



TOWN OF MELBOURNE BEACH

SPECIAL TOWN COMMISSION MEETING

Second Meeting

June 24, 2026

AGENDA PACKET

Town of Melbourne Beach

SPECIAL TOWN COMMISSION MEETING

Wednesday, June 24, 2026 immediately following first meeting

COMMUNITY CENTER – 509 OCEAN AVENUE

PUBLIC NOTICE AGENDA

Commission Members:

Mayor Alison Dennington
Vice Mayor Terry Cronin
Commissioner Anna Butler
Commissioner Tim Reed
Commissioner Sherri Quarrie

Staff Members:

Town Manager A. Marie Smith
Town Attorney Ryan Knight
Interim Town Clerk Cyd Jones

1. Call to Order

2. Roll Call

3. Pledge of Allegiance, Moment of Silence, and Civility Pledge

The Commission and Staff of The Town of Melbourne Beach pledge to conduct all public discourse in a civil manner. The Mayor and all members of the Commission will treat one another with courtesy and respect, and ask the public to do the same toward the Commission, each other, and toward staff. We will be respectful of one another even when we disagree. We will direct all comments toward the issues. We will avoid personal attacks.

4. Public Comment

After being acknowledged by the Mayor, members of the public should state their name and address for the record. The Commission encourages citizens to prepare their comments in advance. Each individual will have three (3) minutes to address the Commission on any topic(s) related to Town business, not on the Agenda. Please remember to sign the sign-in sheet provided if you will be speaking at the meeting.

5. New Business

- A. Review qualifications received in response to the RFQ for General Planner Services – Town Manager A. Marie Smith

6. Adjournment

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THE TOWN HEREBY ADVISES THE PUBLIC THAT: In order to appeal any decision made at this meeting, you will need a verbatim transcript of the proceedings. It will be your responsibility to ensure such a record is made. Such person must provide a method for recording the proceedings verbatim as the Town does not do so. In accordance with the Americans with Disability Act and Section 286.26, Florida Statutes, persons needing special accommodations for this meeting shall, at least 5 days prior to the meeting, contact the Office of the Town Clerk at (321) 724-5860 or Florida Relay System at 711.

Town Commission Meeting

Section: New Business

Meeting Date: June 24, 2026

From: Town Manager

RE: Request for Qualifications for Continuing General Planner Services

Background Information:

Per the direction of the Town of Melbourne Beach Commission, a Request for Qualifications (RFQ) for Continuing General Planner Services was released on May 4, 2026, with a deadline of June 5, 2026.

The town received two responses to the RFQ:

- Place Planning.
 - Prime point of contact: Corey W. O’Gorman, AICP - President
 - Place Planning is the current firm the Town uses for its planning work.

- Calvin, Giordano & Associates, Inc.
 - Prime point of contact: James “Jim” Hickey, AICP – Director of Planning and Project Manager
 - Calvin, Giordano & Associates, Inc. has also responded to the Grant Writer RFP as well.

Since this is a response to an RFQ, there is no pricing in the packets.

Recommendation:

The Town is required to procure a planner through a current contract and therefore has asked for an RFQ. The Commission can decide to continue with the current contractor or can pursue a new consultant. If the Commission wishes, they can request the town manager to check references and pricing for the two companies that responded and bring the item back at the next meeting.

Attachments:

Exhibit A – Place Planning qualifications.

Exhibit B – Calvin, Giordano & Associates, Inc. qualifications.



Town of Melbourne Beach

507 Ocean Ave, Melbourne Beach, FL 32951

Bid Opening for RFQ: General Planner Services

June 5, 2026 – 2:30 pm

BID TABULATION

Bidder Name & Address	Cost	References?	Insurance?	Deposit?
Place Planning 513 US Highway 1, Suite 112 North Palm Beach, FL 33408	Not provided	Yes	Yes	Not provided
Calvin, Giordano & Associates, Inc. 2400 SE Veterans Memorial Parkway Suite 207 Port St. Lucie, Florida 34952	Not provided	Yes	Yes	Not provided

REQUEST FOR QUALIFICATIONS

Town of Melbourne Beach, Florida RFQ FOR CONTINUING PROFESSIONAL GENERAL PLANNER SERVICES

June 5, 2026

Town of Melbourne Beach
c/o Marie Smith, Town Manager
507 Ocean Avenue
Melbourne Beach, FL 32951





513 US Highway One, Suite 112
North Palm Beach, FL 33408
561-863-2722

June 2, 2026

Town of Melbourne Beach
Att: Marie Smith, Town Manager
507 Ocean Avenue
Melbourne Beach, FL 32951

Re: RFQ For Continuing Professional General Planner Services

Dear Ms. Smith:

This letter and the attachments are submitted to express interest in continuing to serve as the Town of Melbourne Beach Town Planner. The unique qualifications of Place Planning and team members ensure that all relevant Town matters are handled by a Certified Planner with the appropriate expertise including:

- Comprehensive planning and plan analysis
- Land use and zoning analysis
- Site plan review
- Flood plain review
- GIS Services and
- Environmental issues

Our team proposes Corey W. O'Gorman, AICP, to serve as Town Planner, Maria Clemente as Project Assistant, James Fleischmann, for comprehensive plan services, and Nathan Holley for GIS services with an office in North Palm Beach to serve you. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Corey W. O'Gorman".

Corey W. O'Gorman, AICP
President

/co

Attachments

RFQ For Continuing Professional General Planner Services
TABLE OF CONTENTS

SECTION	PAGE
Background.....	1
Firm Employees and Qualifications.....	1
Current or Recently Completed Projects.....	3
References.....	3
Office Location.....	3
Resumes	
Exhibits	
Certificate of Insurance	

Background and Introduction

To address the uniqueness of the Town of Melbourne Beach, Place Planning proposes a team approach. This team includes its core members, Corey O’Gorman would continue to serve as the principal point of contact and lead for all assignments for the Town. Maria Clemente will continue as project manager and assistant to ensure that all assignments are completed as requested. For comprehensive plan updating, James Fleischmann will provide the technical expertise to manage the update in compliance with statutory requirements, and for GIS assignments, Nathan Holley will provide all mapping services.

Firm Employees, Qualifications, Educational Background, and Intended Role

The Town Planning Team will be led by Corey W. O’Gorman, AICP, PLACE Planning, Inc. (dba Place Planning). Place Planning was formed in 2006 by principals Corey W. O’Gorman, AICP, and Robert M. Feild, AIA, LEED AP, to provide comprehensive community development and consulting services to public and private clients (Mr. Feild is retired). The firm strives to ensure that its clients receive the highest quality services and that services are customized to meet the unique needs of each client and project.

Mr. O’Gorman graduated from Rollins College in 1983 and has been a certified planner since 1991. His 40-year-plus career includes serving as planning director and CRA executive director to several public agencies, and has served numerous public, private and non-profit clients to conduct strategic planning efforts, obtain zoning and permit approvals, navigate the overall development process and administer grants. With his unique perspective on the zoning and land development process, Mr. O’Gorman has prepared comprehensive plans, zoning code amendments and overlay districts, and analyzed regulations and the regulatory process for a wide range of projects. He also has extensive experience with the public outreach and visioning process, and the legal, organizational and operational aspects of local planning agencies. Mr. O’Gorman was also a member of the Village of North Palm Beach Planning Commission.

With considerable experience in a broad range of planning-related topics, Mr. O’Gorman has the background for comprehensive planning, land use and zoning analysis, site plan review including issues related to flood plan, environmental and GIS. In his capacity with both public and private clients, review and consideration of development proposals includes: detailed due diligence for issues related to the real estate itself; regulatory compatibility (including comprehensive plan and zoning code analysis); infrastructure availability and concurrency; environmental issues including coastal construction and compliance with CCCL standards; consideration of FEMA flood zone issues, interpretation of flood zone maps and relationship to proposed development; and consideration of wetland issues as they relate to development proposals and local government regulations. Specific related and relevant experience includes the following:

- Town Planner, Town of Melbourne Beach: 12 years
 - Comprehensive Plan Update

- Site Plan Review
- CCCL Variance Review
- Special Exception Review
- Zoning Inquiries
- BTR reviews
- Town Planner, Town of Ocean Ridge: 7 years
 - Comprehensive Plan Update
 - Site Plan Review
 - Variance Review
 - Zoning Inquiries and Pre-application meetings
- Town Planner, Town of Gulf Stream: 1 year
 - Zoning Inquiries
- Consulting Planner, Village of North Palm Beach: Temporary Assignment, 2023
 - Site Plan Reviews
 - Code amendment review
 - Zoning Inquiries

Maria Clemente received her High School Diploma from the Palm Beach County Adult Education program in 2026. In her 9 years at Place Planning, she has worked as project manager and assistant for clients in both the private and public sectors, has worked on permit submittal and processing, as well as bookkeeping for the company. Ms. Clemente also has 10 years of prior experience as a business owner and manager of Maria's Cleaning Services where she managed all aspects of her business and led a team of employees.

The Town Planning Team will also include James Fleischmann, Vice President of Land Research Management, Inc. Mr. Fleischmann holds a Master's and Bachelor's of Science, both in Urban and Regional Planning from Michigan State University, and has 43 years of experience in project management and consulting at Land Research Management, Inc. He has worked as the principal planning consultant to multiple government municipalities, has managed and authored studies on market feasibility and economic/fiscal impact for real estate developers, and has served as a consultant on analysis of CRA implementation. Mr. Fleischmann continues to work as principal consultant and project manager to multiple municipalities, reviewing comprehensive plans, zoning maps, and site plans and providing administration and preparation of comprehensive plan evaluation and appraisal updates.

Nathan Holley received his Master's and Bachelor's of Science from the University of West Florida, and has 8+ years of experience as a GIS professional. Mr. Holley has served as GIS Analyst for Dycom Industries since 2019 where he has worked to deliver geospatial analysis, spatial data pipelines, and GIS data models among his other duties. Additionally, he has 2 years of prior experience in GIS services working as an Engineering Technician for Florida Public Utilities and Emerald Coast Utilities Authority.

Firm's Other Current or Recently Completed Projects

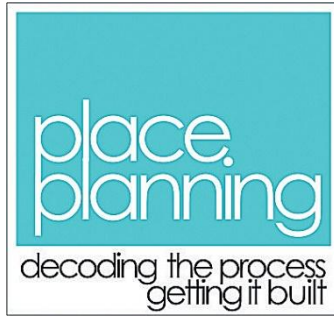
- Town Planner, Town of Ocean Ridge
- Town Planner, Town of Gulf Stream
- Town Planner, Town of Melbourne Beach
- Zoning Consultant, Village of North Palm Beach
- Omega Apts (owner, Vita Nova, Inc.), Project Manager
- Bill's Place (owner, The Lord's Place, Inc.), Project Manager
- Adopt-A-Family, Project Manager (numerous projects)
- Rural Neighborhoods, Planner / Project Manager (numerous projects)
- Michael E. Wood Consultant, Planner (numerous projects)
- Stuart & Shelby Development, Planner (numerous projects)
- Weiner Museum of Decorative Arts, Planner
- East to West Development Corp/Oaks at Moore's Creek, Planner
- Village of Valor, Planner

Client References

- Michelle Heiser, Town Manager, Town of Ocean Ridge
 - Email: mheiser@oceanridge.gov
 - Phone: 561-732-2635
- Trey Nazzaro, Town Manager, Town of Gulf Stream
 - Email: tnazzaro@gulf-stream.org
 - Phone: 561-276-5116
- Jamie Titcomb, Town Manager, Town of South Palm Beach
 - Email: jtitchomb@southpalmbeach.com
 - Phone: 561-588-8889 ext.2
- Wayne Cameron, Building Director, Town of Tequesta
 - Email: wcameron@tequesta.org
 - Phone: 561-768-0450
- Tracey Stevens, Town Manager, Town of Haverhill
 - Email: tstevens@townofhaverhill-fl.gov
 - Phone: 561-689-0370, ext.1

Location of all Offices

Place Planning is a small firm with one office located at 513 US Highway One, Suite 112, North Palm Beach, FL 33408, and although this is not local to the Brevard County area Mr. O'Gorman can and has attended meetings in person when needed, and where virtual meetings are appropriate, Mr. O'Gorman can coordinate and lead those meetings as he does with all other assignments.



Corey W. O’Gorman, AICP

Place Planning



Professional Qualifications

Planning and project management including: zoning feasibility analysis and due diligence; amendments to land development regulations; critical path scheduling and budgeting; development team selection, project financing (grants and loans), contract negotiation and management; zoning, entitlements and permitting; construction management; and grant administration.

Education, Certifications & Affiliations

Bachelor of Arts, Environmental Studies
Rollins College, Winter Park, Florida, 1983
American Institute of Certified Planners (AICP)
July, 1991
PBC Commission on Affordable Housing, Frm
Village of North Palm Beach, Frm Planning Commission
Florida Redevelopment Association, Frm Board Mem.
American Planning Association Member
Florida Housing Coalition, Frm Brd Member
Florida Trust for Historic Preservation Member

Experience - Positions Held:

PLACE Planning & Design, Inc., North Palm Beach, Florida; President (2006 – present)
Toll Brothers, Inc., Jupiter, FL; Project Manager (2005 – 2006)
Corey W. O’Gorman, AICP North Palm Beach, Florida; President (2004 – 2005)
Collins Development Company, Inc., Palm Beach Gardens, Florida, Project Manager (1999 -2004)
Gainesville Community Redevelopment Agency, CRA Manager (1996 – 1999)
The Urban Group, Inc., Fort Lauderdale, Florida Housing & Comm Dev Director (1993-1996)
Lee County Community Development & CRA, Fort Myers, Florida, Senior Planner (1989-1993)
Allen Engineering, Cocoa Beach, FL, Permit Coordinator (1988-1989)
City of Titusville, FL Development Coordinator (1984-1988)

Zoning Districts, Studies and Representations:

Consulting Town Planner, *Melbourne Beach, FL*
Consulting Town Planner, *Ocean Ridge, FL*
Consulting Town Planner, *Gulf Stream, FL*
Vista Townhomes Site Plan Approval, *Boca Raton, FL*
PACE Center, Site Plan/Special Exception, *Palm Springs*
Palm Key, Bonus Density/Site Plan, *PB County, FL*
Johnny Clean Carwash, Site Plan Revision, *PB Cty, FL*
4563 Gulfstream Apts, *PB County, FL*
3861 Gulfstream Apts, *Palm Springs, FL*
Speedy Tire, Rezone/Site Plan, *PB County, FL*
Davis Commons, Site Plan Approval, *PB County, FL*
City Permit Fee Studies-multiple, *PMG Associates*
City of Oakland Park Development Review Committee Evaluation, *Oakland Park, FL*
Westgate CRA Overlay District, *PB County, FL*
Gulfstream Rd Overlay Zoning District, *Palm Springs, FL*
Boynton Beach LDR Audit, *Boynton Beach, FL*
501 Palm Ave Redevelopment, Site Plan Approval *West Palm Beach, FL*
Alamo/National Car Rental, Zoning Approval, Permitting, Belvedere Rd, *PB County, FL*
Clean Energy, Zoning Entitlements, Permitting *Gadsden Co, FL; Jacksonville, FL*
Enterprise Rent-A-Car, Zoning Entitlements, Permitting *Numerous Sites*
Code Amendments for Vehicle Rental, *Delray Beach and PB County, FL*
Watergate Mobile Home Park, *Boca Raton, FL*
PB County ULDC Text Amendment
Residential District Analysis & Text Change,

Palm Beach Shores, FL
Core Area Parking Regulation Amendments,
Lake Worth, FL
Gateway Corridor Zoning District Creation,
Lake Worth, FL
Mixed Use Downtown Overlay District,
Tavares, FL
Mixed Use Corridor Overlay District,
East Fort Myers, FL
Analysis of Regulatory Impediments to Fair Housing,
Miami-Dade County, Collier County, Brevard County,
City of West Palm Beach, Homestead, Punta Gorda,
Port St. Lucie
Consolidated Plan, Regulatory Impediments to
Affordable Housing, *Spartanburg County, SC*
Annexation Study – Planning/Zoning Analysis, *Miami-*
Dade County, FL
Annexation Study – Planning/Zoning Analysis, *Village*
of Pinecrest, FL
Affordable Housing Strategies, *Belle Glade, FL*
Section 106 Historic Structures Study
St. Pete, FL
CDBG Environmental Reviews-Multiple Projects, *PB*
County, FL

Project Management and/or Grant Administration

Oaks at Moore’s Creek, *Fort Pierce, FL*
Deer Creek Senior Housing, *Gainesville, FL*
Justin Place, *Lake Worth, FL*
Pollywog Creek Senior Housing, *LaBelle, FL*
Project Grow Day Care, *Lake Worth, FL*
Home at Tamarind, *West Palm Beach, FL*
Broward County Infill Housing, *Ft. Lauderdale, FL*
Home at J Street, *Lake Worth, FL*
Hallandale Beach, Infill Housing Development, *HB, FL*
Wiley Apartments, *Lake Worth, FL*
Adopt-a-Family NSP2 Scattered Sites Rehabilitation
and New Construction, *Lake Worth, FL*
Habitat for Humanity, Providence Point Infrastructure
Construction, *Tampa, FL*
In The Pines Phase 1 & 2, *Delray Beach, FL*
Oaks at Shannon’s Crossing Apts, *Okeechobee, FL*
Eden Gardens Apts, *Immokalee, FL*
Manatee Village Apts, *Ruskin, FL*
Pollywog Creek Apts, *LaBelle, FL*
Orchid Gardens, *Lake Worth, FL*
Begonia Gardens, *Lake Worth, FL*
American Orchid Society, *Delray Beach, FL*
Greater Yamaha, *West Palm Beach, FL*
Howard Park Ball-park Lighting, *Lake Worth, FL*
Latona/Washington Avenue, *Lake Worth, FL*
Lake Worth Municipal Pool, *Lake Worth, FL*
AHEPA Apartments, *West Palm Beach, FL*
DEEDCO Gardens Apartments, *Homestead, FL*

Villa Franciscan Apts, Riviera Beach, FL
Villa Madonna Apts, West Palm Beach, FL

CRA Consulting, Planning & Implementation:

CRA Neighborhood Planning, *Naples, FL*
CRA Plan Update Assistance, *Lynn Haven, FL*
CRA Plan Update Assistance, *West Grove, Miami, FL*
Tax Increment Analysis, *Fort Myers Beach, FL*
Redevelopment Plan Update, *Margate, FL*
Consulting Executive Director, *Lake Worth, FL 2004-*
2006
Redevelopment Plan Update, *Lake Worth, FL*
Finding of Necessity, *Lake Worth Park of Commerce,*
Lake Worth, FL
Redevelopment Plan, *Lake Worth Park of Commerce,*
Lake Worth, FL
Developer Solicitation, *Downtown Lake Worth, Lake*
Worth, FL
Developer Solicitation Assistance, *W Atlantic Avenue,*
Delray Beach, FL
Tax Increment Analysis, *Lake Worth Park of Commerce,*
Lake Worth, FL
Downtown Tax Increment Analysis, *Frostproof, FL*
Finding of Necessity-multiple, *Lee County, FL*
Redevelopment Plan-multiple, *Lee County, FL*
Redevelopment Plan, *Downtown Gainesville,*
Gainesville, FL
Redevelopment Plan, *Fifth Avenue/Pleasant Street,*
Gainesville, FL
Redevelopment Plan, *College Park/University Heights,*
Gainesville, FL
Developer Solicitation, *Commerce Center, G’ville, FL*
Developer Incentive/Negotiations, *SE 2nd Place*
Apartments, Gainesville, FL
Developer Incentive/Negotiations, *University Heights*
Apartments, Gainesville, FL


Development Feasibility / Due Diligence:

Community Partners/Gulfstream Rd, *PB County, FL*
Cherokee Apartments, *PB County, FL*
Olive Avenue Residential, *Fort Pierce, FL*
Golf Course Residential Redevelopment, *Delray Bch, FL*
1927 Historic High School, *Boynton Beach, FL*
Boynton Beach Town Square, *Boynton Beach, FL*
Lake Worth Beach & Casino, *Lake Worth, FL*
Jupiter Inlet Village, *Jupiter, FL*


MARIA CLEMENTE

Office Manager/Project Assistant

CONTACT

 561-634-5726

 maria@placepnd.com

 www.placepnd.com

EDUCATION

Palm Beach County Adult Education

High School Diploma

2025-2026

SUMMARY

I am originally from Guatemala and have lived in Palm Beach County for 25 years. I am a dedicated worker and a fast learner who enjoys acquiring new skills and knowledge.

