summarized the different options for improvements in the area including associated costs. Some of the proposed alternatives included exfiltration trenches, drainage injection wells, and tidal check valves.

**Indiantown Road from US-1 to A1A, Jupiter, FL:** Project Administrator responsible for executing the Task Order with the Town of Jupiter and coordinating all design activities for the roadway and pedestrian improvements along Indiantown Road from the east R/W of US-1 to the west R/W of A1A. As the primary point of contact for the Town, my responsibilities also included maintaining project status updates to the Town and other stakeholders to ensure the project goals are met and it proceeds on schedule. The design activities included traffic engineering services to perform a corridor analysis, speed study and pedestrian study to analyze the usage of this section of Indiantown Road and provide options to improve the level of service currently provided. The design will also incorporate a center median with “bold” landscaping, bike lanes, mid-block crosswalks, and meandering sidewalks to allow this to become a gateway feature into the Town of Jupiter. This project received funding from the Local Agency Program (LAP).

**NE 3rd Avenue and Artist Alley, Delray Beach, FL:** As the project manager and engineer of record, prepared plans and specifications for construction and secured regulatory permit approval from governmental agencies having jurisdiction for a ¼ mile streetscape improvements project which included the creation of new on-street parking, new sidewalks, landscape bulb-outs and replacement of water distribution and sewer collection systems. This project also incorporated decorative permeable pavers and will serve as the central hub for the Artist District. Additional responsibilities included coordination with ongoing private development to ensure consistency with the designs on public and private properties.

**Central Boulevard and Jupiter Park Drive Intersection Improvements, Jupiter, FL:** Project Manager and Engineer of Record (EOR) for improvements to the intersection located in the Town of Jupiter. Coordinated the execution of the Work Order with the Town of Jupiter to prepare the design for the proposed improvements that included the addition of a dedicated right turn lane on Jupiter Park Drive to southbound Central Boulevard. With this design, the existing drainage system and canal adjacent to Jupiter Park Drive was evaluated to confirm the level of service for the future condition was not affected. The canal is partially located within the Town’s ROW and also partially on the adjacent wastewater treatment plant property owned by the Loxahatchee River District. Various options were investigated to address the potential hazard proposed by the location of the canal to the new turn lane which were reviewed by the Town Staff and representatives from the Loxahatchee River District.

**North 7th Street Sidewalk, Lantana, FL:** Project Manager and Engineer of Record (EOR) for the design of a new sidewalk along North 7th Street from Lantana Road to Gator Drive in the Town of Lantana. Coordinated the efforts of the surveyor and local utility representatives to obtain the information on the existing conditions along the project limits. Prepare the application package and secured approval by Palm Beach County Land Development Division for the Right of Way Permit for the portion of the design along Lantana Road. Prepared the bid documents for public advertisement and reviewed the bid packages to assist with Town with determining the most responsive and responsible bidder. This project was funded through the Community Development Block Grant (CDBG) Program that is administered through Palm Beach County.

**Andrews Avenue Roadway Improvements, Oakland Park, FL:** Project Administrator responsible for preparing/negotiating the Work Authorization with the City of Oakland Park for design and post design consulting services for the Andrews Avenue Roadway Improvements project. Responsibilities also included communicating project updates to the City and coordinating the efforts of the design team to prepare construction documents for the removal of existing two-way turn lanes in the middle of the roadway and replace with landscape medians and dedicated turn lanes, reconstruction of existing sidewalks to meet current ADA standards, addition of bike lanes, mid-block crossings for pedestrians, pavement markings and signage for a four lane divided road, and lighting.





**LAMBERT ADVISORY**

Lambert Advisory will be responsible for assisting with the planning components associated with economic, market and/or fiscal analysis.



A summary of a proposed approach and/or scope of work includes:

**Economic/Demographic Analysis:**

Any viable planning initiative needs to have an understanding of the economic and demographic composition of the community to be served. Therefore, at the outset, Lambert will be prepared to analyze the pertinent economic and demographic factors affecting City of Green Cove Springs and respective municipalities, neighbors, and/or trade areas in the effort to assess: regional and local population and employment projections; population characteristics (broken down by income and age cohort); employment trends (labor force characteristics); visitation and tourism trends and projections; and, other relevant background information.

**Market Analysis:**

Whether it is a single use development, or large-scale mixed use master plan, effective planning requires a market assessment of the supply and demand factors supporting these planning and redevelopment opportunities. The market assessment establishes the criteria not only for the planning vision, but the implementation as well; in effect, it links physical planning with economic reality. Accordingly, the market analysis provides the basis for developing a strategy of how the a particular site and/or corridor may be best positioned for economic growth. The strategy will recognize the goal of capitalizing on potential housing and commercial/mixed use development opportunities and revitalizing specific nodes that may result from design initiatives and/or other physical planning improvements.

**Economic Benefit Assessment:**

Lambert will be prepared to assist on the cost/benefit factors associated with potential redevelopment from transit improvements, including short term economic benefits from construction and longer term benefits from on-going operations. We will utilized nationally recognized impact modeling programs including IMPLAN to identify job/wage creation, resident/worker expenditure growth and select fiscal impacts (ie. ad valorem tax growth, sales tax, and municipal fees).

**Key Lambert Advisory Team Members:**

**Paul Lambert**

Paul Lambert founded Lambert Advisory in 1995 and is engaged by clients to provide expert market, financial, and strategic guidance associated with real estate and economic development efforts. Paul's clients have included Samsung Corporation, the Queen Emma Foundation, University of Pennsylvania, Harvard University, Port Miami, as well as the cities of New York, New Orleans and Tampa. He has served as advisor to Sovereign Wealth Funds and some of the nation's largest charitable trusts. Between 2005 and 2007, Paul managed the post-hurricane Katrina neighborhood rebuilding planning process ('Lambert Plans') on behalf of the City of New Orleans. Currently, Paul is heading the development of Miami Wilds, a theme park and associated entertainment development with an estimated \$1.0 billion investment requirement adjacent to Zoo Miami. Paul holds a BA from Miami University in Ohio. As an undergraduate he was a beaver fellow at the London School of Economics and graduated from the Massachusetts Institute of Technology with a Master Degree in City Planning.

**Eric Liff**

Eric Liff brings 25 years of experience providing economic and financial advisory services to both the private and public sectors. He has worked with numerous national and international corporations providing economic, strategic and investment guidance in real estate acquisition, development planning and asset repositioning. His advising work also includes mixed-use and resort development throughout the U.S., Central America and the Caribbean. Over the course of his career, Eric has served as project manager to more than fifty municipal and governmental agencies on initiatives ranging from economic development and neighborhood revitalization to complex financial and partnership structuring.

