

# **PALM COAST 145**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**June 24, 2025**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING**

**AND REGULAR**

**MEETING AGENDA**

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Palm Coast 145 Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

June 17, 2025

Board of Supervisors  
Palm Coast 145 Community Development District

Dear Board Members:

The Board of Supervisors of the Palm Coast 145 Community Development District will hold a Public Hearing and Regular Meeting on June 24, 2025 at 2:00 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Budget Funding Agreement Fiscal Year 2026
5. Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services
  - A. Affidavit of Publication
  - B. RFQ Package
  - C. Respondents:
    - I. Alliant Engineering, Inc.
    - II. Poulos & Bennett, LLC
  - D. Competitive Selection Criteria/Ranking
  - E. Award of Contract

**ATTENDEES:**

**Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.**

- 6. Consideration of Resolution 2025-02, Designating the Location of the Local District Records Office and Providing an Effective Date
- 7. Acceptance of Unaudited Financial Statements as of May 31, 2025
- 8. Approval of April 22, 2025 Regular Meeting Minutes
- 9. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Terra-Max Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- UPCOMING MEETINGS
  - July 22, 2025 at 2:00 PM
  - August 26, 2025 at 2:00 PM
  - September 23, 2025 at 2:00 PM
  - QUORUM CHECK

SEAT 1	MICHAEL BEEBE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ROBERT ATACK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	FRANKLIN J GREEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DAVID HANSEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	GREG ULMER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 415-516-2161.

Sincerely,  
  
 Andrew Kantarzhi  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 867 327 4756**

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3A**

Serial Number  
25-00148G

Palm Coast Observer  
Published Weekly  
Palm Coast, Flagler County, Florida

COUNTY OF FLAGLER

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Palm Coast Observer a weekly newspaper published at Palm Coast, Flagler County, Florida; that the attached copy of advertisement,

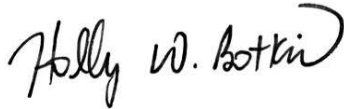
being a Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2026 Proposed Budget(s); And Notice of Regular Board of Supervisors' Meeting

in the matter of Palm Coast 145 Community Development District Public Hearing and Regular Meeting on June 24, 2025 at 2:00 p.m.

in the Court, was published in said newspaper by print in the issues of 6/5/2025, 6/12/2025

Affiant further says that the Palm Coast Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

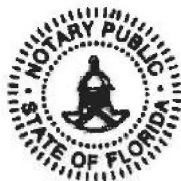
Sworn to and subscribed, and personally appeared by physical presence before me,

13th day of June, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida  
(SEAL)



Andrew Pagnotta  
Comm.: HH 627562  
Expires: Jan. 12, 2029  
Notary Public - State of Florida

**PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE  
FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR  
BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Palm Coast 145 Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: June 24, 2025  
TIME: 2:00 p.m.  
LOCATION: Flagler County Government Services Building  
1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room  
Bunnell, Florida 32110

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://palmcoast145cdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

June 5, 12, 2025 District Manager 25-00148G

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

**RESOLUTION 2025-08**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Palm Coast 145 Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
  
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Palm Coast 145 Community Development District for the Fiscal Year Ending September 30, 2026.”



- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 24th day of June, 2025.

ATTEST:

**PALM COAST 145 COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2026 Budget

**Exhibit A:** FY 2026 Budget

**PALM COAST 145 CDD  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**PALM COAST 145 CDD  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2

**PALM COAST 145 CDD  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Landowner contribution	\$ 108,219	18,746	\$ 91,118	\$ 109,864	\$ 109,499
Total revenues	<u>108,219</u>	<u>18,746</u>	<u>91,118</u>	<u>109,864</u>	<u>109,499</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,459	1,722	4,737	6,459	6,459
Management/accounting/recording	48,000	5,000	43,000	48,000	48,000
Legal	25,000	1,381	23,619	25,000	25,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	4,000	-	4,000	4,000	4,000
Arbitrage rebate calculation*	750	-	750	750	750
Dissemination agent*	1,000	-	1,000	1,000	1,000
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	11	489	500	500
Printing & binding	500	208	292	500	500
Legal advertising	2,000	3,953	-	3,953	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,720	5,408	-	5,408	6,000
Contingencies/bank charges	500	176	324	500	1,500
Website hosting & maintenance	705	705	-	705	705
Meeting room	2,000	-	2,000	2,000	2,000
Website ADA compliance	210	-	210	210	210
Total expenditures	<u>108,219</u>	<u>18,822</u>	<u>91,038</u>	<u>109,860</u>	<u>109,499</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(76)	80	4	-
Fund balance - beginning (unaudited)	-	(4)	(80)	(4)	-
Unassigned	-	(80)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (80)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