SKILLS

- Bilingual (Spanish)
- Organized
- Communication Skills
- Time Management

WORK EXPERIENCE

● **Cleaning Business owner**

Maria`s Cleaning Services (2007-2017)

- Was in charge of leading team of employees and managed all aspects of business including communication, customer service, problem-solving, and time management.

● **Office Manager/Project Assistant**

Place Planning (2017 - Present)

- Responsible for accounts payable and receivable, invoicing, bookkeeping, permit submittal and processing, monitoring project progress and project management assistance.

James P. Fleischmann - Land Research Management, Inc.

Education

Master of Science. Michigan State University
Emphasis: Urban and Regional Planning

Bachelor of Science, Michigan State University
Emphasis: Urban and Regional Planning

Professional Experience

PROJECT MANAGER OR PRINCIPAL CONSULTANT 2022 to present
Land Research Management, Inc.

- Administration and preparation of comprehensive plan evaluation and appraisal updates for the following municipalities: Town of Melbourne Beach; Town of Hypoluxo; Town of Loxahatchee Groves; Town of Ocean Ridge; and City of Clewiston.

PRINCIPAL CONSULTANT; PROJECT MANAGER 2010 to present
Land Research Management, Inc.

- Principal planning consultant for the Town of Loxahatchee Groves: Review of comprehensive plan and zoning map and text amendments; Site plan review; Processing of vegetation removal permits; Preparation of zoning confirmation letters and Lot Split/Combination approvals; Assignment of street addresses; staff to the PZB, ULDC, RETAG; and; AGRITOURISM advisory committees; and multiple special planning projects.

PRINCIPAL CONSULTANT; PROJECT MANAGER 1983 to present
Land Research Management, Inc.

- Principal planning consultant for municipal governments: North Palm Beach, Hypoluxo, Lantana, Lake Clarke Shores and Hypoluxo: Review of privately initiated development applications, preparation of Comprehensive Plan amendments, preparation of land development code additions and revisions.
- Principal author of, and project manager for market feasibility and economic/fiscal impact studies for real estate developers and housing studies and expert witness services for government agencies.
- Consultant to Westgate CRA for the preparation of Congress Avenue and Westgate Avenue corridor market studies and a CRA-wide housing study.
- Consultant to Boynton Beach CRA for an analysis of CRA Plan implementation, including land use, zoning and land development regulations recommendations.

PRINCIPAL PLANNER

1974 - 1983

Area Planning Board of Palm Beach County

- Project Manager for a variety of countywide and municipal projects. Prepared municipal comprehensive plans and countywide growth management plan.
- Authored a management system and public participation program for the Areawide Waste Treatment Management (208) Plan.

ASSISTANT PLANNER

1973 - 1974

Toledo Metropolitan Area Council of Governments; Toledo, OH

- Assisted in the preparation of a regional growth policy for the Toledo, Ohio metropolitan area.

Appointments

- Commissioner, Town of Jupiter, Florida Planning/Zoning Commission; 1990 – 1996 and 2000 to 2016

Military Service

- 1969 – 1971; Honorable Discharge; Active duty, Republic of Vietnam; U.S. Army, First Cavalry Division.

Nathaniel Holley, GISP
219 Greenridge Dr, Pensacola, FL 32514
nathanielscottholley@gmail.com
850-398-7078

SUMMARY

GIS Professional with 8+ years of experience developing enterprise GIS solutions, spatial data pipelines, and geospatial analytics supporting large-scale infrastructure and engineering/construction programs. Proven ability to translate complex spatial datasets into actionable insights for operational planning and decision-making. Advanced experience with ArcGIS Enterprise and ArcGIS Pro, FME ETL workflows, SQL-based spatial queries, and enterprise geodatabases. Skilled at collaborating with technical and business stakeholders to deliver scalable geospatial datasets, dashboards, and analytics that support strategic and operational initiatives.

EXPERIENCE

May 2019 - Present

Dycom Industries | Palm Beach Gardens, FL (Remote)

Senior Analyst Field Services/GIS Analyst

- Deliver geospatial analysis supporting fiber optic engineering and construction programs across 30+ metropolitan markets and 6 major ISP customers.
- Develop and maintain FME ETL workflows and spatial data pipelines to automate geospatial data transformation, reporting (Data ingested by PowerBI), and dataset generation.
- Developed GIS data models and reporting workflows contributing to \$2.2M+ in revenue through improved data visibility and reporting.
- Produce GIS datasets and reporting deliverables supporting engineering design, construction management, and financial reporting.
- Integrate spatial, engineering, and operational datasets to support data-driven planning and business intelligence initiatives from multiple stakeholders.
- Administer GIS and engineering system access for 300+ users across multiple Dycom subsidiaries.
- Collaborate with engineering and construction project teams to translate spatial data into actionable insights for project planning and invoicing.
- Serve as GIS SME for several different projects including Verizon's One Fiber Program (CORE, ODN, NED, Super-NED, MARE, MARC).

July 2018 - May 2019

Florida Public Utilities (FPU) | West Palm Beach, FL

Engineering Technician

- Served as GIS Subject Matter Expert supporting spatial data management for natural gas infrastructure systems.
- Maintained and enhanced enterprise spatial datasets representing utility assets and engineering records.
- Developed workflows improving GIS data collection, spatial analysis, and engineering reporting efficiency.
- Provided GIS training and technical support to engineering and operations staff.

May 2017 - July 2018

Emerald Coast Utilities Authority (ECUA) | Pensacola, FL

Senior Engineering Technician

- Created GIS datasets representing utility easements and property access rights across the ECUA service area.
- Performed spatial analysis and mapping to support water and wastewater infrastructure planning projects.
- Produced departmental GIS maps and supported engineering teams with spatial data analysis.

EDUCATION

Dec. 2017

Master of Science in Geographic Information Systems Administration
UNIVERSITY OF WEST FLORIDA | PENSACOLA, FL

May 2016

Bachelor of Science in Environmental Science
UNIVERSITY OF WEST FLORIDA | PENSACOLA, FL

- Certificate of Geographic Information Science

SKILLS

GIS & Geospatial Platforms:

ArcGIS Pro • ArcGIS Desktop • ArcGIS Enterprise Environments • 3-GIS • QGIS

Data Engineering & Analytics:

FME • Spatial Data Pipelines • Spatial Analysis and Modeling • Geodatabase Management • GIS Data Migration

Programming & Databases:

SQL • Python

Business Intelligence & Visualization:

Geospatial Dashboards • Cartography • Data Reporting • Data Storytelling

Certifications

- GISP (Geographic Information Systems Professional) - Awarded 2021 – Cert. # 161131
- Lean Six Sigma Yellow Belt - Awarded 2020

Professional References

- **Peter Rothfuss**
 - Principal Management Consultant, Rothfuss Group LLC
 - 585-626-9829
 - peter@rothfussgroup.com
- **Daryl Williams**
 - Ret. District Supervisor, NRCS Yellow River Soil and Water Conservation District
 - 850-374-1281
 - Darryl.Williams@fl.usda.gov
- **Corey O’Gorman**
 - Owner and Operator, PLACE Planning & Design, Inc.
 - 561-801-2461
 - corey@placepnd.com

EXHIBIT "A"	Contact Sheet
EXHIBIT "B"	Public Entity Crimes
EXHIBIT "C"	Drug-Free Workplace Certification
EXHIBIT "D"	E-Verify Statement
EXHIBIT "E"	Proposer Acknowledgements and Agreements
EXHIBIT "F"	Conflict of Interest
EXHIBIT "G"	Non-Collusion Affidavit
EXHIBIT "H"	Disputes Disclosure

EXHIBIT "A"

CONTACT SHEET

Name: Place Planning and Design, Inc., Corey W. O'Gorman, President

Federal Taxpayer ID: 84-1712638

Mailing Address: 513 US Highway 1, Suite 112

City, State, & Zip Code: North Palm Beach, FL 33408

Telephone: 561-801-2461 **Fax:** NA

Email: corey@placepnd.com

Submitted By: Corey W. O'Gorman

Title: President

Accounting Contact:

Name: Maria Clemente **Title:** Office Manager

Email Address: maria@placepnd.com **Phone:** 561-634-5726

EXHIBIT "B"

**SWORN STATEMENT UNDER F.S. SECTION 287.133(3) (A),
ON PUBLIC ENTITY CRIMES**

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

1. This sworn statement is submitted with Bid, Proposal or Contract for Place Planning & Design, Inc.

2. This sworn statement is submitted by (entity) Place Planning & Design, Inc. whose business address is 513 US Highway 1, Suite 112, North Palm Beach, FL 33408 and (if applicable) Federal Employer Identification Number (FEIN) is 84-1712638 (If a Sole Proprietor and you have no FEIN, include the last four (4) digits of your Social Security Number: _____.)
3. My name is Corey W. O'Gorman and my relationship to the entity named above is President.
4. I understand that a "public entity crime" as defined in section 287.133(1) (g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or any agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in section 287.133(1) (b), Florida Statutes, means 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 records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in section 287.133(1) (a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market

value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in section 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract for 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.

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

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor affiliate of the entity have 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 the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in 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. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted FIRM list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in public interest to remove the person or affiliate from the convicted FIRM list. (Please attach a copy of the final order.)

The person or affiliate has not been placed on the convicted FIRM list. (Please describe any action taken by, or pending with, the Department of General Services.)



Signature

June 2, 2026

Date:

STATE OF FLORIDA
COUNTY OF Kalm Beach

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this 7 day of June, 2026, and is personally known to me, or has provided FL Driver License as identification.



[Signature]
Notary Public
My Commission expires: Sept 21, 2026

EXHIBIT "C"

DRUG-FREE WORKPLACE CERTIFICATION

The below-signed INDIVIDUAL/FIRM certifies that it has implemented a drug-free workplace program. In order to have a drug-free workplace prepare, a business shall:

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 violation of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business'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 for drug abuse violations.
3. Give each employee engaged in providing the commodities or services a copy of the statement specified in paragraph 1.
4. In the statement in paragraph 1., notify the employees that, as a condition of working on the commodities or contractual services that 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 nolo contendere to, any violation occurring in the workplace no later than five (5) working days after such conviction.
5. Impose a sanction on, or require fine satisfactory participation in 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 this statement, I Certify that this firm complies fully with the above drug-free workplace requirements.

COMPANY: Place Planning & Design, Inc.

CITY: North Palm Beach STATE: Florida ZIP CODE: 33408

SIGNATURE:  PHONE: 561-801-2461

NAME (TYPED OR PRINTED): Corey W. O'Gorman TITLE: President

EXHIBIT "D"

E-VERIFY STATEMENT

Bid/Proposal Number: RFQ Continuing Professional General Planning Services

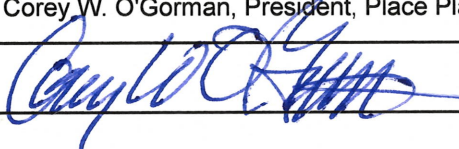
Project Description: General Land Planning Services - Town Planner

I/FIRM acknowledges and agrees to the following:

I/FIRM shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of:

1. All persons employed by the FIRM during the term of the Contract to perform employment duties within Florida; and
2. All persons assigned by the FIRM to perform work pursuant to the contract with the Department.

Individual/Company/Firm: Corey W. O'Gorman, President, Place Planning and Design, Inc.

Authorized Signature: 

Title: President

Date: June 2, 2026

EXHIBIT "E"

CONFLICT OF INTEREST STATEMENT

This sworn statement is submitted with Bid, Proposal or Contract for General Land Planning Services.

This sworn statement is submitted by (entity) Place Planning & Design, Inc. whose business address is 513 US Highway 1, Suite 112, North Palm Beach, FL 33408 and (if applicable) Federal Employer Identification Number (FEIN) is 84-1712638 (If a Sole Proprietor and you have no FEIN, include the last four (4) digits of your Social Security Number: _____.)

My name is Corey W. O'Gorman and my relationship to the entity named above is President.

1. The above-named entity is submitting a Proposal for the Town of Melbourne Beach.
2. The Affiant has made diligent inquiry and provides the information contained in the Affidavit based upon his/her own knowledge.
3. The Affiant states that only one submittal for the above proposal is being submitted and that the above-named entity has no financial interest in other entities submitting proposals for the same project.
4. Neither the Affiant nor the above-named entity has directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraints of free competitive pricing in connection with the entity's submittal for the above proposal. This statement restricts the discussion of pricing data until the completion of negotiations if necessary and execution of the Contract for this project.
5. Neither the entity nor its affiliates, nor anyone associated with them, is presently suspended or otherwise ineligible from participation in contract letting by any local, State, or Federal Agency.
6. Neither the entity nor its affiliates, nor anyone associated with them have any potential conflict of interest due to any other clients, contracts, or property interests for this project.
7. I certify that no member of the entity's ownership or management is presently applying for an employee position or actively seeking an elected position with the Town of Melbourne Beach.

8. I certify that no member of the entity's ownership or management, or staff has a vested interest in any aspect of the Town of Melbourne Beach.
9. In the event that a conflict of interest is identified in the provision of services, I, on behalf of the above-named entity, will immediately notify the Town of Melbourne Beach.

Cary W. Miner 6-2-26
Signature Date:

STATE OF FLORIDA
COUNTY OF Palm Beach

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this 2nd day of June, 2026, and is personally known to me, or has provided FL Driver license as identification.

Sept 21, 2026 My Commission expires:
[Signature] Notary Signature





ELECTRONIC

Town of Melbourne Beach

507 Ocean Avenue
Melbourne Beach, FL 32951

Request for Qualifications for Continuing General Planner Services

Prime Firm
Calvin, Giordano & Associates, Inc.

Due Date and Time
06.05.2026 at 2:30 PM

Primary Contact
James Hickey, AICP
Project Manager
JHickey@cgasolutions.com

Address
2400 SE Veterans Memorial Parkway
Suite 207
Port St. Lucie, Florida 34952

Telephone No.
954.766.2786



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY



TABLE OF CONTENTS

TAB 1 Firm Employees and Qualifications	4
TAB 2 Firm Experience	34
TAB 3 References	44
TAB 4 Offices	46
APPENDIX	50

Photo Credit: Page 38 - Oak Hill: "Seminole Rest" by tvanhosear is licensed under CC BY-SA 2.0. To view a copy of this license, visit <https://creativecommons.org/licenses/by-sa/2.0/?ref=openverse>.



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

- Building Code Services
- Civil Engineering
- Coastal Engineering
- Code Enforcement
- Construction Engineering & Inspection (CEI)
- Construction Services
- Data Technologies & Development
- Electrical Engineering
- Engineering
- Environmental Services
- Facilities Management
- Grant Management & Writing
- Geographic Information Systems (GIS)
- Government Services
- Indoor Air Quality (IAQ)
- Landscape Architecture
- Planning
- Project Management
- Redevelopment & Urban Design
- Roadway & Highway Design
- Surveying & Mapping
- Transportation & Mobility
- Transportation Planning
- Water / Utilities Engineering
- Website Development

2400 SE Veterans
Memorial Parkway
Suite 207
Port St. Lucie, FL 34952

www.cgasolutions.com

June 2, 2026

Town of Melbourne Beach
c/o Marie Smith, Town Manager
507 Ocean Avenue
Melbourne Beach, FL 32951

RE: RFQ for Continuing Professional General Planner Services

Dear Selection Committee:

Calvin, Giordano and Associates (CGA), a subsidiary of SAFEbuilt, is pleased to present this proposal in response to the Town of Melbourne Beach's Request for Qualifications (RFQ) for Continuing Professional General Planner Services. We have carefully reviewed the requirements and are eager to partner with the Town to support its ongoing planning needs, guiding responsible growth, preserving community character, and enhancing the quality of life for its residents. Our firm is committed to performing this work at the highest possible level, ensuring sustainable and equitable development for your community.

With 89 years of experience, CGA is a well-established, multi-disciplinary firm dedicated to building exceptional solutions for public sector clients. Our extensive history includes successfully delivering meaningful projects for over 100 municipalities throughout Florida, many of which are coastal communities like Melbourne Beach. This deep regional understanding, combined with our comprehensive in-house resources spanning planning, civil engineering, landscape architecture, and GIS, positions us uniquely to address the Town's diverse requirements. With support from an environmental services subconsultant, Modica & Associates, Inc., to provide wetlands and conservation area work, we leverage the knowledge and experience of our team to deliver on the Town's needs on time, within budget, and beyond expectations.

We understand the critical need for responsive, on-call planning support that seamlessly integrates with Town operations. Our on-call contract service delivery model provides flexible staff augmentation, from planner-level to director-level expertise, ensuring rapid response to comprehensive plan and land use code update requests, development application reviews, policy questions, and special assignments. We are fully equipped to provide this full spectrum of services to you, including developing and updating the Comprehensive Plan, managing growth, updating Land Development Regulations, conducting comprehensive plan analysis, site plan and landscape review, floodplain and environmental services, and advanced GIS capabilities. Our team is well-versed in Florida Statutes and best practices, ensuring all services comply with state and local regulations.

Our approach is anchored by robust project management systems and an experienced planning project leader, James Hickey, AICP, who will serve as Project Manager and the primary point of contact. Mr. Hickey brings over two decades of planning experience, ensuring clear communication, efficient coordination, and proactive quality control throughout the contract duration. He will be supported by a team of planners, engineers, traffic engineers, grant writers and administrators, GIS technicians, landscape architects, and urban designers. We are committed to functioning as a trusted extension of your staff, delivering work that aligns with the Town's vision and regulatory framework. Our emphasis on strong customer service and collaborative engagement with Town staff, boards, and the public ensures transparency and consensus-building in all planning matters.

We are eager for the opportunity to discuss how CGA can become a valuable strategic partner to the Town of Melbourne Beach. Thank you for considering our qualifications.

Sincerely,

Chris Giordano, President
Calvin, Giordano & Associates, Inc.