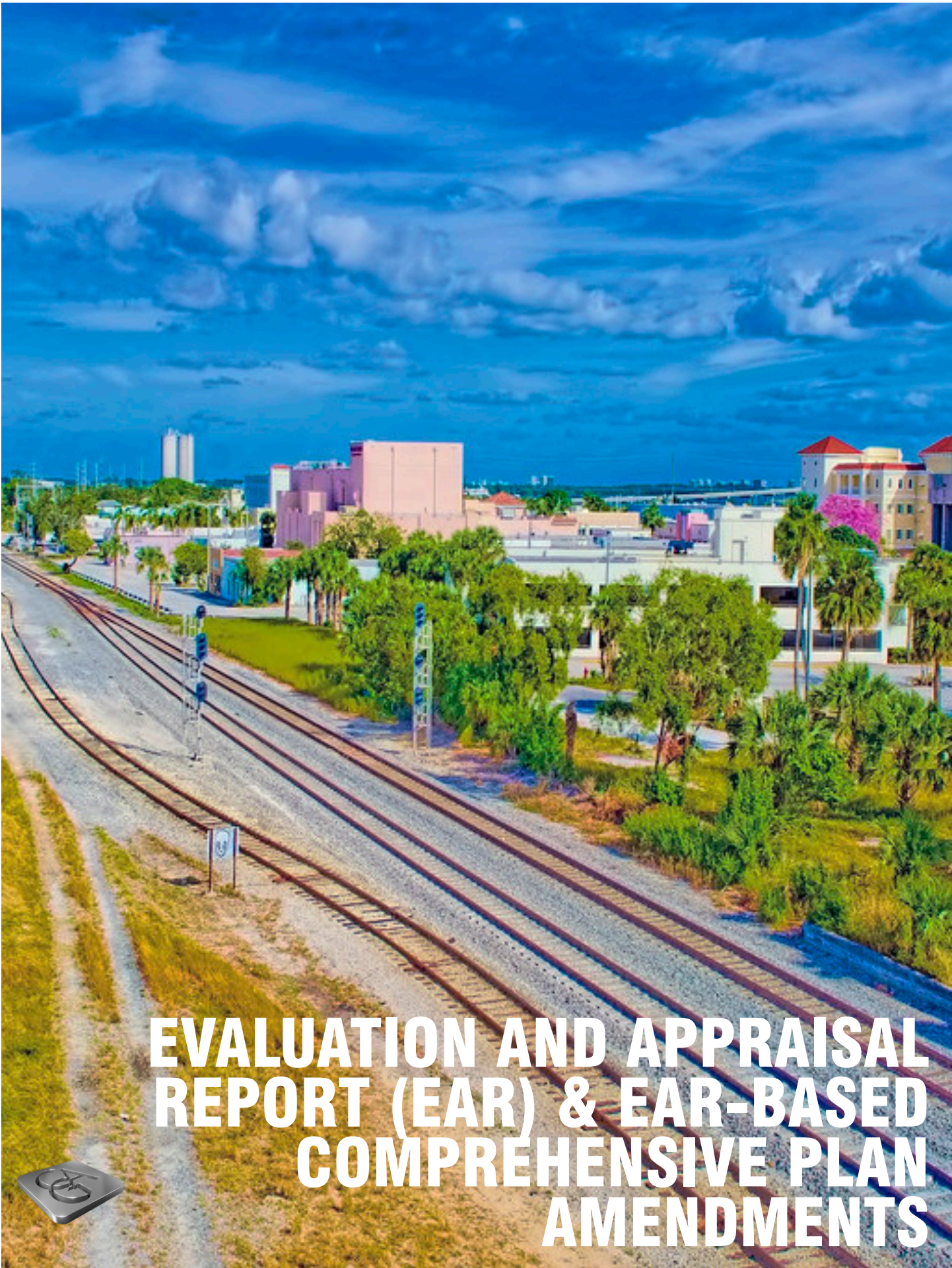
**Todd Peterson**

Todd Peterson has over 10 years of experience in GIS mapping, coordination, analysis, and development. He also has an equivalent amount of time in transportation planning including TDM, transit, bicycle/pedestrian, and trail planning and development. His skills extend from property taxation and real estate analysis to transit planning routing and implementation. He is highly skilled at creating GIS data as well as synthesizing existing GIS data into useful data sets.

**Frank Pallini**

Frank Pallini's work encompasses market and financial feasibility analysis (including residential, commercial, hospitality, and marinas), strategic business and economic planning and development, and economic impact analysis.

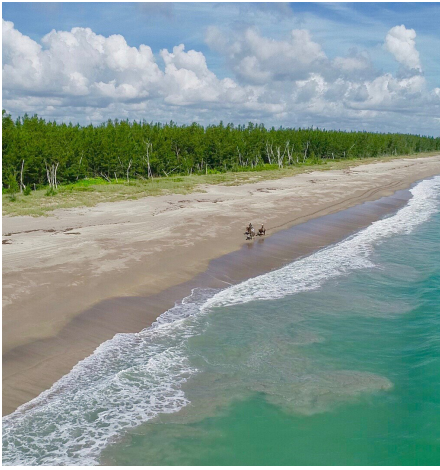




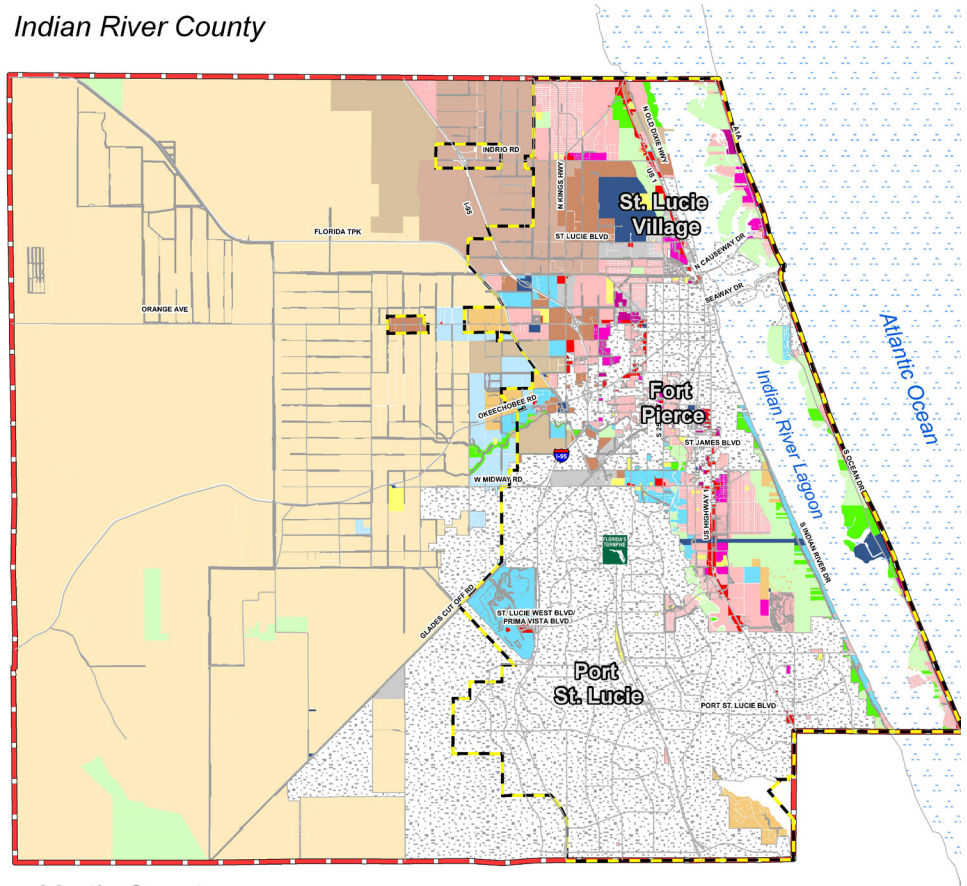
# EVALUATION AND APPRAISAL REPORT (EAR) & EAR-BASED COMPREHENSIVE PLAN AMENDMENTS







*Indian River County*



*Martin County*

Client  
St. Lucie County

Project Date  
2017-2019

Contact  
Leslie Olson, AICP  
Planning and Development Services  
Director  
772.462.1960  
OlsonL@stlucieco.org

## EVALUATION AND APPRAISAL REPORT (EAR) AND EAR-BASED COMP PLAN AMENDMENTS St. Lucie County, FL



After having prepared the 2008 EAR and necessary amendments, CGA was once again retained by St. Lucie County to update the comprehensive plan. Major issues in this update include the community’s desire to embrace a smart growth approach; adopt and greenhouse reduction standards; preserve historic sites around the county; ensure compatibility in infill and redevelopment in the urbanizing sectors of the county; incorporate affordable housing strategies; and expand multimodality.

CGA engaged the public in visioning, topical discussions and document reviews. CGA used project brochures, newsletter articles, press releases, stakeholder interviews, focus groups and community events to do outreach. The EAR-based amendments included HB697 greenhouse reduction strategies including provisions for a mobility fee, minimum densities, and transfer of development rights programs.

Website: <https://bit.ly/31aCRC5>

Relevance

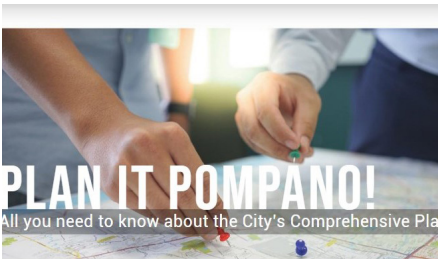
- Countywide plan
- Suburban, exurban and rural character areas
- Bedroom communities
- Comprehensive Plan update (according to State statutory requirements).
- Focus on incorporation of smart growth approaches, climate resilience, economic development, housing affordability and multimodality.





# PLANIT, POMPANO!





Do you live, work, play, own land or do business in Pompano Beach? If so, the City of Pompano Beach needs your input to help prepare Plan It Pompano! the latest update of our Comprehensive Plan (Comp Plan). Throughout approximately the next year or so, the City will offer several opportunities, and multiple ways, for you to participate.

Why participate? Read on to learn why the Comp Plan is important and why voicing your opinion in this process matters.

The current document, most of which was adopted in 2010, on the Planning and Zoning page of the City's website: [pompanobeachfl.gov](http://pompanobeachfl.gov).

You may be wondering why, if the City already has a Comp Plan, do we need to update it—and why now? Well, the Comp Plan may be a long-range document, but it is also dynamic, evolving as community conditions, aspirations, opportunities and challenges change over time. Since the current plan was adopted, a lot has changed in our City. For this reason, updating the plan as we head



# Plan It Pompano!

City of Pompano Beach Comprehensive Plan Update



Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS™

**Client**  
City of Pompano Beach

**Project Date**  
2019- On-going

**Contact**  
Jennifer Gomez, AICP, LEED AP ND  
Assistant Development Services Director  
954.786.4640  
[Jennifer.Gomez@copbfl.com](mailto:Jennifer.Gomez@copbfl.com)

## PLANIT, POMPAÑO! Pompano Beach, FL



CGA is assisting the rapidly growing City of Pompano Beach in updating its comprehensive plan. The update is focused on addressing the City's climate vulnerability through resiliency planning, leveraging redevelopment opportunities in a near built-out community, improving multimodal mobility, and expanding housing choice.

CGA worked with the City on project branding and public education. We conducted extensive public outreach through the City's mass email list and social media platforms, distributing flyers and palm cards and displaying project posters at key public locations. CGA also designed and maintained the project website as a repository of information and to capture input. Public engagement activities included stakeholder meetings, focus groups and several rounds of hands-on workshops and open houses.