\*These items will be realized when bonds are issued

**PALM COAST 145 CDD  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 6,459
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee*	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,000
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Meeting room	2,000
Website ADA compliance	210
Total expenditures	<u><u>\$ 109,499</u></u>

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**BUDGET FUNDING AGREEMENT**  
**FISCAL YEAR 2026**

This Agreement (“**Agreement**”) is made and entered into effective as of October 1, 2025, by and between:

**Palm Coast 145 Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, (“**District**”), and is located in Flagler County, Florida (“**County**”), and

**Palm Coast 145 Manager, LLC**, a Florida limited liability company, and the owner and/or developer of property located within the boundaries of the District (“**Developer**,” and together with the District, the “**Parties**”). For purposes of this Agreement, the term “**Property**” shall refer to that certain property within the CDD owned by the Developer on the Effective Date of this Agreement.

**RECITALS**

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the Board of Supervisors (“**Board**”) of the District adopted its general fund budget (“**Budget**”) attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

**WHEREAS**, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

**WHEREAS**, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and



**WHEREAS**, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer’s consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District’s general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

- a. *[Contractual Lien]*. The District shall have the right to file a continuing lien (“**Lien**”) upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a “Notice of Lien” in the public records of the County.
- b. *[Enforcement Action]* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
- c. *[Uniform Method; Direct]* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[SIGNATURES ON NEXT PAGE]

**IN WITNESS WHEREOF**, the Parties execute this Agreement the day and year first written above.

Attest:

**Palm Coast 145 Community  
Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

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

**Palm Coast 145 Manager, LLC,**  
a Florida limited liability company

\_\_\_\_\_  
Witness

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

**EXHIBIT A:**     FY 2026 Budget

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5A**

# PUBLIC NOTICES

Additional Public Notices may be accessed on ObserverLocalNews.com and the statewide legal notice website, FloridaPublicNotices.com

## FLAGLER COUNTY LEGAL NOTICES

### FIRST INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **JOY OPHEIM** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No: 2018 / 554  
Year of Issuance: 2018  
Description of Property:

LOT 3, IN BLOCK 149, DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 10, PAGES 1-15, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Name in which assessed: **ARDITH P BOGLER TRUSTEE**  
All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from <https://flaglerclerk.com/TaxDeedAuction> on the 8th day of July, 2025 at 9 a.m.

**Tom Bexley**  
Clerk of the Circuit Court & Comptroller of Flagler County, FL  
By: Stephanie Tolson, Deputy Clerk  
File # 25-002 TDC  
May 29, Jun. 5/12/19 25-00098F

### FIRST INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **Bufalo Bill LLC** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No: 2019 / 239  
Year of Issuance: 2019  
Description of Property:

Lot 2, block 35 of Daytona North, according to the plat thereof as recorded in Map Book 10, Pages 1-15, of the Public Records of Flagler County, Florida.

Name in which assessed: **JOHN MATTHEWS III**  
All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from <https://flaglerclerk.com/TaxDeedAuction> on the 8th day of July, 2025 at 9 a.m.

**Tom Bexley**  
Clerk of the Circuit Court & Comptroller of Flagler County, FL  
By: Jannet Dewberry, Deputy Clerk  
File # 25-003 TDC  
May 29, Jun 5/12/19 25-00143F

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA

PROBATE DIVISION  
File No. 2025 CP 000266  
Division 48  
IN RE: ESTATE OF EDWARD WILLIAM DICKEL A/K/A EDWARD W. DICKEL Deceased.