FORT
LAUDERDALE

MIAMI-DADE
COUNTY

WEST PALM
BEACH

PINELLAS
COUNTY

ESTERO

PORT ST. LUCIE

TAB 1



Firm Employees and Qualifications



TAB 1. FIRM EMPLOYEES AND QUALIFICATIONS

EXECUTIVE SUMMARY

Calvin, Giordano & Associates, Inc. (CGA) is a well-established multi-disciplinary firm with offices in Fort Lauderdale, Miami-Dade, West Palm Beach, Port St. Lucie, Estero, and Pinellas County. For **89 years**, our firm has been providing consulting services to public and private sector clients.

Our reputation was built on two simple measures: the quality of work we deliver and the clients who keep coming back. Across both the public and private sectors, our long-term municipal relationships reflect not just technical excellence, but the personal investment we bring to every engagement. But CGA offers more than consistency; we offer versatility. Our multidisciplinary depth allows us to serve as a single, integrated partner managing the full project lifecycle, or to deploy focused, handpicked teams for time-sensitive assignments. Either way, the result is the same: customized solutions delivered by experienced professionals who are invested in your success.

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

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

Leveraging the **diverse knowledge and experience** of our staff positions CGA as a **premier professional consulting firm** and enables us to consistently deliver projects **on time, within budget, and beyond our clients' expectations.**

FOUNDED IN HOLLYWOOD

1937

89 YEARS
IN BUSINESS

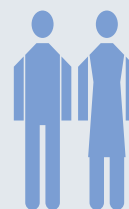
CGA's
Florida
DBPR
Business
Licenses

Engineering
Landscape
Architecture
Construction

Serving

100⁺

MUNICIPALITIES THROUGHOUT FLORIDA



370⁺
EMPLOYEES

140⁺ Number of
Licenses and
Certifications Held
by CGA Staff



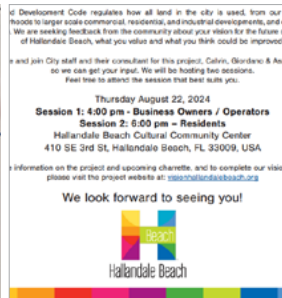
Our Planning Services

With a diverse team of professionals and technical staff, CGA possesses the expertise and experience that encompasses all facets of the planning and development process. Currently, CGA provides comprehensive planning and zoning services to multiple cities and counties in Florida. Several of our planners serve as consulting staff members as well as having previously served as Community Development Directors. This responsibility requires a complete understanding of planning policy and historical precedence to equitably administer zoning and land development codes. This role also requires exceptional written and verbal communication skills and the ability to maintain professional working relationships with not only colleagues and staff, but also government officials and stakeholders.

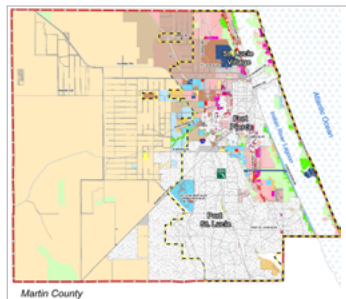
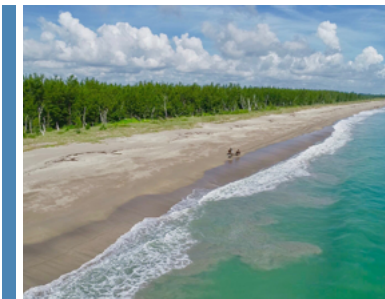
CGA recognizes the uniqueness of each community and easily adapts to a variety of environments. Our Planning specialties include:

- Code Updates/Revisions
- Zoning/Land Use Regulation
- Comprehensive Planning
- Urban Planning/City Centers
- Community Planning
- Platting
- Permitting
- Urban Design
- Land Use Amendments
- Rezoning
- Creating New Land Use Categories
- Municipal Planning Departments

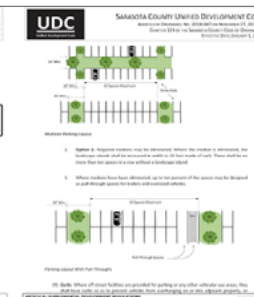
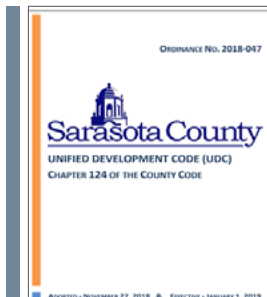
Recently, CGA provided land use code amendments for the City of Hallandale Beach. The City Code had not been fully reviewed since its original adoption in the late 1970s.



CGA's team completed an Evaluation and Appraisal Review and an EAR-based Comprehensive Plan Update for St. Lucie County and its significant coastline.



CGA's team completed work a Unified Development Code for Sarasota County.





Planning Approach

Project Understanding

CGA understands that the Town of Melbourne Beach is seeking a qualified consultant to provide continuing professional general planner services on an as-needed basis, supporting the Town’s staff, Planning and Zoning Board, and Town Commission in guiding growth, redevelopment, and preservation of community character. With our experience supporting a variety of clients in Florida with comprehensive planning services, including coastal and beach communities, CGA knows that our team, tools, and track record make us among the most capable consultants to deliver responsive and technically-sound planning services. Our service offering includes:

- Preparation and implementation of a new or updated Comprehensive Plan consistent with Florida Statutes and reflective of the Town’s long-term vision.
- Ongoing comprehensive plan analysis and amendments, including Evaluation and Appraisal Report (EAR)-related work.
- Land use and zoning analysis, development review, and updates to Land Development Regulations to ensure consistency with community goals and regulatory requirements.
- Site plan and landscape review, ensuring compliance with adopted codes and standards.
- Technical review and guidance related to floodplain management, environmental constraints, and wetlands protection, ensuring compliance with local, state, and federal regulations.
- Provision of GIS services, including maintenance and updates to the Future Land Use Map and Official Zoning Map.

We also understand that the Town values a consultant who can coordinate effectively with staff, elected officials, regulatory agencies, and applicants, and who is available to respond to varying workloads over the duration of the contract. CGA is fully prepared to meet these expectations, bringing decades of experience providing municipal planning services throughout Florida, including long-term, on-call support for local governments.

On-Call Planning Services and Staff Support

CGA specializes in providing on-call, continuing planning services designed to integrate seamlessly with municipal operations. We understand that Melbourne Beach requires a consultant who can respond quickly to fluctuating workloads and provide consistent, reliable expertise. Our team provides staff augmentation from planner-level to director-level expertise, flexible service delivery (in-person, hybrid, or remote), and rapid response to development applications, policy questions, and special assignments. This flexible model ensures the Town always has access to the technical capabilities and professional resources required under the RFQ, without the constraints of full-time staffing.

Comprehensive Planning Services

CGA brings extensive experience in preparing, updating, and implementing Comprehensive Plans that fully comply with Florida Statutes while reflecting each community’s unique vision and coastal context. For the Town of Melbourne Beach, CGA will assist in developing a long-range Comprehensive Plan that addresses growth, resilience, environmental protection, and preservation of community character. The team will also prepare and process Future Land Use Map amendments and related text amendments, conduct plan evaluations and EAR reports, and provide ongoing consistency reviews. Additionally, CGA will ensure alignment between the Comprehensive Plan and the Town’s Land Development Regulations. This approach prioritizes clarity, practical implementation, and strong alignment with the Town’s policy direction and its distinct identity as a coastal community.



CGA Public Outreach Events for Planning Clients in Florida



Project Manager James Hickey, AICP, at a virtual public engagement event for the City of Wilton Manors.

Land Development Regulations and Policy Services

CGA provides targeted expertise in maintaining and modernizing Land Development Regulations (LDRs) to support a predictable and efficient development review process. The team drafts and updates zoning ordinances and code provisions, conducts land use and zoning analyses, and prepares form-based or context-sensitive code updates where appropriate. CGA also ensures consistency between the Comprehensive Plan and LDRs, helping to create a cohesive regulatory framework. Their approach emphasizes clarity, usability, and enforceability, enabling Town staff, applicants, and residents to navigate the development process effectively

Development Review and Site Plan Review

CGA provides comprehensive development review services consistent with the Town's adopted regulations. Our team includes staff who are capable of performing site plan, engineering, traffic engineering, and landscape plan reviews for compliance with all applicable standards. They are highly experienced in supporting both routine and complex applications while maintaining efficiency and consistency. In the course of providing these reviews, we are able to provide evaluation of use, density, intensity, and design requirements; prepare staff reports and recommendations; and coordinate closely with applicants to ensure complete and compliant submissions across a range of disciplines, codes, and regulations.

Floodplain Management

Recognizing the Town's coastal environment, CGA will provide specialized support in floodplain review and compliance, ensuring adherence to FEMA and local flood regulations. We employ multiple Certified Floodplain Managers (CFMs). These professionals are crucial for minimizing flood risks, protecting lives and property, and promoting sustainable floodplain use through their expertise in floodplain regulations, mapping, insurance, and hazard mitigation, ultimately strengthening communities. CFMs are crucial for ensuring proposed projects are built per FEMA regulations, minimizing flood risks, protecting lives and property, and promoting sustainable floodplain use through their expertise in floodplain regulations, mapping, insurance, and hazard mitigation, ultimately strengthening communities.

CGA's **Dana Johnson, PE, CFM**, holds a Certified Floodplain Management certification (CFM) and assists in all aspects of floodplain reviews. Leveraging her certifications, including being a Professional Engineer in Florida, South Carolina, and Georgia, and 19 years of experience, Ms. Johnson has an exceptionally strong knowledge base in floodplain concerns and reviews for coastal areas, including analyzing technical plan details to ensure adherence to zoning and environmental standards.





Environmental, Wetlands, and Coastal Review

CGA will partner with a locally-renowned ecological consulting firm, **Modica & Associates, Inc. (M&A)**, as a subconsultant for wetlands and conservation area site plan review and planning support, well as the identification and evaluation of environmental constraints, including wetlands.

M&A is a full-service ecological consulting firm with over 37-years of service throughout the state of Florida. Drawing from staff's extensive experience in the public, private and non-profit sectors, their team is uniquely qualified to provide their clients with expert guidance on the regulations and policies imposed by Florida's local, state and federal jurisdictional agencies as they relate to Florida's natural resources such as wetlands and protected species of wildlife. **M&A's** services include:

- Ecological Due Diligence
- Environmental Resource Permitting
- Federal §404 Permitting
- Listed Wildlife Surveys, Permitting & Relocations
- Wetland Delineation & Functional Assessment
- Formal Wildlife Surveys & Monitoring
- Conservation Land Management Planning
- Natural Resource Impact Avoidance Planning
- ArcGIS® Mapping & Spatial Analysis

CGA, in conjunction with Modica, possesses deep and broad experience in coordinating with regulatory agencies across Florida and beyond, including the Florida Department of Environmental Protection, the Florida Department of Transportation, county governments, water districts, and other municipal, state, and federal agencies. Together, we will work to emphasize conservation, wetlands protection, environmental resilience, hazard mitigation, and resource stewardship to protect the Town's natural resources and long-term sustainability, with special consideration to the needs of the coast and beaches.

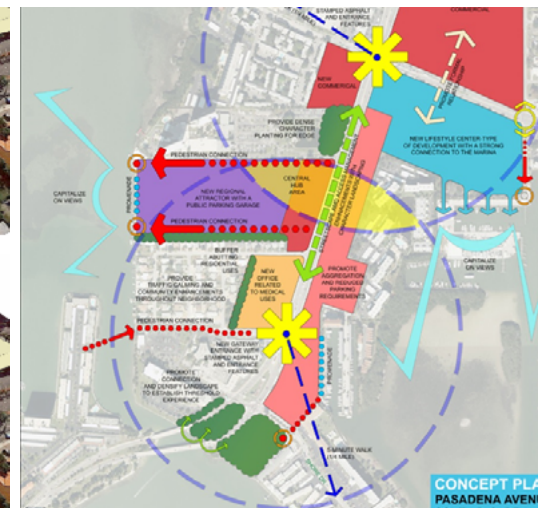
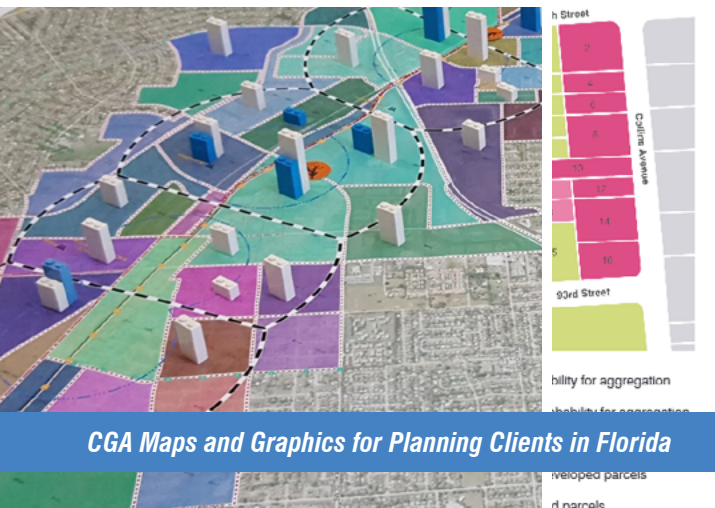
GIS and Mapping Services

CGA offers in-house Geographic Information System (GIS) capabilities to support Town planning functions. Within a full-fledged Surveying and Mapping Department, we are able to create, maintain, and update the Town's Future Land Use Map and Zoning Map, develop parcel-based planning and regulatory datasets, and integrate GIS data into development review, code enforcement, and planning analysis. Our GIS services improve data accessibility, decision-making, and transparency, and make decision-making and policy understanding easier and clearer.

Norwing Hernandez is CGA's go-to GIS and Mapping Specialist who will support the Town on this contract. Mr. Hernandez has seven years of experience in GIS technologies. His expertise includes maintaining and curating municipal infrastructure datasets, supporting comprehensive plan updates, and producing high-quality maps for planning and development initiatives. He is skilled in digitizing spatial data, ensuring data accuracy, and leveraging GIS technology to support decision-making in urban planning and infrastructure development. Recent work that Mr. Hernandez has completed includes Town of Medley GIS Data Exhibits, Village of Bal Harbour GIS Data Submittal to DERM, City of Riviera Beach Comprehensive Plan, and City of Miami Springs Activate Miami Springs Corridor Study. His full résumé is on page 28.



GIS Technician Norwing Hernandez



CGA Maps and Graphics for Planning Clients in Florida



Approach to Service Delivery

As a continuing services provider, CGA emphasizes:

- Responsiveness to Town needs on an as-needed basis
- Delivery of practical, implementable solutions
- Strong customer service in interactions with staff, applicants, and the public
- Commitment to supporting the Town’s vision, regulatory framework, and coastal character

Our goal is to function as a trusted extension of Town staff, providing reliable expertise across all aspects of municipal planning.

Project Management

CGA understands that excellent project management skills are the cornerstone to any successful project. Prior to commencement and through the life of the contract, the CGA Project Manager will be in regular communication with the appointed representative for the Town regarding project status and progress. All communication between the CGA team and Town staff will occur through the CGA Project Manager. **Mr. James Hickey, AICP**, with his over two decades of planning experience, will be Project Manager and will be the central coordinator for all the activities of this contract.

Our management approach is based on the following elements:

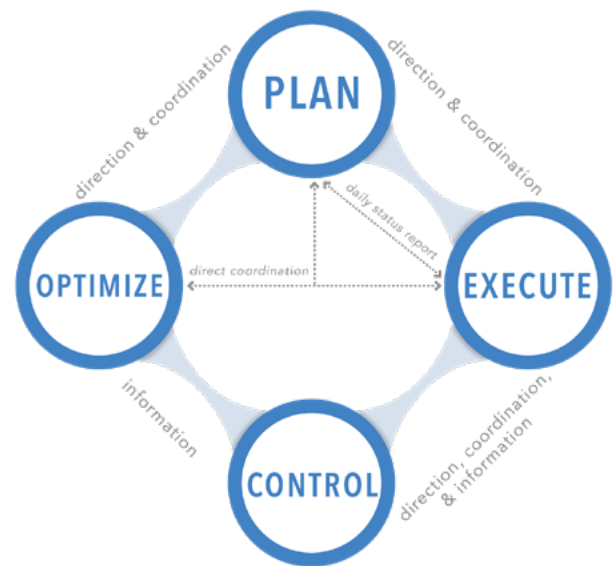
- ✓ Thorough understanding of the project goals and technical requirements
- ✓ Communication and efficiency
- ✓ Expediting concurrent activities
- ✓ Staying current with standards and codes
- ✓ Providing experienced staff to resolve unique issues through innovative solutions
- ✓ Availability to meet with Town staff at their request
- ✓ Familiarity and provision with state-of-the-art technology
- ✓ Maintaining flexibility

Regular and efficient communication between CGA and the Town’s designated representative will be paramount to the success of the projects under this contract. We accomplish this by keeping the channels of communication open among CGA’s team members and supplementing with regular in-house team and client progress meetings. Additionally, monthly status reports are submitted to the Town’s Project Manager. This helps ensure that project milestones are being met as planned as well as keeping the Town’s staff ready to answer any Commission, resident, or business owner questions. Frequent communication among the Town and the Project Manager also allows CGA to closely monitor project progress, budgets, and schedules.

The CGA Team organizational management approach is based on proactive leadership that strives for customer satisfaction, achievement, and success. We consider maintaining direct lines of communication an essential element for this contract to allow the sharing of ideas, experience, technology, and economic context without affecting the quality of services rendered to the Town.

Beyond our experience, qualifications, and commitment, our proven track record of success is further made possible by the robust project management philosophy CGA embraces and the resources provided to make that philosophy a reality. Our project management approach begins with applying our **Plan, Execute, Control, Optimize (PECO)** philosophy. The PECO framework, illustrated to the right, is based on our team’s experience and industry best practices, informed by the Project Management Institute. We identify, prioritize, allocate, manage, and control the work requirements through this singular, integrated method.

Using the PECO framework, CGA delivers a project management approach that combines the right people, processes, and tools to perform the Scope of Services requirements. Our team’s process is structured to streamline our resources and provide responsive services. Successful execution of public works services starts with a responsive team structure that can anticipate and address resource needs.



The PECO framework delivers a contract management approach that combines the right people, processes, and tools to perform contract work.



Quality Control

CGA's success depends on consistently delivering high quality, detail-oriented services. Our Quality Control and Quality Assurance (QC/QA) is a proactive, continuous process-not just a final review focused on life safety and property protection. Guided by Total Quality Management principles, our QC plan defines clear responsibilities, procedures, and standards to ensure independent checks, compliance, and coordination across all disciplines.

Key QC/QA practices include:

- ✓ Standardized processes for intake, correspondence, review letters, inspection reports, and more, with built-in checks and balances.
- ✓ Our Project Manager conducts periodic reviews to ensure completeness, accuracy, and consistency of work performed.
- ✓ Ongoing internal and external training to keep staff current on codes and regulations.
- ✓ Regular client check-ins and satisfaction surveys by the Client Success Manager to identify improvement opportunities.
- ✓ Ability to deploy additional resources quickly to meet staffing needs.
- ✓ Staff feedback as necessary for any discrepancies or improvements needed.
- ✓ Sending periodic customer satisfaction surveys for feedback on work performed and services provided.

This approach ensures we maintain high standards, address issues proactively, and continually improve our services for our clients. As part of our QA/QC process, we ensure that CGA standards are met and involve the Town in the entire process to maintain transparency.