Website: <http://planitpompano.cgasolutions.com>

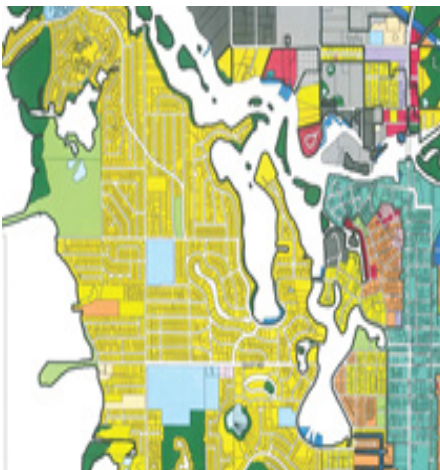
### Relevance

- Medium-sized, rapidly growing community
- Comprehensive Plan update (according to State statutory requirements).
- Focus on development compatibility, housing affordability and choice, improved mobility and infrastructure capacity, climate vulnerability and resilience planning.
- Emphasis on creative public engagement.



# COMPREHENSIVE PLAN AMENDMENTS





**Client**  
City of Tarpon Springs

**Contact**  
Patricia L. McNeese, AICP  
Principal Planner  
727.938.3711  
PMcNeese@ctsfll.us

**Project Date**  
2011 - Ongoing

**Services Provided**  
Comprehensive Planning and Implementation  
Special Area Planning and Implementation  
Zoning Code Development, Implementation and Administration  
Staff to City Boards  
Comprehensive Plan and Land Development Code Amendments  
Permits and Plans Review  
Land Development Code Update

## COMPREHENSIVE PLAN AMENDMENTS AND CONTINUING PLANNING SERVICES

### Tarpon Springs, FL



As part of on-going planning services to the City, in 2018 CGA assisted with required amendments to the City's Comprehensive Plan and Land Development Code for consistency with the mobility management system adopted by Forward Pinellas, the regional planning and transportation agency for Pinellas County. With tremendous community interest in preserving a unique community identity, among the various issues addressed in the Plan amendment, CGA assisted in the delicate process of introducing density increases in one of the City's designated Special Areas (the historic Sponge Docks district) and the Downtown districts.

#### Relevance

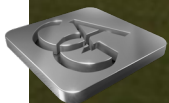
- Suburban community
- Facing rapid growth and infrastructure capacity issues.
- Included Land Development Code amendments
- Topics addressed include targeted density increases, preserving historic small-town character, and leveraging redevelopment opportunities.

In 2019, CGA, in partnership with Lambert Associates, completed a Highest and Best Use Analysis for a portion of the City's Community Redevelopment Area. This project included development of a market analysis and concept scenarios for portion of the City's Central Business District.





**HISTORIC RECOGNITION & REDEVELOPMENT  
AND CONTINUING PLANNING SERVICES**





**Client**  
Town of Belleair

**Contact Information**  
J.P. Murphy, ICMA-CM  
Town Manager  
727.588.3769  
JMurphy@townofbelleair.com

**Project Date**  
2015 - Ongoing

**Services Provided**  
Historic Preservation

## **HISTORIC RECOGNITION AND REDEVELOPMENT AND CONTINUING PLANNING SERVICES**

### **Belleair, FL**

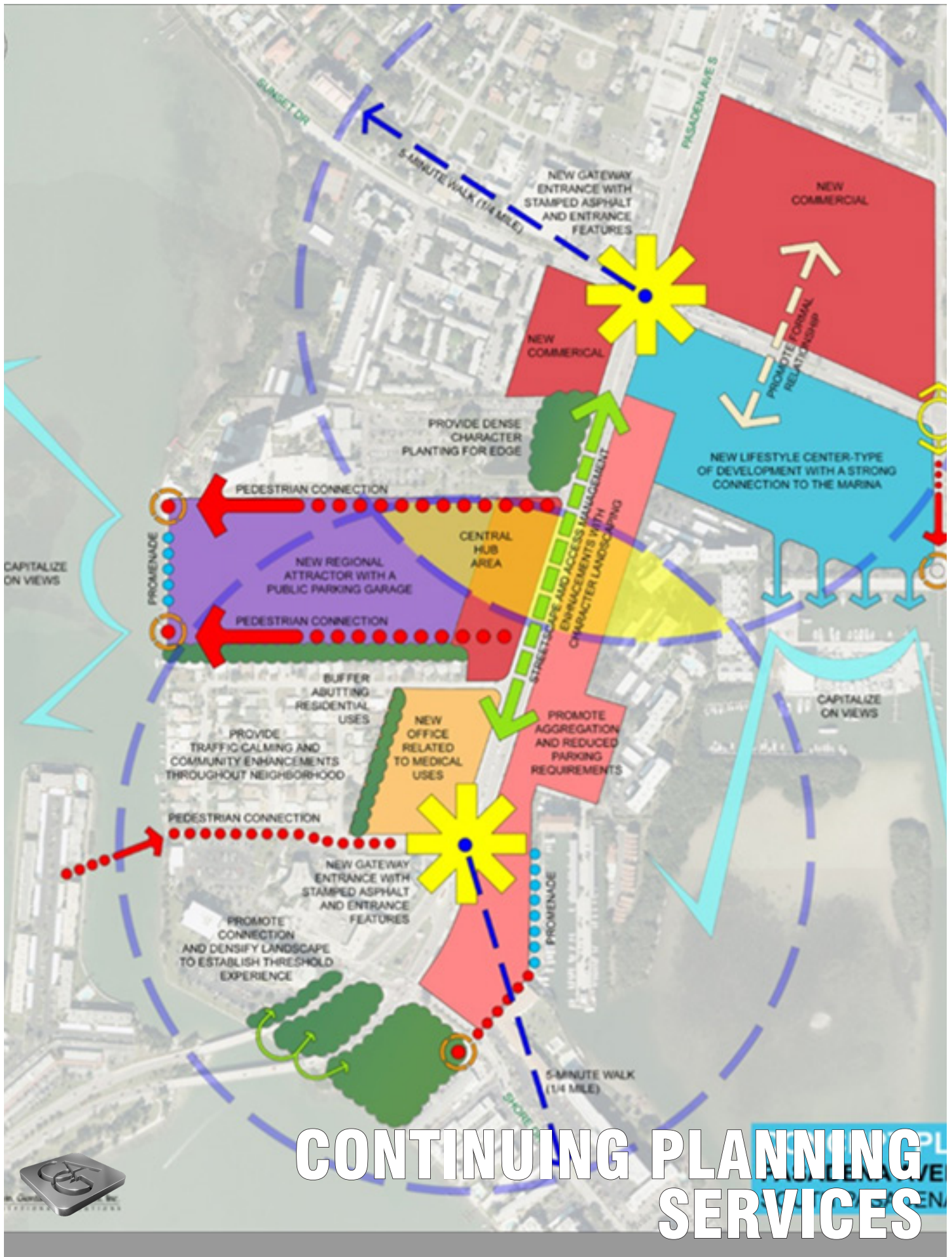


Respecting Community Character and Historical Significance When preparing and updating community plans, an important part of Calvin, Giordano, & Associates' efforts are devoted to understanding and respecting important community values and historic characteristics. CGA's recent experience working with the Town of Belleair over the past several years in dealing with the proposed redevelopment of the historically significant Belleview Biltmore Hotel listed on the National Register of Historic Places is an example of successfully integrating this component of comprehensive planning with the overall interests of the community.

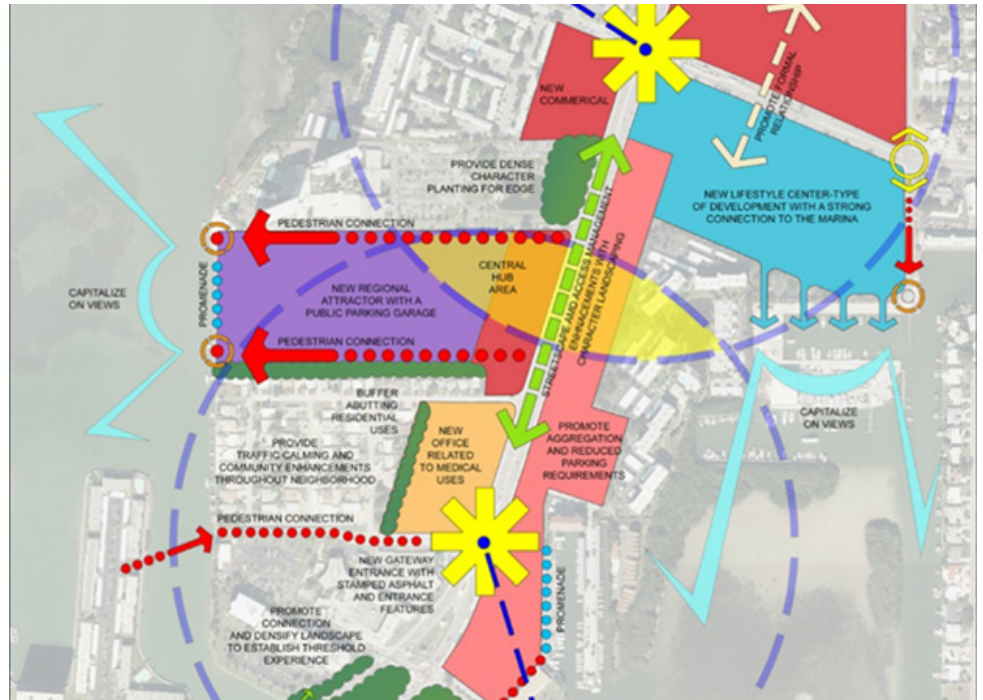
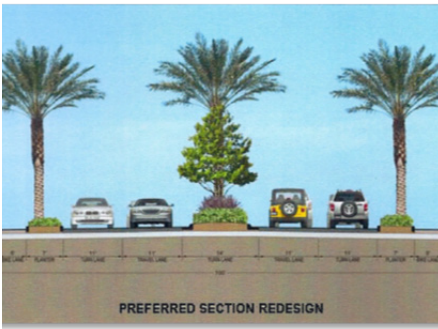
Faced with several proposals to demolish this historic hotel in its entirety, Calvin, Giordano, & Associates assisted the Town in amending its Comprehensive Plan and Land Development Code to create a planned mixed-use process that required that temporary lodging or hotel use be included in any redevelopment project. More specifically, a key component of the new code required an "historic recognition component" that recognized and respected the historic and architectural significance of the existing hotel.