The administration of the estate of Edward William Dickel a/k/a Edward W. Dickel, deceased, whose date of death was May 7, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 29, 2025.

**Personal Representative:**  
**Debra L. Rivera**  
1 Riptide Place  
Palm Coast, Florida 32164  
Attorney for Personal Representative:  
Stephanie Lynne Tabares, Esq.  
Florida Bar Number: 1039088  
Address: 7272 SE 135th Street  
Summerfield, FL 34491  
Telephone: (352) 890-6601  
E-Mail: [stephanietabaresq@gmail.com](mailto:stephanietabaresq@gmail.com)  
May 29; June 5, 2025 25-00143G

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY FLORIDA

Case No: 2022 CP 000575  
Division: 48  
IN RE: THE ESTATE OF ANTONIO AUDI, Decedent.

**NICHOLE MUELLER,**  
Petitioner,  
v.  
**LUIGI AUDI,**  
Respondent.

The administration of the estate of ANTONIO AUDI, deceased, File Number 2022 CP 000575 in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32066. The names and addresses of the personal representative and personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within 3 months after the date of the first publication of this notice must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is this 29 day of May, 2025.

**NICHOLE MUELLER**  
Petitioner  
**BARRY E. HUGHES, ESQUIRE**  
Florida Bar No: 375748  
900 Big Tree Road  
South Daytona, FL 32119  
Telephone: (386) 788-9667  
Facsimile: (386) 322-2564  
Attorney for Petitioner  
May 29; June 5, 2025 25-00144G

### FIRST INSERTION

#### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 9th day of June 2025, for the purpose of First Reading of Ordinance 2025-07 (Application No. VAC 2025-03), before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

**ORDINANCE 2025-07**  
AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA VACATING AND ABANDONING CERTAIN ALLEYS IN BLOCKS 213, 214, 215, 222, 223, AND 268 AND A SECTION OF BLUEGE STREET IN BETWEEN BLOCKS 222, AND 223 OF THE TOWN OF BUNNELL PLAT AS RECORDED IN PLAT BOOK 1, PAGE 2, IN THE PUBLIC RECORDS OF FLAGLER COUNTY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ATTACHMENT AND INCORPORATION OF EXHIBIT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the ordinance, either in person or in writing, might preclude the ability of such person to contest the ordinance at a later date. A copy of all pertinent information to this ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd, Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



May 29 25-00145F

### FIRST INSERTION

#### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 9th day of June 2025, for the purpose of First Reading of Ordinance 2025-08 (Application No. VAC 2025-02), before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

**ORDINANCE 2025-08**  
AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA VACATING AND ABANDONING A SECTION OF BOSTON AVENUE, A 30 FOOT UNIMPROVED RIGHT-OF-WAY, OF THE LINCOLN HEIGHTS PLAT AS RECORDED IN PLAT BOOK 2, PAGE 18, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, FROM LINCOLN STREET TO SOUTH FORSYTH STREET; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ATTACHMENT AND INCORPORATION OF EXHIBIT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information to this Ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd, Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



May 29 25-00146F

### FIRST INSERTION

#### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Winter Lion Publishing, located at 8 Biltvue Pl, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of May, 2025  
Winter Lion Publishing LLC  
May 29 25-00144F

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. SALE DATE JUNE 30, 2025 DOCTOR G TECH 18 HARGROVE GRADE STE 107 1999 CHEV IGCGC24F1XF067665 \$18,398.24  
May 29, 2025 25-00145G

### FIRST INSERTION

#### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 9th day of June 2025, for the purpose of First Reading to consider entering into a non-statutory Development Agreement for the proposed Phoenix Crossings development, before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

**NOTICE OF INTENT**  
IT IS HEREBY NOTICED THAT THE CITY OF BUNNELL WILL HAVE FIRST READING TO CONSIDER ENTERING INTO A NON-STATUTORY DEVELOPMENT AGREEMENT FOR THE PROPOSED PHOENIX CROSSINGS DEVELOPMENT.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the development agreement, either in person or in writing, might preclude the ability of such person to contest the development agreement at a later date. A copy of all pertinent information regarding this Development Agreement can be obtained at the Bunnell Customer Service Office, 604 E. Moody Blvd, Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)