Responsiveness

CGA understands the importance of collaboration and public engagement. We provide:

- Coordination with Town staff, boards, and the Town Commission
- Participation in public hearings, workshops, and meetings
- Support for intergovernmental coordination and agency review

Our team ensures that all recommendations are clear, defensible, and aligned with Town procedures. We recognize that clear and complete communication is needed throughout the planning processes, both internally within our team and between our organizations. To ensure the most effective communication methods are utilized, CGA will coordinate with the Town's Project Manager to establish the preferred timing and method of communication and transfer of information. We typically recommend at least weekly discussions between CGA and the Town's Project Manager, and a minimum of monthly written updates regarding the overall status of major projects.

Many of the planning projects for which the Town is seeking assistance will require communicating with the public, marketing, and encouraging community participation throughout planning processes, and facilitating planning workshops. CGA specializes in informative and interactive public participation techniques that allow members of the general public to provide comments and feedback on important issues. The most effective community outreach efforts include a combination of public engagement methods to reach a wide cross-section of the community, which may include forums, small group/roundtable stakeholder discussions, charrettes, workshops, open-house sessions, or public hearings. We typically implement an array of context-sensitive tools to disseminate information and obtain input. Such methods may include a dedicated project website, handouts and flyers, interactive polling, surveys, or other digital and traditional participation techniques. The data obtained through these methods is used to formulate recommendations and draft documents for review by the Town.

Jim Hickey, AICP, serving as the dedicated Project Manager for this contract will serve as the Town's primary point of contact, coordinating all work efforts and ensuring responsiveness to requests.



STAFF

CGA's team has decades of multi-disciplinary expertise working with municipal and local governments, quasi-governmental entities, private sector clients, developers, and community and neighborhood-based organizations throughout Florida and beyond. This experience includes serving as directors and managers working directly for local government planning departments. In fact, many on our team have worked in the public section implementing zoning codes and regulations and know the importance of not just creating regulations that are "pretty pictures" or "best practices" from other places without taking into account the federal, state, and local regulatory realities of proposed design solutions. We also understand that the successful implementation of any project is driven not just by what is desired or desirable but by that which the Town wishes to achieve. To this end, we offer our broad base of knowledge and expertise across the planning services that the Town will need under this contract.

Not only is our team deeply familiar with the essential technical and location-specific aspects of planning work in coastal Florida communities, but have delivered such services on an on-call basis for decades. In fact, we have supported dozens of communities under such contracts, and have codified this knowledge into robust systems that always ensure service levels are met at the highest level and staff is always available. **CGA can bring our expert staff from an array of relevant disciplines to help solve complex community problems exactly when and where they are needed.**

Provide below is an overview of that staff's expertise, experience, and commitment.

DIRECTOR OF PLANNING AND PROJECT MANAGER

James "Jim" Hickey, AICP leads the CGA Planning team as the Director of Planning and has 29 years of planning experience for municipal and county governments. His experience spans zoning and land use code amendments and rewrites, comprehensive planning and plan updates, site development reviews, architectural review, comprehensive plan amendments, form-based codes, redevelopment, data and analysis, and GIS.

Mr. Hickey collaborates with several communities on large-scale projects, providing technical planning expertise to help accommodate new development while balancing the needs of existing residents.



Mr. Hickey, as Project Manager, will be responsible for planning and execution of the General Planning Services contract, ensuring compliance and alignment with organizational goals. He will provide technical expertise and guidance, budget and timeline management, and coordinate between our team members and the Town.

Qualifications

Mr. Hickey has 29 years of experience providing planning services to municipalities. He has been AICP-certified for more than 25 years, and holds a Masters of Urban Planning from Virginia Commonwealth University and a Bachelor of Science in Geography and History from the University of Massachusetts, Boston. His full résumé is on page 16.

Relevant Experience

Mr. Hickey managed several general planning services contracts, he has experience working in several coastal Florida municipalities including for the cities of Sanibel, St. Pete's Beach, Hallandale Beach, Lighthouse Point, Oak Hill and Bradenton Beach, the Town of Hillsboro Beach, and St. Lucie County. Previous to his work at CGA, Mr. Hickey worked for Broward County, as well as the City of Coral Springs. He is well versed in the Florida community planning requirements and processes.


PRIME POINT OF CONTACT

954.921.7781
JHickey@cgasolutions.com

Mr. Hickey will serve as the main point person for the Town and will oversee the scope of work. His direct experience with comprehensive planning and land use plan updates coupled with his experience overseeing CGA's Planning team and service delivery make him the ideal leader and point of contact for the Town's needs on this contract.



The table provided below highlights the titles, experience, licenses, and qualifications of the staff that will support the work on this contract with the Town.

Staff Member Role and Qualifications	Relevant Projects	Resume Page
 <p>Silvia Vargas, FAICP <i>Principal Planner</i></p> <ul style="list-style-type: none"> • 33 years' experience • AICP Fellow • AICP-certified • Master's in Urban Planning • LEED Accredited Professional 	<ul style="list-style-type: none"> • Planning Services for the villages of Palmetto Bay and North Bay Village, the cities of Miami Beach, Sunny Isles Beach, Pompano Beach, Miami Shores, Miami Springs, North Miami, and South Miami 	17
 <p>Vicki Placide-Pickard <i>Planning and Grant Administrator</i></p> <ul style="list-style-type: none"> • 20 years' experience • Certified Housing Development Professional • Master's in Public Administration 	<ul style="list-style-type: none"> • Planning Services for the cities of Lauderhill, Weston, Riviera Beach, Lighthouse Point, and Margate, as well as St. Lucie County • Grant administration for cities of Palm Beach, Homestead, Jupiter, and Miramar 	18
 <p>Craig Pinder, AICP <i>Senior Planner</i></p> <ul style="list-style-type: none"> • 10 years' experience • AICP-certified • Bachelor's in Architecture 	<ul style="list-style-type: none"> • Planning Services for the cities of Sanibel, Riviera Beach, Bradenton Beach, and North Bay Village, and the towns of Redington Shores and Redington Beach 	19
 <p>Zain Husain <i>Senior Planner</i></p> <ul style="list-style-type: none"> • 10 years' experience • Master's in Public Administration: Urban Planning 	<ul style="list-style-type: none"> • Planning Services for the cities of Sanibel, St. Pete Beach, Bradenton Beach, and Treasure Island, and the towns of Redington Shores and Redington Beach 	20

AN ESTEEMED MEMBER OF THE AICP COLLEGE OF FELLOWS



In April 2020, **Ms. Silvia Vargas** was inducted into the AICP College of Fellows—the highest honor the American Institute of Certified Planners bestows upon a member. Fellows of AICP are nominated and selected by their peers to recognize and honor their outstanding contributions as a professional planner. The outcomes of their individual efforts left demonstrably significant and transformational improvements to the field of planning and the communities they served. All Fellows are long-time members of AICP and have achieved excellence in professional practice, teaching and mentoring, research, and community service and leadership.





Staff Member Role and Qualifications	Relevant Projects	Resume Page
 <p>Chris Bernabe <i>Planner</i></p> <ul style="list-style-type: none"> • 1 year experience • Bachelor's in Public Administration; Minor in Urban and Regional Planning 	<ul style="list-style-type: none"> • Planning Services for the cities of Sanibel, Bradenton Beach, and Belleair Beach, and the Town of Redington Shores 	21
 <p>Kathryn Marinace <i>Planner</i></p> <ul style="list-style-type: none"> • 8 years' experience • Masters in Urban & Regional Planning • Bachelor's in Anthropology 	<ul style="list-style-type: none"> • Planning Services for the cities of Weston and North Lauderdale Lakes, as well as Palm Beach County • Previous experience as a Transportation and Mobility Planner for City of Hallandale Beach, a Planner for the Town of Davie, and an Assistant Planner/Planning Technician for the City of Coral Springs 	22
 <p>Pablo Chon Kan-Munoz, PE, PTOE <i>Director of Traffic Engineering</i></p> <ul style="list-style-type: none"> • 9 years' experience • Florida Professional Engineer • Professional Traffic Operations Engineer • Master's in Civil Engineering 	<ul style="list-style-type: none"> • Transit Corridor Reserve Dwelling Amendments for the City of Hollywood • Multimodal Mobility Study and Impact Assessment for the Town of Medley • City of Weston Traffic Engineering for Planning Services 	23
 <p>Mike Conner <i>Senior Landscape Architect and Arborist</i></p> <ul style="list-style-type: none"> • 36 years' experience • Bachelor's in Landscape Architecture • Bachelor's in Environmental Design • Certified Arborist 	<ul style="list-style-type: none"> • City of Boynton Beach SE 36th Avenue Streetscape Improvements • City of Dania Beach Chester Byrd Park Improvements • City of Deerfield Beach Four Entrance Medians Landscape Services • City of Pompano Beach Landscape Reviews 	24
 <p>Sophia Neves, PLA <i>Landscape Architect and Urban Designer</i></p> <ul style="list-style-type: none"> • 8 years' experience • Master's in Architecture • Master's in Landscape Architecture and Environmental Urban Design • Professional Landscape Architect 	<ul style="list-style-type: none"> • City of Miami Coral Estates Park • City of Miami Downtown Dog Park • City of North Miami Beach Urban Forestry Master Plan • City of Destin Master Plan for Destin Town Center • City of Weston Gator Run Park Improvements 	25
 <p>Jenna Martinetti, PE <i>Director of Civil Engineering</i></p> <ul style="list-style-type: none"> • 22 years' experience • Bachelor's in Civil Engineering • Professional Civil Engineer • Advanced Temporary Traffic Control Certificate 	<ul style="list-style-type: none"> • City of Weston Road Corridor Improvements • City of Wilton Manors Drainage Improvements • City of Pompano Beach Civil Engineering Services • City of Miami Beach Traffic Engineering Services 	26



Staff Member Role and Qualifications	Relevant Projects	Resume Page
 <p>Dana Johnson, PE, CFM <i>Floodplain Manager</i></p> <ul style="list-style-type: none"> • 19 years' experience • Bachelor's in Geographic Engineering • Professional Civil Engineer in Florida, Georgia, South Carolina, and Illinois • Association of State Floodplain Managers Certified Floodplain Manager 	<ul style="list-style-type: none"> • City of Crystal River Civil Engineering Services: Stormwater • Town of Davie Engineering Code Revisions • City of Hollywood Engineering Plan Review • City of Homestead Planning Review Services 	27
 <p>Norwing Hernandez <i>GIS Technician</i></p> <ul style="list-style-type: none"> • 7 years' experience • Bachelor's in Geography 	<ul style="list-style-type: none"> • Town of Medley Development of GIS Data Exhibits • Village of Bal Harbour GIS Data Submittal to DERM • City of Weston Production of Property Location Maps • City of Riviera Beach Comprehensive Plan • City of Miami Springs Activate Miami Springs Corridor Study 	28

"CGA/SAFEbuilt has and still do an excellent job for the City of Weston. We hold our contractors to the highest standards, and they have not let us down. Mr. Hickey and his staff are professionals at the highest levels of service."

– Denise Barrett-Miller, Director of Communications, City of Weston, FL



"Always available, always responsive, and always able to zig-zag as circumstances dictate!"

– Frank Rullaon, Village Manager, North Bay Village



JAMES "JIM" HICKEY, AICP

Professional-in-Charge / Lead Director of Planning



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

29 YEARS OF EXPERIENCE

8 YEARS WITH THE FIRM

EDUCATION

MA, Urban Planning

Virginia Commonwealth University

BS, Geography and History

University of Massachusetts

LICENSES & CERTIFICATIONS

American Institute of Certified Planners (AICP)

Certified Planner #015985

WORK HISTORY

Director of Planning

Calvin, Giordano & Associates, Inc. (CGA), a SAFEbuilt Company
2020 – Present

Planning Administrator

Calvin, Giordano & Associates, Inc. (CGA), a SAFEbuilt Company
2018 – 2020

Assistant Director of Development Services

City of Coral Springs, FL
2007 – 2018

Principal Planner

Broward County, FL
2001 – 2007

Senior Project Manager

City of Somerville, MA
1996 – 2001

PROJECT EXPERIENCE

Development Services Director

City of Weston, FL

Provides ongoing planning assistance for the City, including site plan review and preparation of reports and analysis for the City Commission. Serve as the City's appointee on the School Board of Broward County's Staff Working Group.

Planning Director

City of Lighthouse Point, FL

Collaborated with the City and a developer to redevelop Lighthouse Point Yacht Club into a mixed-use site. This project involved amending the comprehensive plan map and text, rezoning the property, creating a new zoning district, reviewing the site plan, and finalizing a developer's agreement.

Project Manager

City of Pompano Beach, FL

Collaborates with the City to review large-scale Planned Development applications, offering technical analysis and site plan reviews. Also, prepares staff reports and presents these applications to the Planning and Zoning Board and City Commission.

Planning Consultant

City of Wilton Manors, FL

Completed the City's Urban Form and Density Report, which established where and how future redevelopments should occur. Other activities/services provided include drafting regulations for the implementation of 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 Planner

City of West Park, FL

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 Consultant

City of Margate, FL

Completed an update to substantial portions of the City's Code. The City had not completed a thorough review of the Code in over 30 years, and the proposed changes provide a modern, unified land development code that is clear, concise, and easily understood by City residents.



SILVIA VARGAS, FAICP, LEED AP

Principal Planner



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

33 YEARS OF EXPERIENCE

8 YEARS WITH THE FIRM

EDUCATION

MS, Urban Planning

University of Kansas

BA, Architectural Studies

University of Kansas

LICENSES & CERTIFICATIONS

American Institute of Certified Planners (FAICP)

Certified Planner #087875

U.S. Green Building Council

LEED Accredited Professional (Legacy)

WORK HISTORY

- **Planning Administrator**
Calvin, Giordano & Associates, Inc. (CGA), a SAFEbuilt Company
2018 – Present
- **President/Owner**
Silvia E. Vargas Community Planning, LLC
2016 – 2018
- **Senior Associate/Planner**
Wallace, Roberts & Todd
1996 – 2016
- **Senior Planner**
Monroe County
Marathon, FL
1993 – 1996

PROJECT EXPERIENCE

- **City Planner**
City of Miami Springs
Miami Springs, FL
Provides day-to-day planning support, development review, and management of special projects on emerging issues.
- **Principal Planner**
Future City: NoMi Beyond the Centennial North Miami, FL
The Future City planning process honors North Miami's first 100 years and prepares for the next century. The updated plan emphasizes community health, climate resilience, housing affordability, and technology access. It is dynamic, user-friendly, and visually appealing.

- **Principal Planner**
Future Land Use Element (FLUE) and Future Land Use Map (FLUM) Update
Miami Shores, FL
Led a public-driven process to address inconsistencies in the Village's FLUE and FLUM, and updated the FLUE for the Comprehensive Plan Evaluation and Appraisal Review (EAR).
- **City Planning & Zoning Official**
North Bay Village Planning Services
North Bay Village, FL
Serves as the City's Planning and Zoning Official, handling daily planning and zoning services, and leading special projects like annexation studies and EAR-based Comprehensive Plan processes.
- **Principal Planner/Public Engagement**
Town Center North Overlay Re-Visioning
Sunny Isles Beach, FL
Led the execution of a values-driven public engagement re-visioning project for the City.
- **Principal Planner/Public Engagement**
Indiantown Land Development Code
Indiantown, FL
Developed and implemented the public outreach and information program for CGA-led Land Development Code preparation process—the Village's first.
- **Principal Planner/Public Engagement**
Urban Form & Density Study
Wilton Manors, FL
Created public engagement activities for a study on increasing density in Wilton Manors, ensuring compatibility and protecting single-family neighborhoods.
- **Principal Planner/Public Engagement**
PlanIT Pompano!
Pompano Beach, FL
Developed & implemented the public engagement strategy the City's Comprehensive Plan Update.
- **Principal Planner/Public Engagement**
Zoning Code Update
Pembroke Pines, FL
Created the public outreach and engagement plan for a CGA project to update the City's 50-year-old Zoning Code.

- **Principal Planner**
Transit-Oriented Development District (TODD)
South Miami, FL
Led the preparation and testing of an amendment to modernize South Miami's TODD zoning district using massing studies.
- **Principal Planner/Public Engagement**
Land Use Plan, Major Street Plan and Ordinances Update
Mobile, AL
Assisted the City of Mobile in updating the City's Future Land Use Plan and Major Street Plan.

MEMBERSHIPS & AFFILIATIONS

President-Elect

AICP Commission

Former Director at Large

APA Board

Former Commissioner

AICP



VICKKI PLACIDE-PICKARD

Planning and Grant Administrator



Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

19 YEARS OF EXPERIENCE

6 YEARS WITH THE FIRM

EDUCATION

MS, Public Administration

Florida Atlantic University

BS, Health Administration

Florida Atlantic University

LICENSES & CERTIFICATIONS

Certified Housing Development Professional

#0812-03

WORK HISTORY

- **Planning and Grant Administrator**
Calvin, Giordano & Associates
2020 – Present
- **Director of Legislative and Community Affairs**
City of Deerfield Beach
2015 – 2020
- **Community Development and Housing Administrator**
City of Coral Springs
2013 – 2015
- **Community Development Coordinator**
City of Coral Springs
2005 – 2013
- **Special Projects Coordinator**
Community Redevelopment Associates of Florida, Inc.
2004 – 2005

PROJECT EXPERIENCE

- **Planning Consultant**
City of Lauderhill
Provides ongoing planning assistance to the City including review zoning and land use applications, site plan review, preparation of reports and analysis for the City Planning and Zoning Division
- **Planning Consultant**
City of Margate
Currently working with the City on an update to substantial portions of the City's Code
- **Planning Consultant**
St. Lucie County
Completed the County's Emergency Management Local Mitigation Strategy which identifies the natural hazards that may affect the county and assesses risks and vulnerabilities of the natural hazards

- **Legislative and Community Affairs Director**
City of Deerfield Beach
Developed and implemented the City's intergovernmental relations efforts and oversaw the City's Grant Program, community outreach and Affordable Housing Programs
- **Community Development and Housing Administrator**
City of Coral Springs
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
- **Lighthouse Point Planning Consultant**
City of Lighthouse Beach
Currently working with the City to update its Water Suppl Plan pursuant to state statutes in order to strengthen the links between regional water supply plans and comprehensive plans prepared by local governments

MEMBERSHIPS & AFFILIATIONS

Member

American Planning Association (APA)- Florida Planning Association

Member

Florida Atlantic University School of Public Administration

Member

Florida Community Development Association Board

Member

National Forum for Black Public Administrators - South Florida Chapter

Member

Grant Professional Association



CRAIG PINDER, AICP

Senior Planner



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

11 YEARS OF EXPERIENCE

2 YEARS WITH THE FIRM

EDUCATION

BS, Architecture

Florida Atlantic University

WORK HISTORY

- **Senior Planner**
Calvin, Giordano & Associates, Inc. (CGA), a SAFEbuilt Company
2024 – Present
- **Senior Planner**
City of Boynton Beach, FL
2023 – 2024
- **Urban Planner/Planner II**
City of Boynton Beach, FL
2019 – 2023
- **Transit Oriented Development (TOD) Planner (Planner III)**
City of Fort Lauderdale, FL
2018 – 2019
- **Transportation Planner (Planner I)**
City of Fort Lauderdale, FL
2016 – 2018
- **Transportation Intern**
City of Fort Lauderdale, FL
2015 – 2016

PROJECT EXPERIENCE

- **Village Planner**
Land Use Plan Amendment
North Bay Village, FL
Provides professional guidance and support to elected officials, appointed boards, Village leadership, and the public on matters related to planning, zoning, and land use. Manages and responds to inquiries regarding the Village’s land use and zoning regulations, including but not limited to Comprehensive Plan and Unified Land Development Code amendments, site plan and zoning approvals, variance requests, and related topics.
- **Planning Consultant**
South Miami, FL
Manage application request to rezone approximately 0.38-acre property at 6540 Manor Lane from Duplex. Residential to Townhouse Residential to facilitate the development of the parcel for a townhome project

- **Planning Consultant**
Old City Hall Analysis
Homestead, FL
Conducted a comprehensive analysis of the Old City Hall site, including the compilation of data on land use, zoning, and applicable regulations, with a focus on density, intensity, and height. The analysis included a comparative assessment of development capacity under each regulatory framework, presented in both tabular and graphic formats to illustrate potential development scenarios.
- **Planning Consultant**
Land Use Plan Amendment
Lauderhill, FL
Manage Comprehensive Plan map amendment to the City’s Land Use Plan along with a concurrent amendment to the Broward County Land Use Plan Map to modify the future land use designation of approximately 132.57 gross acres from Commercial Recreation to Irregular Residential to allow for a maximum of 888 dwelling units.
- **Senior Planner**
Multipurpose Sports Complex Impact Analysis
Boynton Beach, FL
Evaluated the potential impacts of a proposed multipurpose sports complex, focusing on land use compatibility, consistency with the City’s long-term vision, housing, transportation, infrastructure, public services, and environmental sustainability.
- **Project Manager**
Ft. Lauderdale, FL
Managed consultant team for the Complete Streets Mobility Plan Mobility Fee update; Project Manager/Planner for the first two approved Live Local projects in Palm Beach County: 1. “The Dune Apartments” mixed-use development and 2. “The Dune Residences” containing 38 townhome; Project Planner/Manager for the Foundry Commercial Class-A Industrial Development which included approximately 457,000 square feet of industrial warehouse space; Project Planner/Manager for an 8-unit townhome development which included the following applications: New Major Site Plan, New Master Plan, Future Land Use Map Amendment, Rezoning, Community Design Appeal, and Variance; Present major development applications to the City Commission at the City Commission Meetings; train entry-level staff (Planner I & Zoning Technician); Prepare amendments to the Land Development Regulations; Process Certificates of Conformity; Assist with Plat reviews; Serve as staff liaison to the Historic Resources Preservation Board; continue to serve as City liaison to the Vision Zero Advisory Committee at the Palm Beach Transportation Planning Agency.