As a result of this approach, the property was rezoned, and a redevelopment plan approved, that not only provided for continued hotel use, but included preservation, relocation, and restoration of a portion of the existing five-story Belleview Biltmore Hotel structure consistent with the community objectives for historic preservation. CGA's experience, as exemplified in the Belleair project, speaks to the firm's understanding and ability to recognize and accommodate these special community features within the broader context and objectives of the City, particularly in a redevelopment setting.





# CONTINUING PLANNING SERVICES



Client  
City of South Pasadena  
Contact Information  
Carley Lewis, MMC  
City Clerk/Administrator  
Tel: 727.347.4171  
CLewis@mysouthpasadena.com

Project Date  
2011 - Ongoing

Services Provided  
Comprehensive Planning and Implementation  
Special Area Planning and Implementation  
Zoning Code Development, Implementation and Administration  
Staff to City Boards  
Comprehensive Plan and Land Development Code Amendments  
Permits and Plans Review  
Land Development Code Update

## CONTINUING PLANNING SERVICES South Pasadena, FL



### Corridor Redevelopment Plan

In an effort to help attract businesses to the City and promote revitalization along its main traffic artery, Pasadena Avenue (S.R. 693), the City of Pasadena adopted the Pasadena Avenue Corridor Redevelopment Plan prepared by Calvin, Giordano, and Associates in 2012. This Plan provided a framework upon which to build details of a redevelopment effort to be implemented over time for the corridor.

Evaluation and Appraisal Report Amendments, Update to Comprehensive Plan and Land Development Code

Upon completion of the Pasadena Avenue Corridor Redevelopment Plan, CGA was tasked to complete the following work products:

- A Preliminary Corridor Concept Plan;
- Comprehensive Plan Amendment to Incorporate the Concept Plan Strategies;
- Creation of a New Overlay Plan Map Category – “Planned Redevelopment – Mixed Use”; and
- Establishment of a new zoning district, including design guidelines to implement the Overlay Plan Category.

In addition to providing the City with a fully implementable plan and regulatory mechanism for their main traffic artery, CGA collaborated with the County to ensure South Pasadena would be eligible for recognition under the Countywide Plan for certain mixed-use and density/intensity entitlements that would not have otherwise been available to the City.

CGA was also responsible for preparing Comprehensive Plan and Land Development Code amendments to ensure consistency with the mobility management system adopted by Forward Pinellas in 2015 and to address sea level rise as required by the Florida Legislature in 2015.

### General Planning Services

Through an ongoing planning services contract, CGA functions in the capacity as City Planners, reviewing zoning and land use applications, site and development plans, concurrency reviews, transportation planning, land development code and comprehensive plan amendments, and the preparation and presentations of staff reports to the City Commission and appointed Boards.



# TAB 4



City of Green Cove Springs, FL - Camp Chowenaw

## Proposal Approach

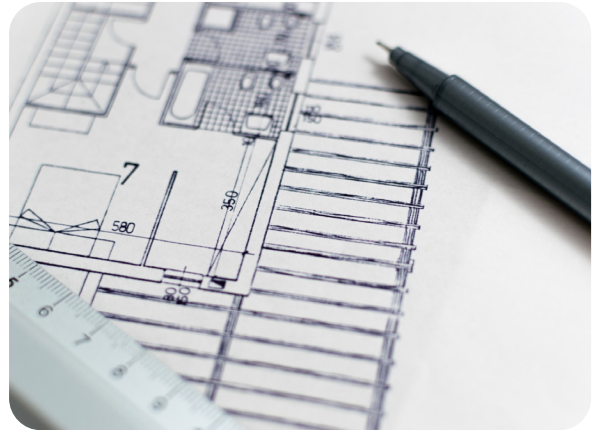




## Approach

Based on years of experience of our professional staff and by working together as a team, CGA has gained tremendous insight into the special problems, needs, and considerations associated with the provision of comprehensive planning services.

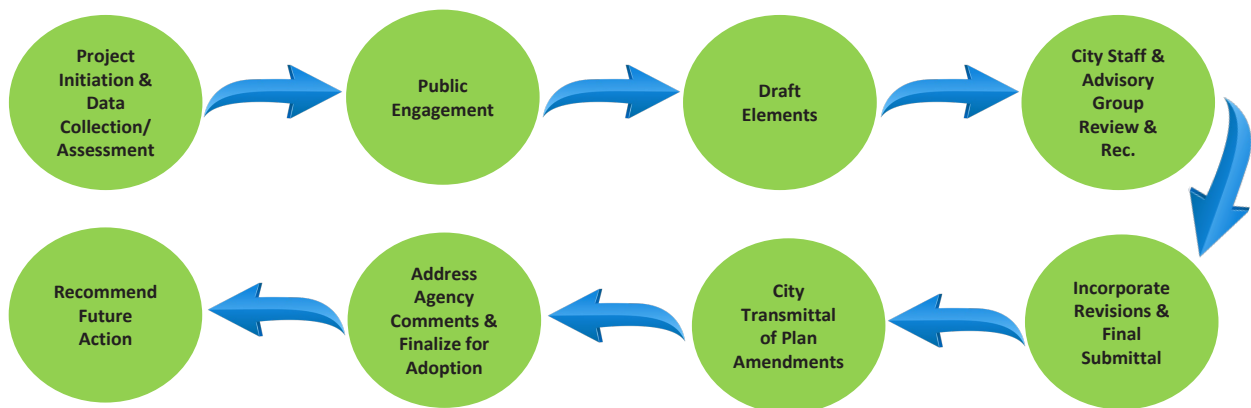
Too often plans are developed based on what has worked in other communities in order to meet minimum State requirements, rather than being based on the community's vision for its future. The resulting plans are often infrequently referenced documents except when decisions are challenged, and they are often only fully understood by a few individuals in the community.



Our goal is to provide Green Cove Springs with a relevant plan that is easy for everyone to apply and interpret that guides the City's future growth, including potential annexations, and redevelopment opportunities.

A comprehensive plan must be a tool to identify challenges and opportunities that pressing to a community and to enable public and private sector actors to strategically focus resources to address those challenges and seize those opportunities. CGA offers a balanced, multi-disciplinary approach uniting our best Planning, Environmental, Traffic Engineering, Civil Engineering, and Urban Design expertise. This balanced approach grounded in public participation will represent the community's consensus and collective vision for its future and will result in an updated Plan to enhance quality of life, resiliency, and the overall image of the City.

Our multi-pronged approach will help the City focus on generating creative physical planning solutions and action-oriented strategies; implementable capital improvement projects; and meaningful community dialogue based on a strong foundation of understanding, trust, and communication. Throughout the process, we will make sure we offer engagement tools and





platforms tailored to the unique population of Green Cove Springs, helping us reach as many people in the community as possible. We will facilitate innovative public input opportunities to help the community identify key issues and concerns, and to make choices about the future that can be translated into implementable goals, objectives, and policies. Our partners, Lambert Advisory (Lambert) will assist in ensuring the best available market data is utilized in the development of supporting goals, objectives, and policies.

### Project Initiation and Comprehensive Plan and Related Documents Assessment

Early understanding of issues and opportunities is essential for setting in motion a successful comprehensive plan update. This initial phase of the project will begin with a kick-off meeting with key staff. The purpose of the kick-off meeting will be to:

- ➔ Confirm project goals and objectives.
- ➔ Identify project stakeholders and Advisory Group.
- ➔ Collect all relevant base information such as plans, studies, reports, and any other documents available from the City. All existing documents will be provided to CGA for reproduction and the creation of a project resource database.
- ➔ Establish organizational responsibilities and relationships between and among the City and the Team.
- ➔ Agree upon management tools and procedures, setting standards to be followed for the duration of the project.
- ➔ Agree on the project schedule, timing, recordkeeping standards, and communications with the City, distribution procedures, meeting dates, public notification, and preliminary and final submissions.
- ➔ Discuss ongoing and/or planned City projects, community issues, and other items that serve to frame the context of the critical issues needing to be addressed in the Comprehensive Plan.