May 29 25-00148F

### FIRST INSERTION

#### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 9th day of June 2025, for the purpose of First Reading to consider entering into a Development Agreement for the proposed Reserve at Haw Creek development, before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

**NOTICE OF INTENT**  
IT IS HEREBY NOTICED THAT THE CITY OF BUNNELL WILL HAVE FIRST READING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT FOR THE PROPOSED RESERVE AT HAW CREEK DEVELOPMENT.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed development agreement, either in person or in writing, might preclude the ability of such person to contest the development agreement at a later date. A copy of all pertinent information regarding this Development Agreement can be obtained at the Bunnell Customer Service Office, 604 E. Moody Blvd, Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)

May 29 25-00147F

### FIRST INSERTION

#### PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://lockerfox.com) on Thursday the 19th day of June, 2025 at 10:00 AM. Said property is iStorage, 2303 N State St, Bunnell, FL, 32110

A131 Electric Saw, Furniture, Baby Items, C009 Fishing Poles, Mower, Child Riding Toys, A050 Furniture, Boxes, C004 Washer, Tool Box, Ladder, CAR IN UNIT NOT TO BE SOLD AT AUCTION. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy.

Sale subject to cancellation in the event of settlement between owner and obligated party.

May 29, Jun. 5 25-00153F

### FIRST INSERTION

#### REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT

*RFQ for Engineering Services*  
The Palm Coast 145 Community Development District (the "District"), located in the City of Palm Coast, Florida, announces that professional engineering services will be required on a continuing basis for the District's water and sewer systems, roadway improvements, earthwork, stormwater management, retaining walls/bridges, landscaping and hardscaping, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Flagler County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit one (1) unbound copy and one (1) electronic copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on June 12, 2025 to the attention of Andrew Kantarzi, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

May 29, 2025 25-00146G

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**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5B**

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES  
FOR THE PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT**

*RFQ for Engineering Services*

The Palm Coast 145 Community Development District (the “District”), located in the City of Palm Coast, Florida, announces that professional engineering services will be required on a continuing basis for the District’s water and sewer systems, roadway improvements, earthwork, stormwater management, retaining walls/bridges, landscaping and hardscaping, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual (“Applicant”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“Qualification Statement”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Flagler County; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“CCNA”). All Applicants interested must submit one (1) unbound copy and one (1) electronic copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on June 12, 2025 to the attention of Andrew Kantarzhi, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager’s Office”).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).



## **PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT**

### **DISTRICT ENGINEER PROPOSALS COMPETITIVE SELECTION CRITERIA**

**1) Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

**2) Consultant's Past Performance** (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

**3) Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

**4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

**5) Certified Minority Business Enterprise** (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

**6) Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

**7) Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**501**

# RESPONSE TO REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES

June 12, 2025

**Prepared for:**

**The Palm Coast 145  
Community Development District**

Flagler, Florida

**Prepared by:**





14075 Fortune Parkway, Suite 101  
Jacksonville, Florida 32256  
904.240.1351 MAIN  
alliant-inc.com

Mr. Andrew Kantarzi, District Managers Office  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
561.571.0010

Dear Mr. Kantarzi and Members of the Evaluation Committee:

Alliant Engineering, Inc. (Alliant) is a local, highly experienced firm uniquely positioned to provide professional engineering services to The Palm Coast 145 Community Development District. David R. Landing, PE, our Senior Civil Engineer based in our Jacksonville office, will serve as the Client Manager and act as the primary point of contact for the district.

Alliant’s proposed team brings a comprehensive understanding and strategic approach to meet—and exceed—the district’s objectives and goals. Our corporate mission, *"building better communities with excellence and passion,"* is deeply embedded in our culture and sets us apart in the industry.

Headquartered in Minneapolis, Minnesota, Alliant was established in 1995 and has grown to include over 200 professionals and support staff. To better serve clients like The Palm Coast 145 Community Development District, we expanded our operations to Jacksonville, Florida in 2015, and to Tampa, Florida in 2023.