ZAIN HUSAIN

Senior Planner



Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

10 YEARS OF EXPERIENCE

1 YEAR WITH THE FIRM

EDUCATION

Master of Public Administration, Concentration: Urban Planning

University of South Alabama

Bachelor of Arts, Political Science and Biology

University of South Alabama

WORK HISTORY

Senior Planner

Calvin, Giordano & Associates, Inc.

February 2025 – Present

Assistant Community Development Director

City of Safety Harbor

2023 – 2024

Urban Planner II

City of Tampa

2021 – 2023

Senior Planner

City of Madeira Beach

2019 – 2021

Entitlements Analyst/Project Manager

D.R. Horton

2018 – 2019

Zoning Analyst

City of Sarasota

2016 – 2018

PROJECT EXPERIENCE

Senior Planner

City of Fort Myers, FL

Manages the Comprehensive Plan Update.

Collects data and insight from the public, and City staff. Presents the vision, reasoning, and data to the residents and City staff.

Senior Planner

Town of Redington Shores, FL

Manages planning, zoning, and development services, which includes site plan and permitting reviews. Helps with services for City staff, residents, contractors, law firms, and other applicants. Provides staff reports, reviews, and presentations to the Planning and Zoning Board as well as the Board of Adjustment.

Senior Planner

City of St Pete's Beach, FL

Manages the Comprehensive Plan Update.

Collects data and insight from the public, and City staff. Presents the vision, reasoning, and data to the residents and City staff.

Senior Planner

City of Winter Haven, FL

Manages the First Street North Overlay District Corridor Study and Annexation Plan

Planning Reviewer

City of Bradenton Beach, FL

Conducts Planning Reviews as part of Building Services contract.

Planning Reviewer

City of Treasure Island, FL

Conducts Planning Reviews as part of Building Services and Damage Assessment Services contract.

MEMBERSHIPS & AFFILIATIONS

Member

American Planning Association, Texas Chapter, Florida Chapter

Florida City and County Management Association

Kappa Sigma Fraternity

AWARDS & RECOGNITION

Excellence in Political Science Award, 2013



CHRIS BERNABE

Planner



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

1 YEAR OF EXPERIENCE

1 YEAR WITH THE FIRM

EDUCATION

BA, Public Administration Minor in Urban and Regional Planning

University of Central Florida

MS, Urban and Regional Planning (in Process)

University of South Florida

WORK HISTORY

- **Planner**
SAFEbuilt, LLC
2025 – Present
- **Graduate Research Assistant**
University of South Florida
June 2025 – August 2025
- **East Central Florida Regional Planning Council**
Planning and Economic Development Intern

Community Development intern

City of Temple Terrace Annexation Plan Study
2025

Created the City's Annexation Plan. Conducted in-depth research on Florida Statute 171. Produced multiple documents to guide the City's boundary expansion strategy. These documents were presented to the Community Development Director, City Manager, and their staffs.

Planning and Economic Development Intern

City of Titusville Economic Development Strategic Plan
2025

Conducted extensive research on the local economy of the City of Titusville, which assisted in identifying and analyzing economic hubs within the City. of. This data contributed to the analysis and recommendation that were provided within the Plan.

PROJECT EXPERIENCE

- **Planner**
Comprehensive Plan Update
Sanibel, FL
2025 - Ongoing
Collects all relevant data for the Comprehensive Plan Update elements. Assists with drafting the Community Survey and researching potential dates for Public Engagement, which will be presented in the Public Engagement Plan.
- **Planner**
Comprehensive Plan Update
Fort Myers, FL
2025 - Ongoing
Assisted with providing policy recommendations for the Comprehensive Plan. Compiled all staffs amendments to the Goals, Objectives, and Policies, which will be provided to the City as part of their first draft of the Comprehensive Plan Update.
- **Graduate Research Assistant**
OneUSF Summer Undergraduate Research Symposium
2025
Conducted data visualization and spatial analysis in ArcGIS to produce maps and insights essential to project outcomes. Collected and organized datasets from public and private sources. Guided undergraduate research assistants through their research design, data analysis, and academic poster development.



KATHRYN MARINACE

Planner

8 YEARS OF EXPERIENCE

<1 YEARS WITH THE FIRM



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

EDUCATION

Masters, Urban & Regional Planning (MURP)

Florida Atlantic University

BA, Anthropology

Florida Gulf Coast University

WORK HISTORY

Planner

Calvin, Giordano & Associates, Inc., a
SAFEbuilt Company
2026 – Present

Transportation Planning Specialist II

Florida Department of Transportation (FDOT)
2025 – 2026

Transportation and Mobility Planner

City of Hallandale Beach
2025

Strategic Planner

MARLIN Engineering
2021 – 2025

Planner

Town of Davie
2021

Assistant Planner/Planning Technician

City of Coral Springs
2018 – 2021

PROJECT EXPERIENCE

Planner

General Planning Services
City of Weston

Support the City of Weston with general planning services, including site plan reviews, variances, conditional use applications, and future land use map amendments.

Strategic Planner*

Engineering and Planning Services
MARLIN Engineering for the City of
Hallandale Beach

Provide transportation planning and professional planning services including land use analysis, multimodal transportation studies, public engagement, and grant support.

Coordinate weekly progress meetings with City staff and support implementation of Complete Streets and localized mobility initiatives.

Assist with preparation and submission of Broward Surtax and CSLIP grant applications for transit stops, pedestrian crossings, bicycle facilities, and safety improvements.

Strategic Planner*

Martin County Major Update Transit Development Plan FY
MARLIN Engineering for Martin County

Support a major update to the Martin County Transit Development Plan in coordination with Kittleson & Associates.

Responsibilities include stakeholder coordination, public involvement planning, baseline system evaluation, transit demand analysis, and preparation of the final plan.

Developed the draft Public Involvement Plan and supported outreach strategy development.

Strategic Planner*

Safety Campaigns
MARLIN Engineering for the FDOT District 4

Support multiple statewide and regional transportation safety campaigns including Be Rail Smart, Target Zero, Drive Safe, Put It Down, and Mobility Week.

Coordinate stakeholder engagement, assist with outreach strategy development, and support public education efforts focused on pedestrian, bicycle, transit, and roadway safety.

Develop event tracking matrices and assist with coordination of agency participation across campaign activities.

Strategic Planner*

SR-7/US-441 Transit Corridor Improvements
MARLIN Engineering for the FDOT District 4

Assist with planning and public involvement activities for bicycle, pedestrian, and transit improvements along the SR-7 corridor across multiple municipalities.

Support development of outreach materials, public meeting coordination, stakeholder notifications, and engagement activities to facilitate corridor improvement planning.

Strategic Planner*

2022 Park and Ride Facility Inspections and Performance Evaluation

MARLIN Engineering for the FDOT District 6

Conducted inventory and performance evaluations for 48 Park & Ride facilities across Miami-Dade and Monroe Counties

Performed field inspections and desktop analysis to assess utilization, parking capacity, multimodal access, signage, pedestrian connectivity, and maintenance conditions.

Prepared maps, charts, and summary reports documenting facility performance and deficiencies.

Strategic Planner*

Riverside Drive Complete Streets Design
MARLIN Engineering for the City of
Pompano Beach

Support Complete Streets redesign efforts including data collection, conceptual planning, public engagement, and final design support.

Assist with development of public meeting materials and facilitate community workshops to incorporate stakeholder input into roadway redesign concepts emphasizing multimodal safety and accessibility.

Assistant Planner/Planning Technician*

Community & Development – Planning & Zoning
City of Coral Springs

Performed zoning review, development review, and land use analysis in support of municipal planning operations.

Reviewed building permits, business tax applications, and development submittals for compliance with zoning codes, comprehensive plans, and land development regulations.

Supported public inquiries, zoning determinations, and planning documentation for development review committees and public hearings.

* – project experience with a previous employer



PABLO CHON KAN-MUNOZ, PE, PTOE

Director of Traffic Engineering



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

9 YEARS OF EXPERIENCE

4 YEARS WITH THE FIRM

ENGLISH-SPANISH BILINGUAL

EDUCATION

MS, Civil Engineering

Florida Atlantic University

BS, Civil Engineering

Universidad de Costa Rica

LICENSES & CERTIFICATIONS

State of Florida

Professional Engineer #97697

Costa Rica

Professional Engineer

Transportation Professional Certification Board (TPCB)

Professional Traffic Operations Engineer (PTOE)

WORK HISTORY

Traffic Engineer

Calvin, Giordano & Associates, Inc.
2022 – Present

Graduate Research Assistant

Florida Atlantic University
2020 – 2022

Design Engineer

RQ Ingeniería-INTRA Consultores
2017 – 2022

PROJECT EXPERIENCE

Ocean Drive and Lummus Park Improvements

Miami Beach, FL

The project comprises a Mobility and Impact Study to assess the proposed changes to Ocean Drive and nearby streets

Lyons Rd. and Winston Park Blvd.

Broward County/Coconut Creek, FL

The project replaced the existing span wire traffic signal system with a new mast arm traffic signal system

Polk St. and N. 24th Ave.

Broward County/Coconut Creek, FL

The project replaced the existing span wire traffic signal system with a new mast arm traffic signal system

Las Olas Blvd and SE 3rd Avenue

Broward County/Fort Lauderdale, FL

The project will replace the existing span wire traffic signal system with a new mast arm traffic signal system

- **NW 31st Avenue and NW 19th Street Intersection Improvements**
Broward County/Fort Lauderdale, FL

The project will replace the existing span wire traffic signal system with a new mast arms traffic signal system

- **City of Weston Traffic Engineering Services**

Weston, FL

Traffic review services in the form of site plan reviews and engineering permit reviews

- **Multimodal Mobility Study**

Medley, FL

Multimodal Mobility Study and Impact Assessment to improve the transportation conditions within the Town including bicycling, walking, and public transit options for South River Drive from NW 116th Way to NW 87th Avenue. The study length is approximately 7,500 linear feet

- **Miami Beach Pedestrian Priority Zone**

Miami Beach, FL

Comprises the design of ADA ramps and high-emphasis crosswalks at several locations, as well as the installation of a new crosswalk. In addition, this project comprises the preparation of a study for the implementation of Leading Pedestrian Intervals (LPIs) at two locations.

- **Miami Beach Sunset Harbour Traffic Study**

Miami Beach, FL

This project involves reviewing vehicular, pedestrian, and bicycle data to determine safety improvements at different locations throughout the neighborhood.

- **Miscellaneous Traffic Engineering Reviews**

Weston, FL; Dania Beach, FL; Homestead, FL; Vero Beach, FL; Davie, FL; North Bay Village, FL

Review trip generation statements, traffic impact studies, and site plans on behalf of the municipalities listed above.

- **Graduate Research Assistant**

Florida Atlantic University

As a graduate research assistant, worked under the supervision of advisor developing solutions for different customers requiring technical advice from the Transportation Lab, such as FDOT and MPOs Boca Raton, FL.

MEMBERSHIPS & AFFILIATIONS

Young Member

Civil Engineers Committee - Colegio Federado de Ingenieros y de Arquitectos (CFIA), Costa Rica



MIKE CONNER, PLA, ASLA, ISA

Senior Landscape Architect and Arborist



Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

36 YEARS OF EXPERIENCE

23 YEARS WITH THE FIRM

EDUCATION

BS, Landscape Architecture

Ball State University

BS, Environmental Design

Ball State University

LICENSES & CERTIFICATIONS

State of Florida Board of Landscape Architecture

Registration #LA0001181

International Society of Arborists, Florida Chapter

Certified Arborist License #FL0777

WORK HISTORY

- **Senior Landscape Architect**
Calvin, Giordano & Associates, a SAFEbuilt Company
2003 – Present
- **Owner/Principal**
Michael D. Conner Landscape Architect
2000 – 2003
- **Landscape Architect/Arborist**
City of Cooper City, FL
1990 – 2000

PROJECT EXPERIENCE

- **Landscape Architect**
Mills Pond Park
Fort Lauderdale, FL
Three new synthetic turf soccer and lacrosse fields including coordinating surveying, civil engineering, electrical engineering, site planning, and landscape architecture.
- **Landscape Architect**
Nova Drive - Complete Streets Improvements
Davie, FL
Designed new planting and irrigation systems to support complete streets upgrades for the Town's existing two-lane roadway.

- **Landscape Architect**
Davie Road Improvements - Phase I & II,
Davie, FL
Designed landscape and irrigation for new medians in the Davie Road widening and complete streets project from SW 39th Street to I-595.
- **Landscape Architect**
Vista Park Phase II
Weston, FL
Landscape park design for upgraded park facilities, new trails, expanded parking, and modification of park programming, including new entry signage and replacement of football fields with upgraded drainage systems.
- **Landscape Architect**
Mary Saunders Park
West Park, FL
Detailed site design and landscape and irrigations plans for the improvements at the existing park, which included a new parking areas, an enhanced entranceway and new lighting.
- **Landscape Architect**
Public Works Facility
Weston, FL
Developed site, landscape, and irrigation designs for a new public works facility, featuring a fueling station, City-branded elements, buffer planting for adjacent neighborhoods, and security planning.
- **Project Manager**
Landscape and Streetscape Design Standards
Oakland Park, FL
Developed new design guidelines and landscaping standards to replace outdated City codes, covering new developments, City projects, and homeowner recommendations.
- **Landscape Architect**
Memorial Regional Hospital - 35th Avenue Streetscape
Hollywood, FL
Designed hardscape, landscape, and lighting for a streetscape and wayfinding project on N. 35th Ave through the hospital campus.

- **Landscape Architect**
Andrews Avenue Improvements - Transportation Enhancement Grant
Oakland Park, FL
Designed new planting and irrigation for major improvements to a Broward County roadway in Oakland Park under a Broward MPO Grant.
- **Landscape Architect**
Pines Boulevard Medians - Beautification Grants - Phase I & II
Pembroke Pines, FL
Landscape and irrigation improvements on two segments of Pines Boulevard.
- **Landscape Architect**
John U. Lloyd State Park-Boardwalk Replacements
Dania Beach, FL
Created detailed design plans and construction drawings for replacing four wood boardwalks providing beach access at the park.
- **Landscape Architect**
Pines Boulevard Medians - Beautification Grants - Phase I and II
Pembroke Pines, FL
Landscape and irrigation improvements on two segments of Pines Boulevard west of the Florida Turnpike in Pembroke Pines.
- **Landscape Architect**
Natalie's Cove / Flamingo Gardens - Drainage Improvements
Cooper City, FL
Inventoried existing trees within the project area and prepared root management plans, construction drawings, and bid specifications for their preservation.
- **Landscape Architect**
Greening Gateways Committee
Fort Lauderdale, FL
Developed visioning packages for regional gateways at major highway entrances to Broward County.



SOPHIA NEVES, PLA, ASLA

Landscape Architect and Urban Designer



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

8 YEARS OF EXPERIENCE

3 YEARS WITH THE FIRM

ENGLISH-PORTUGUESE BILINGUAL

EDUCATION

MS, Landscape Architecture & Environmental Urban Design

Florida International University
Miami, FL

MS, Architecture

Florida International University
Miami, FL

LICENSES & CERTIFICATIONS

State of Florida

Registered Professional Landscape Architect
#LA0002019

WORK HISTORY

- **Landscape Designer**
Calvin, Giordano & Associates, Inc., a SAFEbuilt Company
2023 - Ongoing
- **Landscape Architecture Intern**
Calvin, Giordano & Associates, Inc., a SAFEbuilt Company
2022 - 2023
- **Junior Architect**
Laura M. Perez & Associates
Miami, FL
2021 - 2022
- **TOM Fellow**
TOM Tikkun Olam Makers, Florida International University
Miami, FL
2020 - 2022
- **Course Assistant for Structures**
Florida International University
2020
- **Architectural Intern**
Plusurbia Design
2020
- **Drafter & Renderer**
Debris Maze Challenge by Gabriela Barrocas
2018 - 2019
- **Lab Technician/Student Assistant**
Florida International University
2018 - 2019

PROJECT EXPERIENCE

- **Landscape Designer**
Coral Estates Park; Miami, FL
Contributed to the preparation of planting design for construction documents.
- **Landscape Designer**
Downtown Dog Park; Miami, FL
Contributed to technical tasks, including 3D modeling and rendering, site plan drawings, and construction document detailing.
- **Landscape Designer**
Hanford Civic Park; Hanford, CA
Developed a preliminary site plan for a civic park, enhancing pedestrian experiences with a multi-functional promenade, furnishings, and a water feature.
- **Landscape Designer**
North Palm Desert Park; Palm Desert, CA
Contributed to community engagement events by preparing visual graphics and assisting in the in-person open house.
- **Landscape Designer**
Antelope Creek Park; Woodlake, CA
Prepared site plan drawings, construction document detailing, and selected materials, palettes, lighting, and branding elements.
- **Landscape Designer**
Guy Davis Park; Stuart, CA
Prepared site plan drawings and construction document detailing.
- **Landscape Designer**
Lake Hamilton Trails & Master Plan Visioning; Lake Hamilton, CA
Developed preliminary conceptual site plan design for a civic park focused on a multi-generational park experience.
- **Landscape Designer**
Lake Dalwigk Park Improvements; Vallejo, CA
Prepared site plan drawings and construction document detailing.
- **Community Engagement Specialist**
Gator Run Park Improvements; Weston, FL
Assisted with boards for Public Engagement and technical drawings for construction documents.
- **Landscape Designer**
Destin Town Center Master Plan
Destin, FL
Co-created graphics for a city-wide vision of improving city-owned properties, including coordination with architects to generate 3D model renderings to explore three potential site improvements.
- **Planning Support**
North Miami Beach Urban Forestry Master Plan; North Miami Beach, FL
Assisted in developing a full report addressing the opportunities and constraints of the existing tree canopy in North Miami Beach, complete with technical documentation and infographics.
- **Community Engagement Specialist**
Windmill Ranch Park Improvements; Weston, FL
Assisted with boards for Public Engagement and technical drawings for construction documents.