CGA's initial assessment of the Comprehensive Plan will involve a thorough review of the goals, objectives, and policies of the Comprehensive Plan for consistency with State law as well as for missing components necessary to address the City's critical issues. The results of the assessment, which will include recommendations for issues to be addressed in the Future Land Use and Transportation Elements, will be presented to City staff for review and approval prior to public dissemination of the information. CGA will also begin during this phase a review of the relevant data necessary to facilitate the Comprehensive Plan update. Our sub-consultant, Lambert Advisory, is a recognized expert in preparing market analyses and analyzing demographic data. Utilizing this expertise, the team will prepare updates and projections necessary to support the Comprehensive Plan amendments.





## **PUBLIC PARTICIPATION PLAN & PUBLIC INFORMATIONAL MEETINGS**

Although all meetings will be publicly noticed and the public will be afforded the opportunity to participate throughout the entire process, because the Comprehensive Plan is the primary guiding document for the community, it is recommended that at least one public informational meeting be conducted early in the process. The meeting, which we recommend be conducted in an open house format, will be for the purpose of informing the public about the project and will allow participants to provide input. Additional public meetings may be requested by the City at different phases of the project depending on the scope of work ultimately negotiated with the City. CGA will work with City staff to facilitate the public informational meetings.

### **Public Participation Plan**

#### **Methods of Community Engagement**

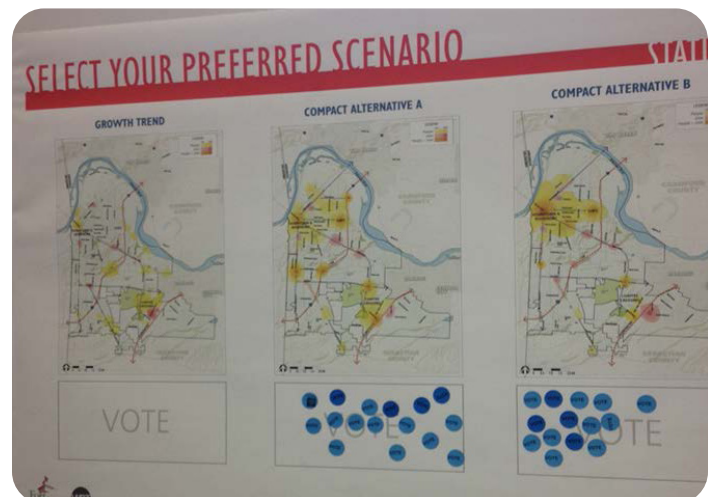
The most effective community outreach efforts include a combination of public engagement methods to reach a wide cross-section of the community. The proposed public meeting formats for these projects include public information meetings, City Commission workshops, and public hearings. We have recently been very successful in adjusting these techniques to address the challenges of social distancing while continuing to engage the public in the planning process.



The City and Consultant are committed to ensuring the public has reasonable access and accommodations for public meetings, consistent with the non-discrimination provisions of Title VI of the Civil Rights Act of 1964 and the Americans with Disabilities Act (ADA) of 1990 and related Federal and State nondiscrimination statutes and regulations. Meetings and hearings may be recorded, as necessary or as required by law. Meeting summaries will be made available as soon as possible following meetings or public hearings.

#### **Staff Team Meetings**

Staff feedback is important to the planning process, as they are responsible for interpreting, administering, and implementing the Comprehensive Plan and Land Development Regulations. Staff is often the first to be made aware of any inconsistencies, issues or concerns raised by the development community, business owners, and residents. Their experience and first-hand knowledge of the Comprehensive Plan and Land Development Regulations is essential to the success of these projects.



CGA may meet with key City staff virtually or in person, including planning staff, department representatives, and administrators at the various phases of the projects. The number and format of these meetings will be determined in the final negotiated scope of work.





### Public Information Meeting

A public meeting will be held to specifically solicit input from the community-at-large to introduce the future Land Use and Transportation elements, explain the purpose of the associated planning activities, emphasize the importance of the public participation process, and gather input on relevant issues.



### Public Hearings

Once draft documents are prepared, the Consultant will present the proposed updates to the Local Planning Agency (LPA) at a Public Hearing for review and recommendation to the City Commission. The LPA will review the draft documents, hear public comment, and provide recommendations to City Commission. Updates will be made to finalize the draft documents prior to presentation to the City Commission. A City Commission transmittal hearing will be held to review the LPA recommendations and receive any additional input. City Commission will consider recommending transmittal of the Comprehensive Plan Amendments to DEO and other regulatory agencies as required. City staff will transmit the Comprehensive Plan Amendments to the relevant State and outside agencies for review. Comments from the DEO and other agencies will be reviewed by CGA and City staff to address any objections, recommendations, and comments on the draft Comprehensive Plan submittal. The Amendments will be revised to address the concerns. A second Public Hearing will be held to consider adoption of the Comprehensive Plan Amendments.



## APPROACH TO PUBLIC NOTIFICATION & INFORMATION DISSEMINATION

Notice of community meetings and public hearings will be provided on the City's website, posted at City Hall, published in at least one local newspaper, or emailed to interested parties who have signed up for e-notification, in accordance with state law as applicable.

The primary source of information dissemination for the projects will be a dedicated project webpage and email notification. Other methods of communication may be utilized to increase public awareness. The City may utilize a combination of one or more of the following approaches to update the community on upcoming project events, as well as draft documents and related materials for review:

- City webpage with basic project information and link to CGA project webpage
- Citywide E-notification mailing list (if available)
- Media press releases
- Newspaper legal ads
- Public bulletin board posters
- Handouts/flyers
- City Event Calendar updates
- Outreach to board and committees

In addition, CGA will be responsible for the following outreach methods:

- Dedicated project webpage
- Project e-mail list (if available)
- Public meeting materials related to the update of the Future Land Use and Transportation Elements



## Strategies for Providing Input on Draft Documents

CGA can coordinate with City staff to design, host, and maintain a dedicated website portal or microsite, to provide one centralized location on the City's website, if the City wishes and the budget allows, for the public to find the latest information on the project. On the webpage, community members will be able to track project status, view upcoming events and meeting notices, access frequently asked questions, review draft documents, obtain contact information, and submit comments. This will be in addition to the posting of static content such as PDF documents, images, progress reports, and appropriate informational resources which facilitate the public's understanding of the proposed changes. Establishment of the website portal will include registering a relevant domain name, creating a site structure, and authorizing and maintaining site content. A link to the City's website portal will also be included on the landing page. The project website portal will be formatted to be accessible, user-friendly, and designed to be used across a wide range of internet browsers such as Internet Explorer, Google Chrome, and Mozilla Firefox.

All comments will be documented, reviewed, and considered in the drafting of documents as appropriate. Any feedback received that is unrelated to the project will be forwarded to the City's project manager to disseminate to the appropriate department for response. Deliverables will be uploaded to the website for public review and comment as they are updated and completed.

**No documents will be uploaded to this website without prior approval from the City's project manager.**





## Draft Comprehensive Plan Amendments for The Future Land Use and Transportation Elements

Based on the outcome of the initial assessment, City staff input on the issues for inclusion in the amendments, and public comments received at the informational meeting, the two draft Comprehensive Plan elements will be prepared. The draft will be presented to City staff for review and approval prior to presentation to the City's Advisory Board and the public.

### Recommendations for Future Action

There are typically numerous issues identified by staff, the public, and the consultant during the process of developing and updating Comprehensive Plans beyond the scope of the project, but which could result in significant improvements to zoning and land development processes. Such issues are usually not included in proposed amendments because they require major policy decisions requiring additional detailed analysis and extensive community engagement that cannot be accomplished within the timeframe for completion of the project. CGA can prepare a report and explain these issues, with a recommendation the City carefully consider and prioritize these issues for possible future action. In our experience, we have found these recommendations are an important part of ensuring the community that their concerns have been considered, and dialog on important issues will continue.







## SPECIFIC COMPREHENSIVE PLANNING EXPERIENCE

The following are the most relevant projects in CGA's portfolio which directly relate to the City of Green Cove Springs' request for qualifications.

### City of Weston

The City of Weston is a master planned community consisting of 25 square miles located in western Broward County. The area was originally developed in the 1980's by the Arvida Corporation and its Indian Trace Community Development District. During the early 1990's, as residents began to populate the area, it became apparent that County government, located over twenty miles away, did not understand the goals of the residents. Furthermore, as a tax "donor" community, many of the financial resources generated were used to fund projects outside of the area. It was important that the City's first comprehensive plan reflected all of the goals, objectives and policies that were envisioned as part of the incorporation while being consistent with State Statutes. Public workshop meetings were held to receive input regarding the comprehensive plan.