Alliant is an S-Corporation offering a full spectrum of services, including—but not limited to—civil engineering, construction services, transportation systems, traffic engineering, land surveying, landscape architecture, roadway design, and water resources. Our team offers the district the following benefits:

**CLIENT AND PROJECT LEADERSHIP.** The Palm Coast 145 Community Development District deserves more than just engineering expertise—it requires a trusted partner who can lead projects from inception through completion with precision and accountability. As Client Manager, Jeff Sprouse, PE, will serve as your primary point of contact, ensuring our team stays focused, responsive, and aligned with the district’s evolving needs. Jeff brings a leadership approach centered on proactive problem-solving and consistent communication. We emphasize timely, transparent updates and maintain a commitment to quality at every stage—from project kickoff through design, bidding, construction, and final closeout.

**SUCCESSFUL TRACK RECORD.** Since establishing our Jacksonville office, Alliant has proudly served municipal clients across Florida, building lasting relationships grounded in trust, quality, and exceptional service. We encourage you to reach out to the references provided in our project experience section to hear directly about our performance and commitment. David R. Landing, PE, brings extensive experience in construction supervision and project management, including roadway, water, sanitary sewer, drainage, and structural projects. He has served as both Client Manager and Design Engineer on numerous similar assignments—offering a blend of technical expertise and hands-on leadership that ensures project success from start to finish.

**DEDICATED CORE TEAMS.** Alliant provides The Palm Coast 145 Community Development District with a skilled, committed team of engineers who bring specialized knowledge, hands-on experience, and innovative thinking to every project. By aligning the right expertise with each task, we consistently deliver high-quality engineering solutions that meet budget and schedule expectations—while prioritizing exceptional client service. Our team is ready and available to serve the district with the responsiveness and dedication you deserve.

We are excited about the opportunity to serve The Palm Coast 145 Community Development District with ongoing professional engineering services. Please don’t hesitate to contact me with any questions or if additional information is needed.

Sincerely, **Alliant Engineering, Inc.**

**David R. Landing, PE, Client Manager**  
☎ 904.513.3218 ✉ [dlanding@alliant-inc.com](mailto:dlanding@alliant-inc.com)

**Andrew Mansen, PE, Project Manager**  
☎ 904.329.4001 ✉ [amansen@alliant-inc.com](mailto:amansen@alliant-inc.com)

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# Table of Contents

<b>1. Statement of Qualifications</b>	
Alliant’s Team Guiding Principles .....	1
Engineer Point of Contact and Proposed Team .....	2
<b>2. Organizational Chart.....</b>	<b>3</b>
<b>3. Resumes of Key Personnel</b>	
David R. Landing, PE, Client Manager .....	4
Andrew Mansen, PE, Project Manager .....	5
Joseph Schofield, PE, Senior Civil Engineer.....	6
Adam Oestman, PE, Production Manager .....	7
Curtis Wimpée, PE, VP Southeast Region .....	8
David Schmidt, Director of Landscape Architecture.....	9
Clayton Walley, LS, VP Florida Land Survey. ....	10
Joe Brinson, PWS, ECS Florida, LLC .....	11
Brett H. Harbison, PE, Meskel & Associates, PLLC .....	12
<b>4. Representative Projects</b>	
Shadow Crest at Rolling Hills, Clay County, FL .....	13
Reverie at Palm Coast, Palm Coast, FL.....	14
Westside Sewer Improvements, Ph. 1, City of Bunnell, FL .....	15
Slip Lining Rehabilitation, City of Bunnell, FL .....	16
Sweetgrass Apartments, Ph. 1, Enhanced Landscape, St. Mary's, GA .....	17
Trout Creek Community Development District, St. Johns County, FL .....	18
Tapestry Village West, City of Jacksonville, FL .....	19
<b>5. Key Personnel Participation in Example Projects.....</b>	<b>20</b>
<b>6. Alliant Services Offered</b>	
Civil Engineering, ITS, Landscape Architecture, and Roadway Design .....	21
Construction Admin, Land Survey, and Maintenance of Traffic (MOT) .....	22
Traffic Engineering, and Water Resources.....	23
<b>6. Additional Information</b>	
Public and Private Work .....	24
Firm Licensure and Prequalification’s .....	25