MEMBERSHIPS & AFFILIATIONS

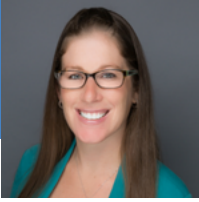
Member

American Society of Landscape Architects (ASLA)

AWARDS & RECOGNITION

2024 Design Award of Merit - Unbuilt Category (for Antelope Creek Park)

American Society of Landscape Architects - Florida Chapter



JENNA MARTINETTI, PE

Director of Engineering

22 YEARS OF EXPERIENCE

22 YEARS WITH THE FIRM



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

EDUCATION

BS, Civil Engineering

Florida State University

LICENSES & CERTIFICATIONS

Floria Board of Professional Engineers

Professional Civil Engineer #69036

Federal Highway Administration

Advanced Temporary Traffic Control Certificate

Florida Department of Transportation

Local Agency Program & Florida Highway Administration Certification and Recertification

Florida Department of Transportation

Specifications Package Preparation Certification

Florida Department of Environmental Protection

Stormwater, Erosion Control and Sedimentation Qualified Stormwater Management Inspector

Occupational Safety and Health Administration (OSHA)

10-Hr OSHA Training in Construction Safety and Health

WORK HISTORY

- **Director of Engineering & Civil Engineer**
Calvin, Giordano, and Associates, Inc. (CGA), a SAFEbuilt Company
2004 – Present

PROJECT EXPERIENCE

- **Project Manager**
Dania Cove Park Improvements
Dania Beach, FL
Design & installation of park improvements, including seawalls, pavilions, and walking paths.
- **Project Manager & Engineer of Record**
Water Main and Force Main Subaqueous Crossing of the Dania Cut-off Canal
Dania Beach, FL
Replacement of the existing water and sewage force mains under the Dania Cut-off Canal via horizontal directional drill to accommodate the proposed canal dredging.

- **Project Manager**
Water Main Replacement on NE 2nd St
Dania Beach, FL
Replacement of 1300 LF of exiting water main in a residential neighborhood.
- **Senior Project Manager**
Rolling Oaks Park
Miami Gardens, FL
Design and construction of an ADA-complaint pedestrian trail and associated retention areas in the park.
- **CGA Project Manager**
Rickenbacker Causeway Project
Miami Dade County, FL
In-house Project Manager responsible for drainage and S&PM on the design build team with Kiewit Construction for the rehabilitation of the Rickenbacker Causeway's West Bridge and the Rehabilitation and expansion of the Bear Cut Bridge.
- **Senior Project Manager**
Windmill Park
Coconut Creek, FL
Design of a 14-acre site redevelopment for site improvements to an existing park.
- **Senior Project Manager**
Davie Road Complete Streets
Phases I & II
Davie, FL
Two phases of complete streets design for Davie Road two phases of complete streets design for Davie Road.
- **Senior Project Manager and Engineer of Record**
Davie Road Complete Streets
Phase III
Davie, FL
Davie Road from Orange Drive to SW 39th Street improvements that added two mid block crossings, landscaped medians, expanded sidewalks and new school signal.

- **Sr. Project Manager & Engineer of Record**
Nova Drive Complete Streets & Roadway Improvement Project
Davie, FL
Project to widen a portion of the corridor from 2 to 4 lanes, add bike lanes, safer sidewalks, a new roundabout, lighting, landscaping, and upgraded signalized intersections.
- **Engineer of Record**
Water Main Replacement on NE 2nd Ave
Dania Beach, FL
2020 – 2022
Replacement of 8000 LF of existing water main in a residential neighborhood.
- **Senior Project Manager**
Broad Causeway LAP Project
Bay Harbor Islands, FL
Design and construction document preparation for adding a paved shoulder to the Causeway and replacing the pedestrian handrail along the waterways bridge.
- **Senior Project Manager**
Rolling Oaks Park
Miami Gardens, FL
Design and construction of an ADA complaint pedestrian trail and associated retention areas within the park.
- **Senior Project Manager**
Oak Grove Park
North Miami, FL
Design permitting and engineering during construction for improvements to the existing park, including tennis courts and walking paths.
- **Senior Project Manager**
Pine Island Park
Plantation, FL
Complete reconstruction and re-design of the City's signature 24 acre park, with 8 new soccer fields, including one artificial turf field, new storage and restroom building, and a new expanded parking lot. Project was funded by the City's GO Bond.



DANA JOHNSON, PE, CFM

Floodplain Manager



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

19 YEARS OF EXPERIENCE

2 YEARS WITH THE FIRM

EDUCATION

BS, Geological Engineering

University of Mississippi

LICENSES & CERTIFICATIONS

State of Florida

Professional Engineering License #98995

State of Georgia

Licensed Professional Engineer #036133

State of Illinois

Professional Engineering License #062076704

State of South Carolina

Licensed Professional Engineer #41802

Association of State Floodplain Managers

Certified Floodplain Manager #US-16-09077

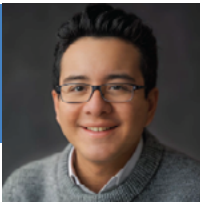
WORK HISTORY

- **Civil Engineering Plan Reviewer**
Calvin, Giordano & Associates, Inc.
2024 – Present
- **Owner**
Southern Tegrity, Engineering Design and Consulting
2023 – 2024
- **Senior Water Resources Engineer**
Integrated Science & Engineering, Inc.
2020 – 2023
- **Civil Engineer**
City of Newnan
2007 – 2020

PROJECT EXPERIENCE

- **Civil Project Manager**
Windmill Ranch Park Renovations
Weston, FL
2024 – Present
Managed engineering design and permitting for site improvements, including a new parking lot, natural turf play field, playgrounds, multi-purpose courts, walking paths, restrooms, and on-site drainage upgrades with a pipe network integrated into the existing stormwater management system.
- **Civil Project Manager**
Guy Davis Park Renovations
Stuart, FL
2024 – Present
Managed engineering design and permitting for park improvements, including a new parking lot with pervious pavers, natural turf play field, playgrounds, restroom and concessions building, walking paths, and on-site drainage upgrades with a new pipe network and retention pond.

- **Civil Project Manager**
Broward County Parks, Planning and Design
Broward County, FL
2024 – Present
*Managed drainage improvement analysis for park enhancements at Delevoe Park and Central Broward Park (Broward County), developing existing and proposed conditions stormwater models in Stormwise.
Prepared technical memorandum summarizing modeling results, including conceptual exhibits and preliminary cost estimates to support design and permitting decisions.*
- **Civil Project Manager**
Town of Davie Engineering Code Revisions and updating Standards and Engineering Details
Davie, FL
2024 – Present
Updated engineering standards, details, and applicable code sections to align the Town's regulations with the latest Florida DOT Green Book and Water Management District requirements.
- **Civil Project Manager**
Weston Road Corridor Improvements
Weston, FL
2024 – Present
*Performed civil engineering drainage design for roadway improvements, including widening for turn lanes and bike lanes.
Prepared engineering calculations and stormwater management reports, supporting pipe sizing analysis and stormwater permitting compliance.*
- **Civil Project Manager**
Boca Sidewalk Improvements
Boca Rotan, FL
2024 – Present
Managed Citywide sidewalk improvement projects, overseeing the addition and widening of ADA-compliant sidewalks at multiple locations.
- **Owner**
Various Projects
Senoia, GA
2023 – 2024
Provided stormwater engineering to Integrated Science & Engineering (ISE) on a contractual basis for small stormwater projects including pipe rehabilitations and small drainage and flood studies, etc.
- **Senior Water Resources Engineer**
Various Projects
Senoia, GA
2020 – 2023
Responsibilities included project management, engineering design, preparation of cost estimates, bid assistance, and providing community development and municipal engineering services.
- **Civil Engineer**
Various Projects
City of Newnan
2007 – 2020
*Served as Utility Coordinator and Environmental Permit Coordinator for all capital improvement projects.
Prepared traffic studies for project consideration and managed the city radar feedback signs.*



NORWING HERNANDEZ

GIS Technician



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

7 YEARS OF EXPERIENCE

7 YEARS WITH THE FIRM

EDUCATION

BS, Geography

Florida International University

PROFESSIONAL ASSOCIATIONS

American Association of Geographers (AAG)

WORK HISTORY

GIS Technician

Calvin, Giordano & Associates, Inc. (CGA), a SAFEbuilt Company
2019 – Present

PROJECT EXPERIENCE

GIS Technician

Development of GIS Data Exhibits
Town of Medley, FL

Produced detailed maps for the Town of Medley's Multimodal Mobility Study, focusing on potential improvements to pedestrian and transportation infrastructure. Key deliverables included traffic density maps, bus route and stop identification exhibits, field observation graphics, right-of-way analysis, level-of-service maps, and general location visuals.

GIS Technician

Creation of Drainage Infrastructure Map Series for Flow Way Community
Esplanade Golf Course and Country Club, Naples, FL

Developed a comprehensive multi-sheet map series displaying detailed drainage infrastructure for Esplanade Golf Course and Country Club, including pipes, easements, water/sewer lines, inlets, littorals, properties, sub-basins, and more. Additional exhibits included lake and golf course hole numbers, parcel ownership, preserves, and irrigation infrastructure.

GIS Technician

GIS Data Submittal to DERM
Bal Harbour Village, FL

Provided GIS data preparation and submission services for Bal Harbour Village to meet Miami-Dade County's DERM GIS Submittal standards. Tasks involved formatting the village's entire water, sewer, pump station, and customer databases to comply with county standards.

GIS Technician

Production of Property Location Maps
City of Weston, FL

Produced general location maps for various property lots, as requested by clients. Exhibits highlighted specific properties and included folios/addresses for easy reference.

GIS Technician

Comprehensive Plan
City of Riviera Beach, FL

Produced a detailed and visually compelling map series for the Riviera Beach Comprehensive Plan, encompassing neighborhood layouts, bike paths, sidewalks, land use, zoning, vacant lots, and other key planning data. Designed maps with clear, intuitive visual hierarchies to enhance understanding and decision-making for officials, ensuring the final deliverables were both functional and engaging. This map series served as the framework for the comprehensive plan, helping communicate the city's vision for growth and development.

GIS Technician

Comprehensive Plan
Village of Miami Shores, FL

Contributed to the development of a comprehensive plan for Miami Shores, creating maps for roadway classifications, bike lane infrastructure, land use, future land use (FLU), and zoning, supporting the city's long-term planning efforts.

GIS Technician

Activate Miami Springs Corridor Study
City of Miami Springs, FL

Created GIS maps to support the Activate Miami Springs study, which aimed to spark interest and increase tourism retention in a local corridor. Produced key data visualizations including land use, zoning, structure age, and building floor counts.

GIS Technician

South Broward Hospital District Map
Memorial Healthcare System, Broward County, FL

Created detailed PDF map variants for the South Broward Hospital District, featuring subdistrict boundaries, hospital locations, and demographic information. Produced three high-quality maps, including subdistricts with zip codes, city boundaries, aerial views, and future land use data. Worked closely with Memorial Healthcare System officials to optimize map designs based on their feedback.

GIS Technician

Lauderhill Data Processing and Updates
City of Lauderhill, FL

Processed and updated tax roll data, integrating it into a GIS model for staging and production. Coordinated with IT to push updated parcel and address data to the live environment, ensuring timely and accurate data delivery for city planning and GIS applications.

GIS Technician

Map Projects
Indian Creek Village, Wilton Manors, and Hillsboro Beach, FL

Produced standard GIS maps for several municipalities, including location maps, future land use maps, sidewalk maps, and land use/zoning overlays. Contributed to ongoing planning services by providing clear, accurate mapping support.

ELAINE A. IMBRUGLIA

PRINCIPAL, PRESIDENT



Ms. Imbruglia has 30 years of experience in ecological consulting and scientific studies. During her career, she has worked for the private, public and non-profit sectors. Prior to her 23 years of employment with Modica & Associates, Ms. Imbruglia served as a Staff Environmental Analyst for the South Florida Water Management District (SFWMD).

Ms. Imbruglia provides expertise in Environmental Resource Permitting, comprehensive environmental planning and strategic site design. She specializes in large-scale projects, complex wetland impact and mitigation design and regulatory agency coordination.

Other areas of expertise include Formal Wetland Determinations; Federal Dredge and Fill Permitting; Habitat Management Plans and Natural Resource Management Plans; ArcGIS and geodatabase management; gopher tortoise permitting and relocation; wetland functional quality assessments (UMAM, WRAP); listed species survey design, implementation and permitting through the U.S. Fish & Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC); mitigation design and permitting; and Mitigation and Conservation Bank permitting.

Ms. Imbruglia currently serves as Chair for Orange County's Green PLACE Advisory Board and is an active member of the Association of Florida Community Developers. Ms. Imbruglia previously served as Vice Chair for the Orange County Development Advisory Board and served on the Environmental Protection Commission. She is an FWC Gopher Tortoise Authorized Agent.

Ms. Imbruglia collaborates with interdisciplinary project team members to design innovative, responsible, and economical development plans and to secure regulatory agency approvals. She serves as a liaison between regulatory agencies and applicants during permit acquisition and resolution processes.

PROFESSIONAL EXPERIENCE:

Modica & Associates, Inc. – Clermont, Florida
President—2010 – Present
Vice President—2003 – 2009

South Florida Water Management District – Orlando, Florida
Staff Environmental Analyst—2000-2003

Ivey, Harris & Walls – Winter Park, Florida
Project Ecologist—1997-2000

The Nature Conservancy – Poinciana, Florida
Ecology Intern—1997

Waste Isolation Pilot Plant – Carlsbad, New Mexico
Environmental Intern—Summers 94-96

REPRESENTATIVE PROJECTS:

Little Creek Mitigation Bank – Orange County, Florida

As a sub-consultant to the Project Engineer, Modica & Associates was part of the team conducting Wetland Mitigation Bank permitting efforts for Lockheed Martin's 4,800± acre Electronic Test Site (ETS) Range located in southeast Orange County.



Education:

B.S. in Biological Sciences –
Mississippi State University,
1994

M.S. in Biological Sciences –
Mississippi State University,
1997

Licenses & Permits:

- Gopher Tortoise Authorized Agent (GTA-0900062H)
- FDEP Qualified Stormwater Management Inspector (#947)

Professional Organizations:

- Orange County Green PLACE Advisory Board; Chair (2025 – Present); Vice Chair (2022 – 2025)
- Orange County Environmental Protection Commission (2020 – 2023)
- Orange County Development Advisory Board; Vice Chair (2016 – 2020)
- Association of Florida Community Developers
- Central Florida Association of Environmental Professionals

Modica & Associates
302 Mohawk Road
Clermont, FL 34715
(P) 352.394.2000
eca@modica.cc



ELAINE A. IMBRUGLIA

PRINCIPAL, PRESIDENT

Tasks conducted by Ms. Imbruglia include ERP permitting, coordination with St. Johns River Water Management District (SJRWMD), U.S. Army Corps of Engineers (ACOE), U.S. Fish & Wildlife Service (USFWS), species-specific wildlife surveys, vegetation monitoring, wetland delineation, Assessment Area delineation, development of perpetual monitoring and management plan, coordination with Client for Financial Assurance documents, and development of the federal Mitigation Banking Instrument (MBI).

Palm Vista (Everlands) – Brevard County, Florida

Ms. Imbruglia serves as the lead Environmental Consultant for this 2,000 acre Planned Development within the City of Palm Bay. Ms. Imbruglia has provided services for this project since 2016. Tasks completed include wetland delineation, formal wildlife surveys, Environmental Resource Permitting, Federal §404 Permitting, Formal Wetland Determination (FWD) for the eastern 1,200 acres, Binding Determination with the Florida Department of Agriculture and Consumer Services (FDACS), and land management consultation. Ongoing activities include support services for planning and zoning through the City of Palm Bay, formal wildlife surveys, wetland impact planning and permitting, and on-site mitigation design. The eastern portions of the property have been successfully permitted and are in various stages of development.

Osceola Corporate Center (Tupperware Brands Headquarters) – Osceola County, FL

Ms. Imbruglia serves as the lead Environmental Consultant for the 1,317± acre Osceola Corporate Center (OCC) Planned Development (PD). This development is located along Central Florida's *SunRail*. Permitting efforts performed by Ms. Imbruglia include Environmental Resource Permitting (ERP) through SFWMD and the ACOE to authorize 45± acres of wetland impacts to facilitate development of a *Transit Oriented Development (TOD) to support SunRail's Tupperware Station*. Tasks performed by Ms. Imbruglia include coordination with the Client, Project Engineer and Regulatory Staff to ensure that the site design was permissible, development of a detailed Alternative Site Analysis and Avoidance and Minimization discussion to justify the large-scale wetland impacts, coordination with the Environmental Protection Agency (EPA) to address federal concerns, coordination and permitting with Osceola County, and development of a regionally-significant mitigation plan. Permitting efforts for additional parcels of Tupperware Headquarters are ongoing.

Lake Hatchineha Ranch – Polk County, Florida

Ms. Imbruglia served as the lead Environmental Consultant for this 5,100± acre property to support the Application for Development Approval (ADA) for the Development of Regional Impact (DRI). Tasks performed by Ms. Imbruglia included wetland delineation and Formal Wetland Determinations with the SFWMD and ACOE; formal wildlife surveys included scrub-jay, sand skink, Audubon's crested caracara, American bald eagle, and southeastern American kestrel; coordination with USFWS and FWC for multiple protected species of wildlife concerns including the Florida panther. Tasks also included public meetings with the Regional Planning Council and the Board of County Commissioners. At the end of the DRI process, the owners of Hatchineha Ranch entered into a "Strategic Alliance" with The Nature Conservancy to use this unique property as a wetland mitigation bank and a Wildlife Conservation Bank. Ms. Imbruglia worked with the Alliance to permit the 350± acre Wildlife Conservation Bank through both the USFWS and FWC, and as a Long-Term Protected Gopher Tortoise Recipient Area through the FWC. The work conducted by Modica & Associates was also used to permit the remaining portion of the property as a Wetland Mitigation Bank.