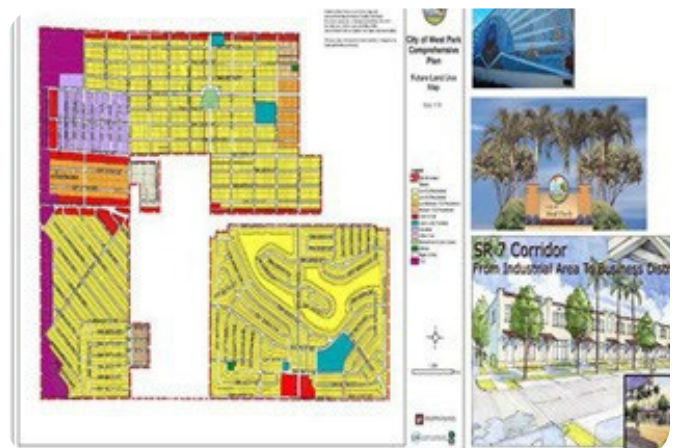
CGA transmitted all of the required elements of the Comprehensive Plan to the State of Florida Department of Community Affairs and received approval. All required maps for the Comprehensive Plan were created by CGA's in-house GIS Coordinator. In 2007, CGA prepared the City's Comprehensive Plan Update Report and finalized the Comprehensive Plan Update in 2009. The EAR-based amendments brought the Comprehensive Plan up-to-date with new Comprehensive Plan requirements including objectives and policies regarding energy efficiency. The latest EAR based amendments for the City of Weston were accepted in February 2017.

### City of West Park

The City of West Park incorporated in 2005 to ensure redevelopment received focused attention and that services such as code enforcement were provided on a level equal to incorporated cities. CGA prepared the first comprehensive plan to reflect the need for redevelopment, urban design principles, and park and open space for residents. Our multi-disciplinary team addressed all technical issues required by Chapter 163, 9J-5 of the Florida Administrative Code and the Broward County Land Use Plan. Important community issues addressed included:

- Economic development along the SR 7/441 Corridor
- Balanced housing opportunities
- Provision of park and recreational opportunities
- Policies for a transit-oriented corridor
- Consideration of hazardous waste sites

Subsequent to the Comprehensive Plan being accepted by the State, CGA created the Transit Oriented Corridor Land Use to implement many of the goals, objectives and policies for the Comprehensive Plan.





### City of Wilton Manors

In 2018, The City of Wilton Manors contracted with CGA to prepare the City’s Evaluation and Appraisal Review (EAR) and associated EAR-based amendments to the City’s Comprehensive Plan. A major focus of the Comprehensive Plan update was to incorporate Florida Statute Peril of Flood requirements into the Coastal Management Element and other elements as required. CGA worked closely with the City and DEO staff to complete the update. The Plan was found to be in compliance by DEO in early 2019.

In addition, the City wanted sustainability and resiliency strategies related to potential impacts from sea level rise and climate change to be addressed during the Comprehensive Plan update. Numerous resiliency goals, objectives and policies were added to each element of the Plan rather than concentrated in one particular element.

Following the completion of the Comprehensive Plan update, CGA worked with the City staff to develop associated amendments to the Unified Land Development Code related to sustainability, resiliency, and climate change. These amendments were adopted by the City Commission in 2020. CGA continues to work with the City on implementing Comprehensive Plan Amendments and rezonings to implement policies recommended in the Urban Form and Density Study authored by CGA. The amendments include creating new mixed-use zoning districts and implementing changes within the City’s land development regulations to foster redevelopment.

### City of Pompano Beach

In 2019, CGA began a collaborative effort with the City of Pompano Beach Planning Department staff to update the City’s Comprehensive Plan. The update focused on addressing changes in local conditions since the last Comprehensive Plan update which included incorporating goals, objectives and policies from the BrowardNEXT planning initiative; updating housing policies based on recent housing studies prepared for the City; incorporating corridor redevelopment initiatives; and incorporating important new City documents such as the City’s Parks and Recreation Master Plan, City’s Water, Wastewater and Stormwater Master Plans, and the City’s Strategic Plan. CGA was also tasked with developing a new Climate Change Element and Intergovernmental Coordination Element (ICE).



CGA’s primary focus was inventory and analysis of the existing Comprehensive Plan and developing updated data, inventory, and analysis for each element. For the new Climate Change Element and ICE, CGA’s responsibility included development of the entire element including Goals, Objectives, and Policies.

Pompano Beach also desired to have any extensive public outreach and engagement component to the Comprehensive Plan update process. CGA developed and conducted the public outreach and engagement in conjunction with City staff which included stakeholder interviews and focus groups; hosting a project microsite, publishing an article in the Citywide magazine; using mass emails and social media platforms; extensively distributing flyers and displaying project posters; advertising through City channels; and holding two (2) public open houses.





## Town of Palm Beach

In 2016 CGA assisted the Town in their Comprehensive Plan EAR-Based Amendments which were based on the desire to enhance the quality of life for residents and businesses, build in protection measures as a result of development in adjacent areas in order to maintain the existing character of the Island as a premier residential island community. The Town Council unanimously accepted the recommended updates that include the following highlights:

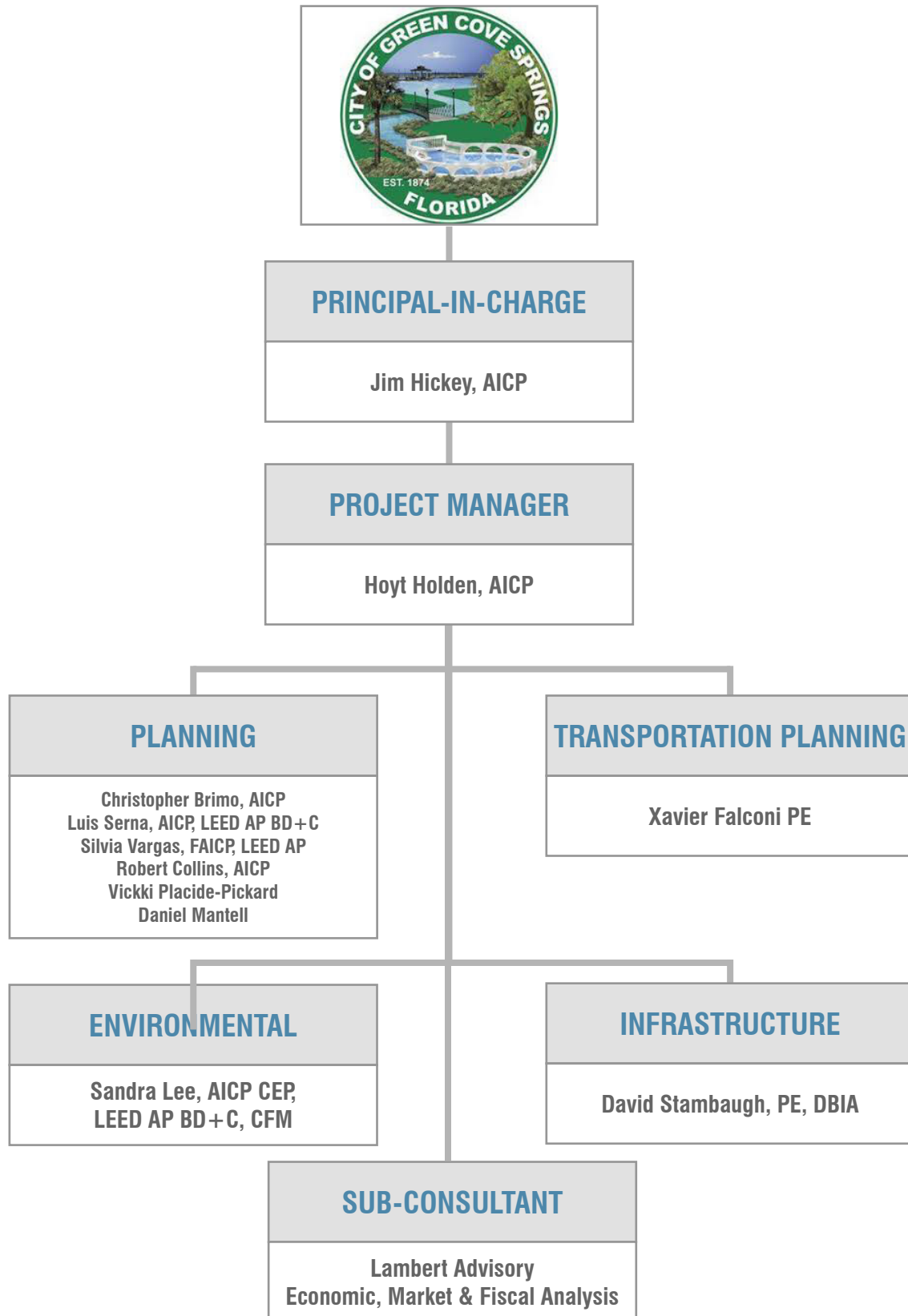
- Updated language to address the “Peril of Flood” to increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather events.
- Added a new objective to promote ways to reduce Greenhouse Gas Emissions and become more Energy Efficient. Reference the Town’s Energy Efficiency and Conservation Strategy (EECS) in related policy.
- Created a new optional Public Safety Element with the goal of promoting the health, safety, and security of the City’s residents and visitors, including in times of disasters and other emergencies.
- Added a new goal, objective and policies to ensure coordination with appropriate agencies to address sand starvation caused by the inlet, sea level rise and storm events, resulting in a dramatic and continuing eroding of the beach.
- Identified intensive development occurring in downtown West Palm Beach as a concern as it relates to impacts on the Town public services.
- Strengthened language regarding submerged land.
- Established the bulkhead line in Lake Worth as the Mean High Water Line (MHWL)
- Added new policy to explore the possibility of designating the Town as an Area of Critical Concern (F.S. 380.05(3)) as it relates to the shoreline, natural and historic resources and sea level rise.







