

Mark Alvarez

7756 N. Kendall Drive #442 Miami, Florida 33156

tel. 786.208.6655

mark@integratedurbanplanning.com

Experience

Senior Project Manager

The Corradino Group

July 2017 – July 2026

Miami, Florida

Develops holistic solutions, integrating land development, transportation planning, and infrastructure programming. Key large projects include: the North Miami Beach Transit Oriented Development Plan (2025/26), St. Lucie County Climate Change Sustainably Infrastructure Plan (2024/25), South Miami Hometown Plan (2024), Central City CRA Zoning Code Rewrite, Ft. Lauderdale (2024), Sunny Isles Beach Transit Operations Review (2024), St. Lucie TPO ACES Plan (2024), St. Lucie TPO Micromobility Plan (2023), Downtown Palmetto Bay zoning code (2021), Miami-Dade TPO First and Last Mile Study (2018). In-house planning municipal services include:

- City of Doral Zoning Consultant (2026 - present)
- City of West Miami Planning and Zoning Consultant (2025 - present)
- City of South Miami Planning and Zoning Consultant (2024 – present)
- City of South Miami Interim Planning Director (2022)
- Village of Palmetto Bay Development Director (2021-2022)
- Village of Palmetto Bay Interim Planning Director (2018-2021)

Principal

Integrated Urban Planning, LLC

December 2006 – July 2017

Miami, Florida

Land use planning, development analysis, and transportation planning services provided to private and government clients including zoning, compatibility, land use, and highest and best use numerical analysis and 3-D visual outputs. Qualified on numerous cases as expert witness in appellate hearings, depositions, and quasi-judicial hearings. As subconsultant through the Lehman Center for Transportation Research, developed local transit plans and sub-area regional transit plans. As subconsultant to the South Florida Regional Planning Council and Florida Power & Light, developed plan for EV car-sharing along South Dade Metro Rail stations, and preliminary feasibility for EV transit along the South Dade Busway.

Senior Research Associate

Center for Urban Transportation Research at USF

June 2003 – December 2006

Tampa, Florida

The Center's technical point person to Miami-Dade Transit and Office of Performance Management for county-wide transit system optimization, sub-area service improvement, policy analysis, and transit division organizational analysis. As Principal Investigator, developed scopes and led student, faculty, and sub-consultant teams on transit work programs ranging from values of \$30-thousand to \$1.3-million.

Capital Improvements Administrator

City of Miami Beach

August 1999 – June 2003

Miami Beach, Florida

Integrated the programming of a \$400-million capital improvement program with departments of finance, budgeting, planning, public works, parking, buildings, media relations, and engineering consultants. Developed and verified a new database, then institutionalized functions to help establish the City's CIP Department in 2002-2003. Reported to City Manager and CFO.

Education:

Master of Science, Civil Engineering,
Transportation Planning
Ohio State University, September 1992

Master of City & Regional Planning
Ohio State University, June 1992

Bachelor of Science, Operations
Management, Ohio State University,
December 1988

Certificates:

Commercial Real Estate Analysis
Massachusetts Inst. of Technology
School of Architecture, 2020

Licensed Florida Real Estate Sales
Associate, 2014 – present
(# SL3297667)

Professionalism & Ethics Certification
FIU Metropolitan Center, 2011, 2013

American Institute of Certified
Planners, 1996 (# 086841)

Pedestrian Safety Program
Florida Dept. of Transportation, 1995

Dispute Resolution Program, Florida
Conflict Resolution Consortium, 1993

Community Service:

Southeast Florida Clean Cities
Coalition, Member, 2014-2016

South Florida SPCA Horse Rescue
Volunteer, 2014

MSPCS School Parent Board
Member, 2009-2012; Chair 2011-12

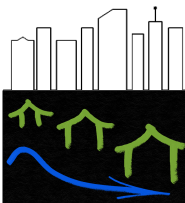
Shake-a-Leg Miami, Volunteer
Skipper, 2007-2008

Miami Upper East Side Council
Biscayne Boulevard Committee, 2004

City of Miami Selection Committee
Midtown Trolley Plan, 2004

Miami Beach Transportation & Parking
Comm. Liebman Appointee, 1999

Miami Beach Traffic Calming
Committee, Chair, 1988-1989



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Principal

North Meridian, Inc. dba Meridian Consulting

April 1998 – August 1999

Miami, Florida

Provided strategic advice to redevelopment organizations for developing transportation and parking related infrastructure and policy improvements to support downtown revitalization programs. Teamed with The Chesapeake Group for work with the Downtown Racine Development Corporation, Racine Wisconsin, the Foss Waterway Development Authority, and City of Tacoma Market Study in coordination with Sound Transit to select the preferred alignment for the Tacoma Link LRT. Performed finding of necessities for community redevelopment areas (CRA) in Dade County. Developed the North Miami community transit plan.

In 1999 developed a successful GO Bond program for the City of Miami Beach through intensive community outreach toward ballot approval. Subsequently became Capital Improvements Administrator to coordinate implementation.

Senior Planner

The Corradino Group

November 1993 – April 1998

Miami, Florida

Led the company's planning services, managed planning staff on projects for: downtown redevelopment, designation of community redevelopment areas, transit development plans, transportation corridor studies, traffic calming studies, and transit planning, including one of the earliest adaptations of battery-electric bus service in South Beach, the "Electrowave" which provided service from 1995 to 2004.

Regional Planner

South Florida Regional Planning Council

August 1992 – November 1993

Hollywood, Florida

Evaluated local comprehensive plan amendments and updated the Transportation Element of the Strategic Regional Policy Plan. Project Manager for the inception of the US Department of Energy Clean Cities Program in South Florida to develop policy for, coordinate, and promote the use of alternative fueled vehicles.

Engineering Aide

Science Applications International Corp. (SAIC)

April 1988 – August 1992

Dublin, Ohio

Assisted with analysis and preparation for safety audits of national nuclear feed material production facilities and repositories, and for NEPA documents and related field work for environmental remediation at Department of Defense and Department of Energy sites in the Midwest. Assignments were at controlled, unclassified security level. Worked with two company divisions to start and maintain a computer service center to facilitate IT cost recovery.

Transportation Modeling Intern

Burgess Niple, Ltd. Engineering & Architecture

May – August 1992

Columbus, Ohio

With consultant team including Lea + Elliot, developed automated light rail transit station ridership alternatives for automated people mover alignments in the Ohio State University Campus and Medical Centers in Columbus, Ohio.

Professional Presentations

"Answering First and Last Mile Challenges with Microtransit"
Rail-Volution North American Conf.
Pittsburgh, Pennsylvania 2018

"Using Survey Results to Design Regional Transit Improvements";
American Public Transportation Association (APTA)
Minneapolis, Minnesota; 2005

"Intermodal Trends – Changes Over a Decade and Emerging Trends";
American Public Transportation Association (APTA) and Canadian Urban Transit Association (CUTA)
Vancouver, British Columbia, 2004

Memberships

The Sierra Club

The Nature Conservancy

Audubon

Greenpeace

Metropolitan Museum of Art

The Guggenheim

Software

Microsoft Word (Windows, Apple)

Microsoft Excel (Windows, Apple)

Microsoft PowerPoint (Windows)

Keynote (Apple OS presentation)

Libre Office (Linux-office suite)

Inkscape (vector illustration)

GIMP GNU Image Manipulation

Sketch-Up (3-D modelling)

Shaper 3-D (solids modelling)

Other

American Red Cross CPR / First Aid Certification