Shingle Creek Basin Stormwater Management Plan – Geosyntec, Osceola County

In 1993, Osceola County (County), together with the SFWMD, developed a Master Surface Water Management Plan to set forth guidance on assessing surface water and groundwater resources throughout the various drainage basins of the County as outlined in the County's Comprehensive Plan. The County initiated specific basin master planning for the Shingle Creek and West Branch Basins. More specifically, the County identified an area referred to as the South Basin Focus Area (SBFA). As a subcontractor, Modica & Associates prepared an Ecological Assessment of the Shingle Creek and West Branch Basins is



ELAINE A. IMBRUGLIA

PRINCIPAL, PRESIDENT

part of Phase I of the Detailed Basin Master Plan. This report assisted the County in prioritizing stormwater management needs in the study area while also protecting the unique natural resources within the Basins and SBFA. Modica & Associates is currently under contract for Phase 2 of this work.

Backbone Conservation Bank – Polk County, Florida

Ms. Imbruglia permitted this 211.54± acre Conservation Bank. Tasks performed by Ms. Imbruglia include site inspections, formal sand skink surveys, developing the Habitat Management Plan, developing and implementing the Conservation Bank Agreement, conducting annual site inspections with the third-party Conservation Easement Grantee, composing Annual Monitoring Reports and performing general coordination with the USFWS. The Conservation Bank was successfully permitted in 2017 and all sand skink credits have been sold.

PUBLICATIONS:

Akers, Elaine C. 1997. Effects of predators and water color on growth, shape and coloration of the tadpoles of *Hyla chrysoscelis* (Anura:Hylidae). Thesis (M.S.)-Mississippi State University. Department of Biological Sciences.

Akers, Elaine C., Christopher M. Taylor and Ronald G. Altig. 2008. Effects of clay-associated organic material on the growth of *Hyla chrysoscelis* tadpoles. *Journal of Herpetology*. 42(2):408-410.

Akers, Elaine C. 1998. Anthropogenic Permanent Water Site Distribution Study and Faunal Inventory in the Disney Wilderness Preserve: Fifth Annual Monitoring Report. The Nature Conservancy. Kissimmee, FL. Pages 61-75.

GUEST SPEAKER PRESENTATIONS:

Florida Association of Environmental Professionals 15th Annual Conference. 2013. *Sand skink protocol: Impacts and practical knowledge 2 years later.*

Florida Association of Environmental Professionals 19th Annual Conference. 2017. *Imperiled species: preliminary review, surveys and practical knowledge.*

Lay of the Land, Florida Land Conference. 2018. *How to get your land ready for development.*

Lay of the Land, Florida Land Conference. 2022. *Hot topics in wetlands and wildlife.*

Florida Association of Environmental Professionals 26th Annual Conference. 2024. *Closing the deal: best practices in environmental due diligence.*

Lay of the Land, Florida Land Conference. 2025. *Monetizing encumbered land.*

Florida Association of Environmental Professionals 27th Annual Conference. 2025. *Closing the deal: best practices in environmental due diligence.*

Environmental Permitting Summer School 39th Annual Conference. 2025. *Closing the deal: best practices in environmental due diligence.*





Years of Experience:

Total: 20
With M&A: 17

Education:

B.S. in Anthropology –
University of Central Florida,
2013

Licenses & Permits:

- FDACS Licenses Pesticide Applicator (CM26723)
- FDEP Qualified Stormwater Management Inspector (#22074)

Professional Organizations:

- Association of Florida Community Developers
- Cooperative Invasive Species Management Area (CISMA)
- Greater Orlando Builders Association
- Central Florida Association of Environmental Professionals

Modica & Associates

302 Mohawk Road
Clermont, FL 34715
(P) 352.394.2000
clark@modica.cc

M. CLARK MODICA

PRINCIPAL, VICE PRESIDENT

Mr. Clark Modica has 20 years of experience in ecological consulting, scientific studies, and aquatic habitat management. Mr. Modica provides expertise in Environmental Resource Permitting, complex wetland delineations, land management, listed species surveys, vegetative and hydrologic monitoring on mined lands and other monitoring required under federal/state/local permits.



Mr. Modica is active in the Central Florida chapter of Cooperative Invasive Species Management Area and an active member of the Association of Florida Community Developers. He is a Florida Department of Environmental Protection Certified Stormwater Inspector, and he holds a Florida Department of Agriculture and Consumer Services Commercial Applicator License in Natural Areas and Aquatic Pest Control.

Mr. Modica is experienced in planning, implementing and supervising ecological field services, with particular specialization in wetland delineation and functional quality assessments, wildlife surveys, wildlife relocation, vegetative sampling, habitat restoration, and habitat management. He has worked on complex, large-scale projects such as mining projects and residential/development projects. Specialized field expertise includes land management plans, wetland creation and aquatic habitat enhancement.

Other areas of expertise include Formal Wetland Determinations; Federal/State 404 Dredge and Fill Permitting; sand skink survey design and implementation; gopher tortoise permitting and relocation; wetland functional quality assessments (UMAM, WRAP); listed species survey design, implementation and permitting through the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission; mitigation design and permitting; and Mitigation and Conservation Bank permitting.

Mr. Modica oversees the work of other scientists within Modica & Associates and directs the listed species surveys and permitting for projects. Mr. Modica is also responsible for coordination of all land management activities for the firm, including coordination with other project team members to develop site-specific management plans. Mr. Modica has extensive experience using ArcGIS for project mapping and analysis.

In addition to his extensive environmental and ecological background, Mr. Modica is also the owner of a construction company, and has experience with all facets of site development including earthmoving, grading, utility installation, and road building.

PROFESSIONAL EXPERIENCE:

Modica & Associates, Inc. – Clermont, Florida
Shareholder and Vice President —2009 – Present



M. CLARK MODICA

PRINCIPAL, VICE PRESIDENT

Compass (fka Aquatic Management & Consulting, Inc.) – Clermont, Florida
Owner and President—2009 – 2026

Advanced Earthworks, Inc. – Clermont, Florida
Owner and President—2018 – Present

Aquatic Management Services, Inc. – Clermont, Florida
Crew Leader and Spray Technician—2006 – 2009

REPRESENTATIVE PROJECTS:

Golden Ocala and World Equestrian Center (2017 to present) – Roberts Family, Marion County
The Golden Ocala and World Equestrian Center is a sprawling 2,000± acre golf course, equestrian facility, and residential development. In addition to Golden Ocala and the World Equestrian Center, the Roberts family has acquired over 10,000 additional acres in the area for future expansion. Mr. Modica manages all environmental issues for the Roberts family. These tasks include environmental resource permitting, listed wildlife surveys and permitting, wetland delineation, and ecological due diligence services for properties being purchased.

Wellness Way Village 3 (2019 to present) – Lennar Homes, Lake County
The Wellness Way Village 3 project is a 636 acre residential development with associated stormwater system and infrastructure, including 1.5 miles of County road construction and 3.2 miles of utility installation. Development of the project required 6.79 acres of wetland impacts, and 5.4 acres of impact to occupied sand skink habitat. Included all environmental resource and listed species permitting, as well as coordination between Lennar Homes, St. Johns River Water Management District, ACOE, Lake County, and the City of Clermont.

Bronson/Shingle Creek (2020) – Lennar Homes, Osceola County
The Bronson/Shingle Creek project was a 500± acre residential development with associated stormwater system and infrastructure. The site included 120.08 acres of wetlands and the development of the project required 7.13 acres of wetland impacts. Included all environmental resource and listed species permitting, as well as coordination between the Client, South Florida Water Management District (SFWMD), Army Corps of Engineers (ACOE), and Osceola County. Conducted a formal Audubon's crested caracara (*Caracara plancus audubonii*) survey.

Caloosahatchee River (2021) – BlueGreen Water Technologies, Lee Glades and Hendry Counties
The Caloosahatchee River project was a partnership between Modica & Associates and BlueGreen Water Technologies to conduct water quality monitoring and blue-green algae treatments within approximately 50 miles of the Caloosahatchee River waterway. This work was conducted in conjunction with the Florida Department of Environmental Protection, the SFWMD, and Governor DeSantis' Blue-Green Algae Task Force. Services provided included agency coordination, logistics, water quality monitoring, algaecide application, data recording, and reporting.



TAB 2



Firm Experience



TAB 2. FIRM EXPERIENCE

CGA'S PLANNING PRACTICE

Our seven AICP-certified planners, in conjunction with other planning, support, and subconsultant staff, have helped dozens of local governments to create and update their land development codes and comprehensive plans, as well as providing them with implementation tools such as master plans, design guidelines, urban form studies, and others. Our track record of success has earned us a reputation for advancing the art and science of planning by successfully helping small and large communities achieve their unique visions, goals, and sense of place.

We have the in-house resources and other disciplines to support work needed to complete all planning tasks including site planning and comprehensive planning, including urban design, civil and transportation engineering, landscape architecture, and GIS. Our professionals are vastly experienced in ensuring all aspects of a planning process remain consistent and compliant with state and local regulations.

CGA's success working with communities on land development applications and projects that get adopted and implemented stems in part from the tailored approach which we take with each project and the emphasis placed on planning with the community. We do not utilize a cookie-cutter approach to create cookie-cutter documents, rather we learn the needs and desires of the community and provide implementable solutions unique to the needs of the community.

THE CGA DIFFERENCE

As consultants, we consistently stand out among competitors for three key qualities that keep our clients coming back:

- ✓ We are **problem-solvers, out-of-the-box thinkers, and consensus builders**. Our commitment to, and track record of offering our clients “exceptional solutions” (our company tagline) has allowed us to become a premier leader in government services.
- ✓ We bring a **unique “insider” perspective** to our consulting work for public sector clients because most of our professional personnel previously worked as building, planning, zoning, community development, transportation, or public works staffers and directors in municipal government and have even served as City administrators.
- ✓ We are **nimble, adaptable, and highly responsive**. Not only are we known for being accessible and available to our clients, but we are quick to act on client requests.

"CGA is routinely applauded and complimented by the Town Commission for their professionalism and their expertise. They are more than a contractor to the Town, they are a critical strategic partner."

— Mac Serda, Town Manager
Town of Hillsboro Beach, FL





OUR EXPERIENCE

We are honored to work alongside a dynamic group of clients across Florida, including coastal communities and communities around Melbourne Beach who are dedicated to building resilient, livable, and forward-thinking communities. We work with these clients to provide a variety of planning services, such as general planning guidance and leadership for municipal planning and zoning departments, land use code rewrites and reorganizations, comprehensive plan updates, downtown and special district developments, and grant management and administration. **The list below showcases some of our past and current clients we have supported with general and/or specific planning services (land development code rewrites, comprehensive plan updates, special zoning districts, district overlays, public outreach, etc.).** Provided on the pages that immediately follow this are illustrative examples of work our team has done for planning clients in Florida.

- | | | |
|---------------------------|--|-----------------------------|
| City of Bellair Bluffs | City of North Miami | Highlands County |
| City of Belleview | City of North Miami Beach | Lee County |
| City of Bunnell | City of Oak Hill | Manatee County |
| City of Cooper City | City of Oakland Park | Pinellas County |
| City of Crystal River | City of Oldsmar | St. Lucie County |
| City of Fort Myers | City of Opa-Locka | Town of Belleair |
| City of Hallandale Beach | City of Pinellas Park | Town of Cutler Bay |
| City of Hialeah | City of Pompano Beach | Town of Davie |
| City of Hollywood | City of Riviera Beach | Town of Dundee |
| City of Homestead | City of Sanibel | Town of Hillsboro Beach |
| City of Largo | City of South Miami | Town of Jupiter |
| City of Lauderdale Lakes | City of St. Pete Beach | Town of Lake Park |
| City of Lauderhill | City of Tampa | Town of Mangonia Park |
| City of Lighthouse Point | City of Tarpon Springs | Town of Palm Beach |
| City of Marco Island | City of Vero Beach | Town of Redington Beach |
| City of Margate | City of Westlake | Town of Redington Shores |
| City of Miami | City of Weston | Village of Estero |
| City of Miami Beach | City of Wilton Manors | Village of Indian Creek |
| City of Miami Springs | City of Winter Haven | Village of Miami Shores |
| City of North Bay Village | Greater Boca Raton Beach & Park District | Village of North Palm Beach |
| City of North Lauderdale | | Village of Palmetto Bay |

"CGA/SAFEbuilt has and still do an excellent job for the City of Weston. We hold our contractors to the highest standards, and they have not let us down. Mr. Hickey and his staff are professionals at the highest levels of service."

Denise Barrett-Miller | Director of Communications for the City of Weston, FL
CGA has provided the City of Weston with General Planning Services since 1996.



The Vision Statement

STATION 2

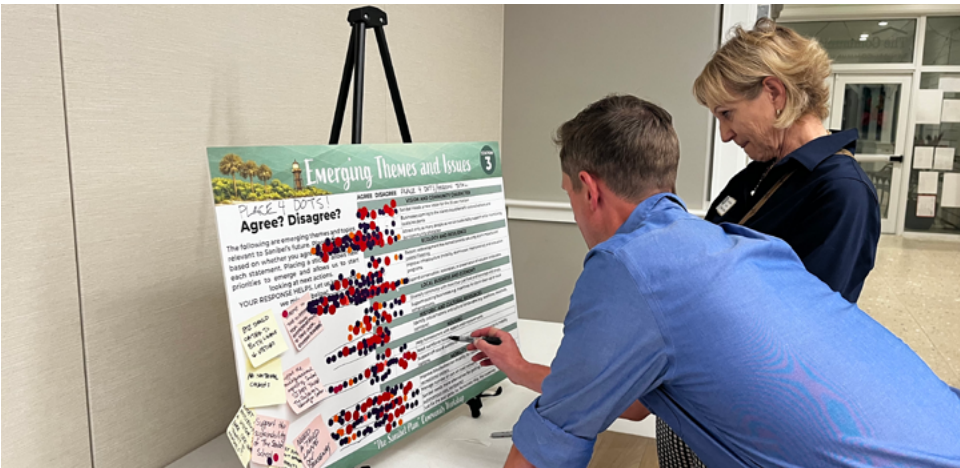
Place the sticker on the circle(s) that represent which statement(s) matter the most to you

Sanctuary
Sanibel is and shall remain a barrier island sanctuary, one in which a diverse population lives in harmony with the island's wildlife and natural habitats characteristics.

Community
Sanibel is and shall remain a small town community whose members choose to live in harmony with one another and with nature, creating a human settlement distinguished by its diversity, beauty, uniqueness, character and stewardship.

Attraction
The City of Sanibel will welcome visitors who are drawn by, and are respectful of, these qualities; it will resist pressures to accommodate visitor attractions and activities that compromise these qualities.

"The Sanibel Plan" Community Workshop



Client
City of Sanibel
800 Dunlop Road
Sanibel, FL 33957

Contact Information at Time of Project:
Paula McMichael, AICP
Director, Planning Department
239-472-4136
paula.mcmichael@mysanibel.com

Project Date
2025 - Ongoing

Services Provided
General Planning Services
Geographic Information Systems (GIS)
Comprehensive Plan Update

Firm's Fees
\$ 148,888

GENERAL PLANNING SERVICES Sanibel, FL



Calvin, Giordano and Associates, Inc. (CGA) provides consultant planning services to the City of Sanibel to complete an extensive revision of the City's Comprehensive Plan, i.e., "The Sanibel Plan." The services under this effort comprise conducting a full review of the existing comprehensive plan, including:

- Data and analysis and policy evaluation
- Gathering input from the community through public outreach and participation
- Updating data and analysis related to adaptation planning, affordable housing, environmental conditions, and emergency management/hurricane response
- Preparing updated and new graphic and tabular planning materials, including spreadsheets, geographic information system (gis) products, and other formats
- Recommending amendments and policy changes necessary to implement updated long-range planning goals and objectives for a ten-year period
- Delivering a completed comprehensive plan update document



Client

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Contact Information at Time of Project:

William “Mac” Serda
Town Manager
954.421.4011
mserda@townofhillsborobeach.com

Project Date

2021 - Ongoing

Services Provided

- Site Plan Review
- Comprehensive Planning
- Land Development Code
- Urban Design
- Climate Resiliency
- Transportation Planning
- Engineering

Firm’s Fees

\$ 100,000.00 (Annually)

PLANNING AND ZONING
Hillsboro Beach, FL



CGA provides planning and zoning services to the Town of Hillsboro Beach. We provide comprehensive planning, site plan review, zoning plan review, development application reviews and expertise in Land Development Code implementation and long-range planning. We also assist the Town in transportation planning, landscaping and engineering services and act as a liaison with intergovernmental coordination with state and regional agencies especially focused on roadway design and climate resiliency.

CGA is currently working with the Town on a number of updates to the Town’s Land Development Code to assist the Town Commission with enhancing the overall vision of the Town through changes to maintain the small town feel while allowing for redevelopment. Changes to the Code will also include formatting and language changes to modernize the Code and provide clear, easy to read regulations making it easier for residents and development professionals to interpret and provide for future development.

CGA assisted the Town with site plan review and approval of a 11-acre, 100-unit redevelopment in early 2022 Approving for a multi-family development while preserving the existing environmentally sensitive land along the Town’s fragile coastline. CGA staff is also working with the Town to provide technical expertise and coordination with FDOT on the redesign and raising of A1A to combat sea level rise.



Client

Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708

Contact Information at Time of Project:

Adriana Nieves
Town Clerk
727-391-3875
townclerk@townofredingtonbeach.com

Project Date

2025 - Ongoing

Services Provided

- Site Plan Review
- Comprehensive Plan Review
- Permitting Review
- Land Development Code Amendments
- Development Application Review

Firm's Fees

\$ 46,774.50

PLANNING AND ZONING SERVICES Redington Beach, FL



CGA provides current and long-range planning and zoning services to the Town of Redington Beach. We provide comprehensive planning review, site plan and development application review, permitting review, and Land Development Code amendments.

CGA is currently working with the Town on several updates to the Town's Land Development Code to assist the Town Commission on enhancing the Town's overall vision, maintaining the small-town feel, and streamlining and accommodating post-storm redevelopment. Code amendments also include formatting and language modernization to provide clear, easy to read regulations, simplifying code use and interpretation for residents and development professionals.



Client

Town of Redington Shores
17425 Gulf Boulevard
Redington Shores, FL 33708

Contact Information at Time of Project:

Margaret Carey
Town Manager
727.397.5538
townadmin@redshoresfl.com

Project Date

2021 - Ongoing

Services Provided

Site Plan Review
Comprehensive Planning
Land Development Code

Firm's Fees

\$ 177,000.00 (Annually)

GENERAL PLANNING SERVICES

Redington Shores, FL



CGA has provided general planning services for the Town of Redington Shores since 2021. In 2024, Redington Shores approved an agreement with the adjacent Town of Redington Beach to provide these services on their behalf. CGA continues to provide planning services individually for the Town, which received heavy damage during the hurricanes of 2024. Our services have included updating the Land Development Regulations, permit reviews, and site plan and variance reviews and analyses.



Client
City of Leesburg
501 W Meadow Street
Leesburg, FL 34748

Contact Information at Time of Project:
Dan Miller
Planning & Zoning Director
352.728.9786
dan.miller@leesburgflorida.gov

Project Date
2022 - 2024

Services Provided
Evaluation and Appraisal Review
Comprehensive Plan Update

Firm's Fees
\$ 173,000.00

COMPREHENSIVE PLAN UPDATE AND EVALUATION AND APPRAISAL REVIEW Leesburg, FL



CGA completed the Evaluation and Appraisal Review (EAR) and the subsequent Comprehensive Plan Update for this rapidly growing community in Central Florida. The City requested a modernization to the Comprehensive Plan, which required completely revamping the layout and content of the Plan. This work included fully updating the background data and analysis and included extensive public engagement workshops as well as coordination meetings with City staff, community boards, and elected officials.