## Project Organization Chart





## Proposed Timeline

<i><b>TASK</b></i>	<i><b>TIMELINE</b></i>
<i>Staff Kick-Off Meeting</i>	<i>February 2021</i>
<i>Citizen Engagement</i>	<i>February 2021 - April 2021</i>
<i>Draft Comprehensive Plan Amendments</i>	<i>February - July 2021</i>
<i>Advisory Group Meetings</i>	<i>March - July 2021</i>
<i>Public Meetings</i>	<i>March - July 2021</i>
<i>LPA Commission Transmittal Hearing</i>	<i>August 2021</i>
<i>City Council Transmittal Hearing</i>	<i>September 2021</i>
<i>State (DEO) Review</i>	<i>October - December 2021</i>
<i>LPA Commission Adoption</i>	<i>January 2022</i>
<i>City Council Workshop</i>	<i>February 2022</i>
<i>City Council Adoption</i>	<i>February 2022</i>

## Cost Estimate and Hourly Rates

**Cost Estimate \$75,000**

<b>Name</b>	<b>Role</b>	<b>Hourly Rate</b>
Jim Hickey	Planning Director	\$ 150.00
Hoyt Holden	Project Manager	\$ 145.00
Chris Brimo	Director of Tampa Office	\$ 150.00
Robert Collins	Senior Planner	\$ 125.00
Luis Serna	Senior Planner	\$ 125.00
Vickki Placide-Pickard	Planning Administrator	\$ 150.00
Silvia Vargas	Principal Planner	\$ 145.00
Daniel Mantell	Associate Planner	\$ 90.00
Gianno Feoli	Urban Designer	\$ 120.00
Casey Oden	GIS Coordinator	\$ 100.00
Xavier Falconi	Transportation Planner	\$ 150.00
Sandra Lee	Environmental Administrator	\$ 125.00
David Stambaugh	Director of Engineering	\$ 175.00
Lambert Advisory	Sub-Consultant	\$ 5,000.00



# TAB 5



City of Green Cove Springs, FL - Renovated Clay Theatre

## Available Capacity



## CURRENT AND PROJECTED WORKLOADS

CGA has sufficient staff to support the projects under this contract because we serve as municipal staff, and in keeping with our reputation of being promptly responsive, we ensure that availability of our staff never goes below 40 percent for our senior staff and 30 percent for our technical support staff, amending our staffing needs as necessary. This is a strategy that we maintain to allow us to meet the impromptu and unexpected demands of all of our clients without sacrificing the needs of others. CGA guarantees that we will have the necessary staff to meet all the needs and will always be 100% available to the City.

Team Member	Role	Availability									
		10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
Jim Hickey, AICP	Principal-In-Charge	[Bar chart showing ~65% availability]									
Hoyt Holden, AICP	Project Manager	[Bar chart showing ~45% availability]									
Christopher Brimo, AICP	Senior Planner	[Bar chart showing ~75% availability]									
Robert Collins, AICP	Senior Planner	[Bar chart showing ~85% availability]									
Luis Serna, AICP, LEED AP BD+C	Senior Planner	[Bar chart showing ~75% availability]									
Vicki Placide-Pickard	Planning Administrator	[Bar chart showing ~85% availability]									
Silvia Vargas, FAICP, LEED AP	Senior Planner	[Bar chart showing ~75% availability]									
Daniel Mantell	Planner	[Bar chart showing ~85% availability]									
Giano Feoli	Urban and Landscape Arch.	[Bar chart showing ~95% availability]									
Casey Ogden, GISP	GIS Coordinator	[Bar chart showing ~75% availability]									
Xavier Falconi, PE	Transportation Engineer	[Bar chart showing ~85% availability]									
Sandra Lee, AICP CEP, CFM, LEED AP BD+C	Environmental Specialist	[Bar chart showing ~75% availability]									
David Stambaugh, PE, DBIA	Infrastructure Engineer	[Bar chart showing ~85% availability]									





# TAB 6



City of Green Cove Springs, FL - Police Department

## Required Forms

ACKNOWLEDGEMENT OF ADDENDUM

I acknowledge the receipt of 3 Addendums to the original RFP.

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke, positioned above a horizontal line.

Company Representative Signature Chris Giordano, MCS, CCM



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

1. This sworn statement is submitted to City of Green Cove Springs  
**(print name of the public entity)**

by Chris Giordano, MSC, CCM, Vice President  
**(print individual's name and title)**

for Calvin, Giordano & Associates, Inc.  
**(print name of entity submitting sworn statement)**

whose business address is

1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316  
\_\_\_\_\_

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

65-0013869

(If the entity has no FEIN, include the Social Security Number of the Individual signing this sworn statement: N/A)

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 or any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or 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 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

RFP No 2020-20

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

c. 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 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.

d. 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, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

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

       The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. 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 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT HIS FORM IS VALID THOROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

(Signature) Chris Giordano, MCS, CCM

Sworn to and subscribed before me this 10<sup>TH</sup> day of DECEMBER 2020

Personally known X

OR produced identification \_\_\_\_\_

Notary Public - State of FLORIDA

My commission expires 02/18/21

(Type of identification)



(Printed typed or stamped commissioned name of notary public)

**DRUG-FREE WORKPLACE COMPLIANCE FORM**

In order to have a drug-free workplace program, a business shall abide as follows:

The undersigned vendor/contractor in accordance with Florida Statue 287.087 hereby certifies that Calvin, Giordano & Associates, Inc. (name of business) does:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the company’s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees or drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the statement specified in item 1, above.
4. In the statement specified in item 1, notify the employees that as a condition of working on the commodities or contractual services which are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee’s community, by any employee who is convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that, Calvin, Giordano & Associates, Inc.

\_\_\_\_\_ (name of business), fully complies/does not comply with the above requirements.

December 10, 2020

Vendor/Contractor Signature

Date

Chris Giordano, MCS, CCM

RFP No 2020-20



**STANDARD ADDENDUM**  
**TO ALL**  
**CITY CONTRACTS AND AGREEMENTS**

Any other provisions of the Contract or Agreement to which this Standard Addendum is attached to the contrary notwithstanding, the parties specifically agree that the provisions hereinafter set forth will apply exclusively with respect to the matters addressed, whether addressed in said Contract or Agreement or not, and shall be deemed an integral part of said Contract or Agreement as if duly set out therein, having a force and effect of equal or superior dignity, as applicable, with the provisions thereof; provided, that if the provisions of the Contract or Agreement address a particular matter in a manner which results in a lower cost to the City than this Standard Addendum, then such provisions of the Contract or Agreement shall control and supersede the applicable provisions hereof (as used herein, the term "Contractor" means the vendor or other party in the Contract or Agreement providing construction, labor, materials, professional services, and/or equipment to the City thereunder; the term "City" means Green Cove Springs, a municipal corporation of the State of Florida, its City Council, or any other name or label set forth in the Contract or Agreement identifying such entity).

1. All payments for services rendered, or supplies, materials, equipment and the like constructed, delivered or installed under the Contract or Agreement (the Work) shall be made by the City in accordance with the Local Government Prompt Payment Act (the Act). Upon receipt of a proper statement, invoice or draw request, the City shall have the number of days provided in the Act in which to make payment.
2. Any work or professional services sub-contracted for by the Contractor for which the City has agreed to reimburse the Contractor shall not be marked up, but shall be payable by the City only in the exact amount reasonably incurred by the Contractor. No other such sub-contracted services shall be reimbursed.
3. In the event the Contract or Agreement is for professional services, charged on a time basis, the City shall not be billed or invoiced for time spent traveling to and from the Contractor's offices or other points of dispatch of its sub-contractors, employees, officers, or agents in connection with the services being rendered.
4. The City shall not be liable to reimburse the Contractor for any courier service, telephone, facsimile, or postage charges incurred by the Contractor, except as follows, and then only in the exact amount incurred by the Contractor [if the space below is left blank, then "NONE" is deemed to have been inserted therein]:
5. The City shall not be liable to reimburse the Contractor for any copying expenses incurred by the Contractor, except as follows, and then only at \$0.05 per page [if the space below is left blank, then "NONE" is deemed to have been inserted therein]:
6. If and only if travel and per diem expenses are addressed in the Contract or Agreement in a manner which expressly provides for the City to reimburse the Contractor for the same, then the City shall reimburse the Contractor only for those travel and per diem expenses reasonably incurred and only

in accordance with the provisions of Section 112.061, Florida Statutes or as otherwise limited by Florida law. In the event the Contractor has need to utilize hotel accommodations or common carrier services, the City shall reimburse the Contractor for his, her, or its reasonable expense incurred thereby provided prior written approval of the City Manager of the City or his or her designee is obtained.