Client
City of Oldsmar
100 State Street
Oldsmar, FL 34677

Contact Information at Time of Project:
Tatiana Childress, AICP, CFM
Planning and Redevelopment Director
813.749.1115
tchildress@myoldsmar.com

Project Date
2021 - Ongoing

Services Provided
Comprehensive Planning
Land Development Regulations

COMPREHENSIVE PLAN EVALUATION AND APPRAISAL REVIEW, UPDATE, AND LAND DEVELOPMENT CODE UPDATE



Oldsmar, FL

CGA prepared Comprehensive Plan and Land Development Code revisions to allow implementation of a development plan to create an identifiable and walkable downtown for a 40+ acre portion of the City's Community Redevelopment Area (CRA). The project required extensive coordination with Forward Pinellas, the regional planning agency for Pinellas County. The revisions also needed to be consistent with the City's CRA plans and the Countywide Rules and Plan. CGA's services included transmittal to and coordination with the Florida Department of Economic Opportunity and other reviewing agencies.

CGA also recently finalized the first draft of the Evaluation and Appraisal Review report of the Comprehensive Plan and is awaiting comments from the City. CGA was recently awarded the contract to prepare a complete update of the Comprehensive Plan including data and analysis.



Client
City of Oak Hill, FL
234 US-1
Oak Hill, FL 32759

Contact Information at Time of Project:
Kohn Evans
City Administrator
386.345.3522
evansk@oakhillfl.com

Project Date
2020 - Ongoing

Services Provided
Site Plan Reviews
Zoning Reviews
Special Exception & Variance reviews
Grants Assistance
Special Planning Studies
Parks Master Planning
Landscape Reviews
Arborist Assessments

Firm's Fees
Hourly

PLANNING AND ZONING SERVICES

Oak Hill, FL



CGA has provided planning and zoning services as one of two planning consultants for the City of Oak Hill since 2020. Oak Hill is a rural to semi-rural area in southern Volusia County that is experiencing and will continue to experience growth. CGA provides entitlement reviews including annexations, land use plan amendments, rezonings, site plans, special exceptions, vacations (abandonments of rights of way or easements) and variances.

CGA is also currently assisting the city in preparing special studies for a potential waterfront overlay zoning district, as well as creating a parks and recreation master plan. These special projects require CGA to conduct public outreach services as well. Additionally, CGA is called upon by the city to assist in researching and advising on miscellaneous topics or projects as requested such as developing a community garden; identifying, preparing, and processing various grant applications; conceptual design planning for a new city administrative complex; miscellaneous mapping assistance, among other tasks.

In addition to planning services, CGA provides landscape architecture services including review of development site plans, tree surveys and tree disposition plans, including estimating tree mitigation costs, as well as providing certified arborist services to the city as requested, ranging from a single tree to large tracts of land.

TAB 3



References



TAB 3. REFERENCES

REFERENCES

CGA is proud of the various successful facets of grant services we provide our clients. From the quality of our work deliverables and the outcomes they produce to our ability to create strong working relationships and navigate multiple local, state, and federal agencies, we are confident in our ability to assist the Town of Melbourne Beach with its general planning service needs. The five references below serve as a testament to our abilities and we encourage the Town to contact them.

1

TOWN OF HILLSBORO BEACH

William "Mac" Serda, Town Manager
954.421.4011
MSerda@townofhillsborobeach.com

Services include Site Plan Review, Comprehensive Planning, Land Development Code, Urban Design, Climate Resiliency, and Transportation Planning.



2

TOWN OF REDINGTON BEACH

Adriana Nieves, Town Clerk
727.391.3875
TownClerk@townofredingtonbeach.com

Services include Site Plan Review, Comprehensive Plan Review, Permitting Review, Land Development Code Amendments, and Development Application Review.



3

TOWN OF REDINGTON SHORES

Margaret Carey, Town Manager
727.397.5538
TownAdmin@redshoresfl.com

Services include Site Plan Review, Comprehensive Planning, and Land Development Code Update.



4

CITY OF LEESBURG

Dan Miller, Planning & Zoning Director
352.728.9786
Dan.Miller@leesburgflorida.gov

Services include Evaluation and Appraisal Review and Comprehensive Plan Update.



5

CITY OF OLDSMAR

Tatiana Childress, AICP, CFM, Planning and Redevelopment Director
813.749.1115
KTChildress@myoldsmar.com

Services include Comprehensive Planning and Land Development Regulations.



TAB 4



Offices



TAB 4. OFFICES

OFFICES

CGA has over 370 employees spread across six office locations in Florida. Provided below is a map that demonstrates our office locations in Florida, their addresses, and the number of staff at each location. **The local project office for our work with the Town will be our Port St. Lucie office**, with staff support from our teams in our Fort Lauderdale headquarters office.

CGA AND SUBCONSULTANT OFFICE LOCATIONS MAP

Pinellas County
17985 Gulf Blvd
Suite 201
Redington Shores, FL 33708

Estero
9990 Coconut Road
Suite 340
Estero, FL 34135

Port St. Lucie
2400 SE Veterans Memorial Parkway
Suite 207
Port St. Lucie, FL 34952

West Palm Beach
580 Village Boulevard
Suite 325
West Palm Beach, FL 3340

Fort Lauderdale HQ
1800 Eller Drive
Suite 600
Fort Lauderdale, FL 33316

Miami-Dade County
10720 Caribbean Boulevard,
Suite 650
Cutler Bay, Florida 33189



Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

CGA Office Location



Modica & Associates has one office location, based in Clermont, FL:

302 Mohawk Road
Clermont, FL 34715

Modica & Associates Office Location



CGA Port St. Lucie Office



Modica & Associates Clermont Office



Resources and Equipment

CGA is dedicated to ensuring that our clients have access to adequate resources to meet their short- and long-term operational needs and goals. We understand that having the right tools and personnel in place is essential for success. With our extensive network and well-established systems, we are able to mobilize the necessary resources quickly and efficiently, and work with the Town to ensure needs are met with a minimal strain on the Town. This commitment allows us to respond to your unique challenges and support your goals effectively, ensuring that you have everything you need to thrive. Key resources include:

- **Staff:** CGA commits to providing adequate staffing for the Town for the selected projects. Through our work in similar communities in the area and the longevity of our valued staff, we assure our team will provide the Town with the necessary resources and expertise throughout each project. **Given that we currently provide other services for the Town, we have full confidence that our proposed team will continue to provide adequate coverage for the Town to accomplish its anticipated workload.** If a project exceeds the availability of our team, we have multiple options for available staff to complete the project.

CGA has seven AICP-certified planners on staff, with an additional four direct planning staff and over a dozen multi-discipline staff, including grant administrators and writers, civil engineers, landscape architects, floodplain managers, and administrative support staff. CGA utilizes a number of project management systems and communication strategy that ensures the right resources are available at the right time for the right purposes. We have used these systems in conjunction with our known and projected workload to assign the needed staff for the Town in its planning service needs. Please refer to the table below to assess the specific workload availability of the team.

Staff Member and Role	Availability
Jim Hickey, AICP	40%
Silvia Vargas, FAICP	50%
Vickki Placide-Pickard	40%
Craig Pinder, AICP	60%
Zain Husain	60%
Chris Bernabe	60%
Kathryn Marinace, AICP	75%
Pablo Chon Kan-Munoz, PE, PTOE	50%
Sophia Neves, PSA, ASLA	60%
Jenna Martinetti, PE	40%
Dana Johnson, PE, CFM	40%
Norwing Hernandez	50%

Our staff will be readily available by phone and email, and we commit to being available for required in-person meetings and video teleconferences as required by the Town. They will be available to perform services during the Town’s regular business hours of 8:00 am to 5:00 pm, Monday through Friday, or as may be altered or directed by the Town. Our team will also be available for after-hours project work, including Town Commission, Planning and Zoning Board, and general Town staff meetings, as well as public outreach, charrettes, and workshops, in-person, or virtual, as needed.

Once assigned to a project, our core team members remain dedicated to that project until completion. If any personnel changes occur during the life of the contract, CGA will immediately notify the Town of the situation and will tap other CGA staff to help complete the project. Our firm prides itself on our ability to meet and maintain our obligations for service delivery, project quality, and project completion.

"Calvin Giordano and Associates has proven to be an invaluable partner... I highly recommend them and look forward to continuing our successful relationship in the future."

– Quentin Pough, Parks, Recreation & Culture Director, City of South Miami, FL





- **Equipment:** We provide our staff with the appropriate office space, designated work phones, computers, multiple monitors, software, and a variety of other support to assist them in completion of their work. CGA equips our personnel with all necessary materials, tools, and equipment to perform their duties effectively and in full compliance with the Town's requirements. We provide the following:
 - ✓ Late-model vehicles with CGA signage, with Town branding being arranged if using magnetic signage is preferred
 - ✓ Laptops with mobile hot spots, tablets, and mobile phones, which are preloaded with electronic versions of the relevant codebooks
 - ✓ Standard business software and specialized software required by CGA
 - ✓ Safety and personal protective equipment, including sanitizing products, high-visibility gear, and other job-specific PPE
 - ✓ CGA-branded professional attire and lanyards for carrying Town-issued ID, or Town-branded apparel if preferred
 - ✓ Comprehensive Insurance Coverage, including liability insurance, workers compensation, health, dental, vision, and life insurance



Additionally, our firm uses a number of innovative technology systems to improve customer service, increase efficiency, provide consistency, track costs, and ease the user experience. These technologies include generally available software systems such as Microsoft Office suite, as well as specialized software such as Adobe Creative suite, Bluebeam Revu, ArcGIS, and various other software. CGA utilizes SAFETIME and SAFEbill, which are proprietary time tracking and project management systems that allow real-time tracking of project budgets. These innovative state-of-the-art systems allow us to track current and projected resource requirements and help ensure that projects are completed on time and within budget. Additionally, we recommend at least weekly communication between the CGA Project Manager and a project manager designated by the Town to track progress and anticipated project needs. More information about these systems is in the chart below:

SAFETIME	Mobile app for streamlined time entry, enhancing customer billing, and optimizing field worker utilization.	<input checked="" type="checkbox"/> Field Ready <input checked="" type="checkbox"/> Timekeeping <input checked="" type="checkbox"/> Back Office
SAFEbill	Billing system seamlessly interfaces with front- and back-office applications, automating customer invoice generation.	<input checked="" type="checkbox"/> Field Ready <input checked="" type="checkbox"/> Billing

- **Financial:** CGA has the financial resources to provide the services in a timely manner. CGA is a financially stable firm with over 89 years of experience providing multidisciplinary government services to municipal organizations throughout the State of Florida. We have the resources and capacity to support the personnel and associated resources throughout the duration of this contract. In 2018, CGA joined the SAFEbuilt family of companies, providing our clients with the stability and depth of resources of a national company with service delivery at a local level. CGA provides a comprehensive range of building department services to municipalities throughout Florida. We leverage our extensive local knowledge alongside the broader capabilities of SAFEbuilt to deliver each client the highest levels of service, expertise, and resources. SAFEbuilt, LLC maintains a robust financial position, underpinned by sustained growth, disciplined fiscal oversight, and a well-diversified client portfolio. The company has no history of bankruptcy filings or defaults on any financial obligations. Our prudent financial management and enduring relationships with reputable financial institutions underscore our commitment to fiscal responsibility, operational reliability, and long-term collaboration with the communities we serve.
- **Locational:** As mentioned on page 47, in addition to four other office locations, CGA maintains an office at 2400 SE Veterans Memorial Parkway, Suite 207 in Port St. Lucie. CGA has served municipalities along Florida's East Coast for several years from this office location, as well as our Fort Lauderdale Headquarters and Miami-Dade County office. Our firm shares office space and equipment across locations, ensuring that all staff are able to work across the state as needed to fulfill client work requirements as seamlessly as possible.

APPENDIX



- A. Required Forms
- B. Legal Exceptions

EXHIBIT "A"

CONTACT SHEET

Name: Calvin, Giordano & Associates, Inc.

Federal Taxpayer ID: 65-0013869

Mailing Address: 1800 Eller Drive, Suite 600

City, State, & Zip Code: Fort Lauderdale, FL 33316

Telephone: 954.921.7781 **Fax:** 954.921.8807

Email: procurement@cgasolutions.com

Submitted By: James Hickey, AICP

Title: Director of Planning and Project Manager

Accounting Contact:

Name: Will Brown **Title:** Senior Vice President of Finance

Email Address: wbrown@safebuilt.com **Phone:** 970.617.9446

EXHIBIT "B"

**SWORN STATEMENT UNDER F.S. SECTION 287.133(3) (A),
ON PUBLIC ENTITY CRIMES**

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

1. This sworn statement is submitted with Bid, Proposal or Contract for
Continuing Professional General Planner Services
2. This sworn statement is submitted by (entity) Calvin, Giordano & Associates, Inc. whose business address is 1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316 and (if applicable) Federal Employer Identification Number (FEIN) is 65-0013869 (If a Sole Proprietor and you have no FEIN, include the last four (4) digits of your Social Security Number: _____.)
3. My name is Chris Giordano and my relationship to the entity named above is President.
4. I understand that a "public entity crime" as defined in section 287.133(1) (g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or any agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in section 287.133(1) (b), Florida Statutes, means 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 records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in section 287.133(1) (a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market

value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in section 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract for 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.

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

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor affiliate of the entity have 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 the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in 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. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted FIRM list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in public interest to remove the person or affiliate from the convicted FIRM list. (Please attach a copy of the final order.)

The person or affiliate has not been placed on the convicted FIRM list. (Please describe any action taken by, or pending with, the Department of General Services.)



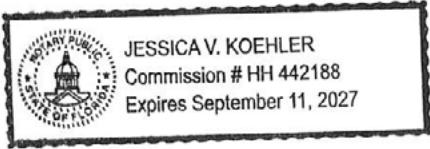
Signature


June 1, 2026

Date:

STATE OF FLORIDA
COUNTY OF Broward

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this 18th day of June, 2026, and is personally known to me, or has provided _____ as identification.





Notary Public
My Commission expires: September 11, 2027

EXHIBIT "C"

DRUG-FREE WORKPLACE CERTIFICATION

The below-signed INDIVIDUAL/FIRM certifies that it has implemented a drug-free workplace program. In order to have a drug-free workplace prepare, a business shall:

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 violation of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business'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 for drug abuse violations.
3. Give each employee engaged in providing the commodities or services a copy of the statement specified in paragraph 1.
4. In the statement in paragraph 1., notify the employees that, as a condition of working on the commodities or contractual services that 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 nolo contendere to, any violation occurring in the workplace no later than five (5) working days after such conviction.
5. Impose a sanction on, or require fine satisfactory participation in 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 this statement, I Certify that this firm complies fully with the above drug-free workplace requirements.

COMPANY: Calvin, Giordano & Associates, Inc.

CITY: Fort Lauderdale STATE: FL ZIP CODE: 33316

SIGNATURE:  PHONE: 954.921.7781

NAME (TYPED OR PRINTED): Chris Giordano TITLE: President

EXHIBIT "D"

E-VERIFY STATEMENT

Bid/Proposal Number: N/A

Project Description: General Planner Services

I/FIRM acknowledges and agrees to the following:

I/FIRM shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of:

1. All persons employed by the FIRM during the term of the Contract to perform employment duties within Florida; and
2. All persons assigned by the FIRM to perform work pursuant to the contract with the Department.

Individual/Company/Firm: Calvin, Giordano & Associates, Inc.

Authorized Signature:  Chris Giordano

Title: President

Date: June 1, 2026

CONFLICT OF INTEREST STATEMENT

This sworn statement is submitted with Bid, Proposal or Contract for Continuing Professional General Planner Services.

This sworn statement is submitted by (entity) Calvin, Giordano & Associates, Inc. whose business address is 1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316 and (if applicable) Federal Employer Identification Number (FEIN) is 65-0013869 (If a Sole Proprietor and you have no FEIN, include the last four (4) digits of your Social Security Number: _____.)

My name is Chris Giordano and my relationship to the entity named above is President.


1. The above-named entity is submitting a Proposal for the Town of Melbourne Beach.
2. The Affiant has made diligent inquiry and provides the information contained in the Affidavit based upon his/her own knowledge.
3. The Affiant states that only one submittal for the above proposal is being submitted and that the above-named entity has no financial interest in other entities submitting proposals for the same project.
4. Neither the Affiant nor the above-named entity has directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraints of free competitive pricing in connection with the entity's submittal for the above proposal. This statement restricts the discussion of pricing data until the completion of negotiations if necessary and execution of the Contract for this project.
5. Neither the entity nor its affiliates, nor anyone associated with them, is presently suspended or otherwise ineligible from participation in contract letting by any local, State, or Federal Agency.
6. Neither the entity nor its affiliates, nor anyone associated with them have any potential conflict of interest due to any other clients, contracts, or property interests for this project.
7. I certify that no member of the entity's ownership or management is presently applying for an employee position or actively seeking an elected position with the Town of Melbourne Beach.

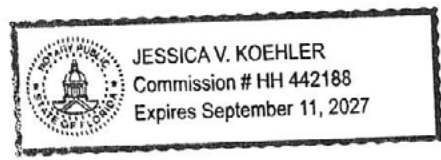
- 8. I certify that no member of the entity's ownership or management, or staff has a vested interest in any aspect of the Town of Melbourne Beach.
- 9. In the event that a conflict of interest is identified in the provision of services, I, on behalf of the above-named entity, will immediately notify the Town of Melbourne Beach.


Chris Giordano June 1, 2026
Signature Date:

STATE OF FLORIDA
COUNTY OF Beoward

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this 1st day of June, 2026, and is personally known to me, or has provided. _____ as identification.

September 11, 2027 My Commission expires:
 Notary Signature





LEGAL EXCEPTIONS

CGA's Legal and Contract Team has reviewed the Town's Request for Qualifications and the stipulation provided herein. We respectfully request the opportunity to discuss proposed revisions to stated stipulations for the Town's consideration. These requested modifications are submitted in the spirit of reaching mutually agreeable terms and are not intended as conditions of our proposal. We remain fully willing to negotiate the agreement language in good faith and work collaboratively with the Town toward a final contract that meets the needs of both parties.

J. INDEMNIFICATION

*The parties recognize that the firm is an independent contractor. The firm agrees ~~to assume liability for an~~ indemnify, hold harmless, and defend the Town, its Commissioners, officers, employees, and agents from and against all **third-party** liability and expenses, including reasonable attorneys' fees, in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity or whatever kind or nature, including claims for personal injury, property damage, equitable relief, or loss of use, **to the extent** arising directly or indirectly out of or in connection with an negligent act and/ or deliberate act or omission of the firm, its officers, employees, agents, and subcontractors. The obligations contained in this provision will survive termination of the agreement ~~and will not~~ **for the maximum period allowed by Florida's statute of limitations or repose and will** be limited by the amount of any insurance required to be obtained or maintained under the agreement. Nothing contained herein will be construed to be a waiver of any immunity or limitation of liability the Town may have under sovereign immunity or Section 768.28, Florida Statutes.*