7. With respect to drawings and/or plans prepared on behalf of the City by the Contractor under the Contract or Agreement, unless specifically provided otherwise therein, complete sets of such drawings and/or plans shall be reproduced by the Contractor without cost to the City for all bidders requesting the same, and five (5) complete sets of such drawings and/or plans shall be reproduced and delivered to the City without cost.
8. With respect to any indemnification by the City provided under the Contract or Agreement, any such indemnification shall be subject to and within the limits set forth in Section 768.28, Florida Statutes, and shall otherwise be limited as provided by law.
9. In that the City is a governmental agency exempt from sales tax, the City shall pay no such taxes, any other provisions of the Contract or Agreement to the contrary notwithstanding. The City shall provide proof of its exempt status upon reasonable request.
10. Any pre-printed provisions of the Contract or Agreement to the contrary notwithstanding, the same shall not automatically be renewed but shall be renewed only upon subsequent agreement of the parties.
11. The Contractor acknowledges that in the budget for each fiscal year of the City during which the term of the Contract or Agreement is in effect, a limited amount of funds are appropriated which are available to make payments arising under the Contract or Agreement. Any other provisions of the Contract or Agreement to the contrary notwithstanding, and pursuant to applicable Florida Statutes, the maximum payment that the City is obligated to make under the Contract or Agreement from the budget of any fiscal year shall not exceed the appropriation for said fiscal year.
12. The Contractor shall comply with applicable provisions of Section 119.0701, Florida Statutes and any contract between the parties shall fully comply with such section.

CONTRACTOR/FIRM/INDIVIDUAL

By: \_\_\_\_\_

(Printed Name and Title)

Chris Giordano, MCS, CCM, Vice President

RFP No 2020-20



# TAB 7



City of Green Cove Springs, FL- St. Mary Episcopal Church

## Appendix



## Work Samples

In compliance with the Bid Invitation requirements, we have provided the following samples of our work that can be found in the Original submittal under Section **Work Samples** as well as provided onto the submitted USB:

### 1. PlanItPompano! Comprehensive Plan Update, Pompano Beach, FL

This recent comprehensive plan update for the growing coastal city of Pompano Beach currently lives on a project microsite created and maintained by CGA. The site is linked to from the City's main site and the information will be eventually transferred to it after the contract expires. The update focused on increasing the City's resilience and balancing development to achieve more equitable and healthy neighborhoods throughout the City. In addition to the microsite, CGA's work on this update process also included creating a new Climate Change element, updating the Data Inventory and Analysis (Current Conditions), developing project branding, and facilitating the public engagement process.

The PlanIt Pompano! elements and DIA may be accessed here:

[http://planitpompano.wpengine.com/?page\\_id=46](http://planitpompano.wpengine.com/?page_id=46)

### 2. Evaluation and Appraisal Report (EAR) and Ear-Based Comp Plan Amendments, St. Lucie County, FL

CGA was retained by St. Lucie County to update the Countywide Comprehensive Plan. Major issues in this update include the community's desire to embrace a smart growth approach; adopt and greenhouse reduction standards; preserve historic sites around the county; ensure compatibility in infill and redevelopment in the urbanizing sectors of the county; incorporate affordable housing strategies; and expand multimodality. The EAR-based amendments included HB697 greenhouse reduction strategies including provisions for a mobility fee, minimum densities, and transfer of development rights programs. CGA also led the public engagement for this process.

The adopted plan documents may be accessed here:

<https://www.stlucieco.gov/departments-services/a-z/planning-and-development-services/planning/comprehensive-planning>

### 3. Comprehensive Plan & Land Development Code Updates, Wilton Manors, FL

CGA updated the City's Comprehensive Plan related to Evaluation and Appraisal Review (EAR) amendments. Much of the update focused on preparing the City to address the challenges of balancing growth with community character protection and preparing the City to mitigate the impacts of climate change (especially sea level rise).

The adopted plan documents may be accessed here:

<\\FTLFS01\Project\Projects\2017\179907 City of Wilton Manors Comprehensive Plan Update\Planning\Submittals and Forms\Final Adopted Comp Plan documents>

### 4. Urban Form & Density Study, Wilton Manors, FL

As an effort to plan for the future of the city's urban form, CGA was retained by the City of Wilton Manors to investigate the form and density of the city's past development to perceive what availability and intensity allowances are present. The goal of the Urban Form & Density Study, through a collaborative effort between Urban Design and Planning Departments, is to develop strategies for form requirements that not only to modify the perception of the village-character that Wilton Manors is recognized for, but also to protect the scale of the abutting single-family uses while increasing the quality-of-life conditions that lack throughout the City.



## Acceptance of the City Contracts and Agreement Terms

### Acceptance of the City Contracts and Agreement Terms

The CGA Contract and Legal team have carefully reviewed the contract terms presented in the Sample Agreement in the RFQ. We respectfully request the following modifications to the agreement terms:

#### Paragraph Item # 8 - add at the end of the section:

With respect to any indemnification by the City provided under the Contract or Agreement, any such indemnification shall be subject to and within the limits set forth in Section 768.28, Florida Statutes, and shall otherwise be limited as provided by law. **Notwithstanding anything herein to the contrary, Contractor and its agents, servants, and/or employees, while acting within the scope of this Agreement shall be deemed to be an agent of the City for purposes of Florida Statute 768.28. It is the intention of the parties that, to the greatest extent permitted by applicable law, Contractor shall be entitled to protection under the doctrine of sovereign immunity, including limitations of liability, to the same extent as City would be in the event that the services provided by Contractor were being provided by City. Nothing in the Contract shall be deemed a waiver of such protections.**

#### TERMINATION FOR CONVENIENCE

The City of Green Cove Springs shall have the right to terminate at the City's convenience, with or without cause, any Contract resulting from this RFP by specifying the date of termination in a written notice. In this event, the firm shall be entitled to just and equitable compensation for any satisfactory work completed. All work produced shall become the property of the City of Green Cove Springs.

**Contractor may terminate this Agreement, or any part of this Agreement upon ninety (90) days written notice, with or without cause and with no penalty or additional cost beyond the rates stated in this Agreement. In case of such termination, Contractor shall be entitled to receive payment for work completed up to and including the date of termination within thirty (30) days of the termination.**

#### **V. INDEMNIFICATION REQUIREMENT**

The City shall require the following or similar indemnification paragraphs to be made part of the contract(s) as entered into with the successful proposer(s):

The City shall be held harmless against all **third party** claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use resulting ~~therefrom~~ **to the extent** arising out of performance of the agreement or contract, unless such claims are a result of the City's **sole** negligence.

~~The City shall also be held harmless against all claims for financial loss with respect to the provision of or failure to provide professional or other services resulting in professional, malpractice, or errors or omissions liability arising out of performance of the agreement or contract, unless such claims are a result of the City's sole negligence.~~

**Notwithstanding anything herein to the contrary, Contractor and its agents, servants, and/or employees, while acting within the scope of this Agreement shall be deemed to be an agent of the City for purposes of Florida Statute 768.28. It is the intention of the parties that, to the greatest extent permitted by applicable law, Contractor shall be entitled to protection under the doctrine of sovereign immunity, including limitations of**





liability, to the same extent as City would be in the event that the services provided by Contractor were being provided by City. Nothing in the Contract shall be deemed a waiver of such protections.

IN NO EVENT SHALL CONTRACTOR OR CITY BE LIABLE TO ONE ANOTHER FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, RELIANCE, EXEMPLARY, OR SPECIAL DAMAGES INCLUDING WITHOUT LIMITATION, DAMAGES FOR LOST PROFITS, LOST REVENUES, LOST DATA OR OTHER INFORMATION, OR LOST BUSINESS OPPORTUNITY, REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, INDEMNITY, NEGLIGENCE, WARRANTY, STRICT LIABILITY, OR TORT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND NOTWITHSTANDING THE FAILURE OF ESSENTIAL PURPOSE OF ANY REMEDY OTHER THAN WITH RESPECT TO PAYMENT OF OBLIGATIONS FOR SERVICES. EXCEPT WITH RESPECT TO PAYMENT OBLIGATIONS, IN NO EVENT SHALL THE LIABILITY OF CITY OR CONTRACTOR UNDER THIS AGREEMENT FROM ANY CAUSE OF ACTION WHATSOEVER (REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT OR UNDER ANY OTHER LEGAL THEORY, AND WHETHER ARISING BY NEGLIGENCE, INTENDED CONDUCT, OR OTHERWISE) EXCEED THE GREATER OF THE AMOUNT OF FEES PAID TO CONTRACTOR PURSUANT TO THIS AGREEMENT OR THE AVAILABLE LIMITS OF CONTRACTORS INSURANCE. (SUCH LIMITS SHALL DEFINE CITY'S MAXIMUM LIABILITY TO THE SAME EXTENT AS IF CITY HAD BEEN OBLIGATED TO PURCHASE THE POLICIES).



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Old Clay County Courthouse - "(Old) Clay County Court House" by jimmywayne is licensed under CC BY-NC-ND 2.0

Marinas at St Johns River - [https://marinas.com/view/marina/95cgpj\\_Green\\_Cove\\_Springs\\_Marina\\_Green\\_Cove\\_Springs\\_FL\\_United\\_States](https://marinas.com/view/marina/95cgpj_Green_Cove_Springs_Marina_Green_Cove_Springs_FL_United_States)

Tree Line Up Waterfront - <https://laurenglobetravel.com/2019/09/16/day-trip-to-green-cove-springs-florida/>

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Renovated Clay Theatre - <https://www.claytheatre.com/amenities/>

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Green Cove Pool - <https://laurenglobetravel.com/2019/09/16/day-trip-to-green-cove-springs-florida/>

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CITY HALL

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Walnut Street