Other Technical Skills Reference .....	25
Ability and Adequacy of Professional Personnel .....	26
Certified MBE.....	27
Willingness and Ability to meet Time and Budget Requirements .....	27
Communication with the District.....	27
Design Review.....	27
OTSR .....	27
Progress Meetings .....	27
Recent, Current, and Projected Workloads .....	28
Consultants Past Experience and Performance .....	28
Firm Licensure and Prequalification's.....	29
Location Map .....	30
<b>7. General Qualifications</b>	
Alliant Engineering, Inc. ....	31
Alliant Florida, Inc. ....	32
Meskel & Associates Engineering, PLLC.....	33
ECS Florida, LLC .....	34
<b>8. Appendices – Certifications &amp; Licenses</b>	
Women Business Certification .....	35
Licenses .....	36

## LIST OF EXHIBITS

Exhibit 1 – Organizational Chart .....	3
Exhibit 2 – Projected Schedule .....	28
Exhibit 3 – Location Map .....	30



At Alliant, strong relationships are the cornerstone of our business. We’ve seen firsthand how trust and collaboration lead to better project outcomes—enhancing our clients’ reputations and creating future opportunities. That’s why we’ve spent over 30 years cultivating meaningful connections across the public and private sectors nationwide. Our clients continue to choose Alliant because of the relationships we build and the results we deliver.

Alliant is made up of talented professionals from diverse disciplines, backgrounds, and experience levels. As a team of employee-owners, we’re committed to delivering complex engineering and design solutions that meet demanding schedules and budgets—without compromising on performance or quality. Our core values of excellence, collaboration, and integrity drive everything we do, bringing lasting value to our clients, communities, and team members.

For more than three decades, we’ve remained focused on the values that define us. By keeping these principles at the forefront, we create opportunities for our people and serve our clients with the same entrepreneurial spirit and integrity that have shaped our success since day one.

**Alliant’s Team Guiding Principles:**

- ▶ We innovate before, during, and after design to deliver the best solutions for our clients.
- ▶ We communicate openly with clients, employees, sub-consultants, and stakeholders to keep projects on task, on schedule, and within budget.
- ▶ We are dedicated to both our business and the communities we serve.
- ▶ We deliver successful, high-quality projects – every time.
- ▶ We stay grounded and focused, always listening and always working hard.



**COMMUNITY**

Our community is where we live, work, and play—it’s at the heart of who we are at Alliant. It includes our industry, our neighbors, and the world around us. Supporting and strengthening our communities isn’t just part of our work—it defines our purpose.



**EXCELLENCE**

We are committed to always doing our best—and being the best at what we do. Excellence guides our work, drives our standards, and defines the results we deliver.



**CREATE VALUE**

We solve challenges with purpose and precision, delivering the best solutions for our clients. The value we create extends far beyond project completion—leaving a lasting impact on communities and stakeholders.



**COLLABORATION**

We take on big challenges by working together—partnering closely with our clients, teaming with industry partners, and supporting one another. Through collaboration, we achieve more and deliver better outcomes.



**FUTURE FOCUSED**

We’re always looking ahead—to the next idea, the next solution, and the next opportunity to build better, more resilient communities. Innovation and long-term thinking guide everything we do.



**INTEGRITY**

Our success is built on trust. Clients and partners count on us to do business the right way—with honesty, accountability, and a commitment to doing what’s right every time.



**ENGINEER POINT OF CONTACT AND PROPOSED TEAM**

**Response to RFQ for Engineering Services for The Palm Coast 145 Community Development District, Manatee County, FL**

Public Notice Date: N/A

Solicitation No. N/A

**Engineer Point of Contact:**

David R. Landing, PE / Client Manager

(904) 513-3218

Alliant Engineering, Inc.

[dlanding@alliant-inc.com](mailto:dlanding@alliant-inc.com)

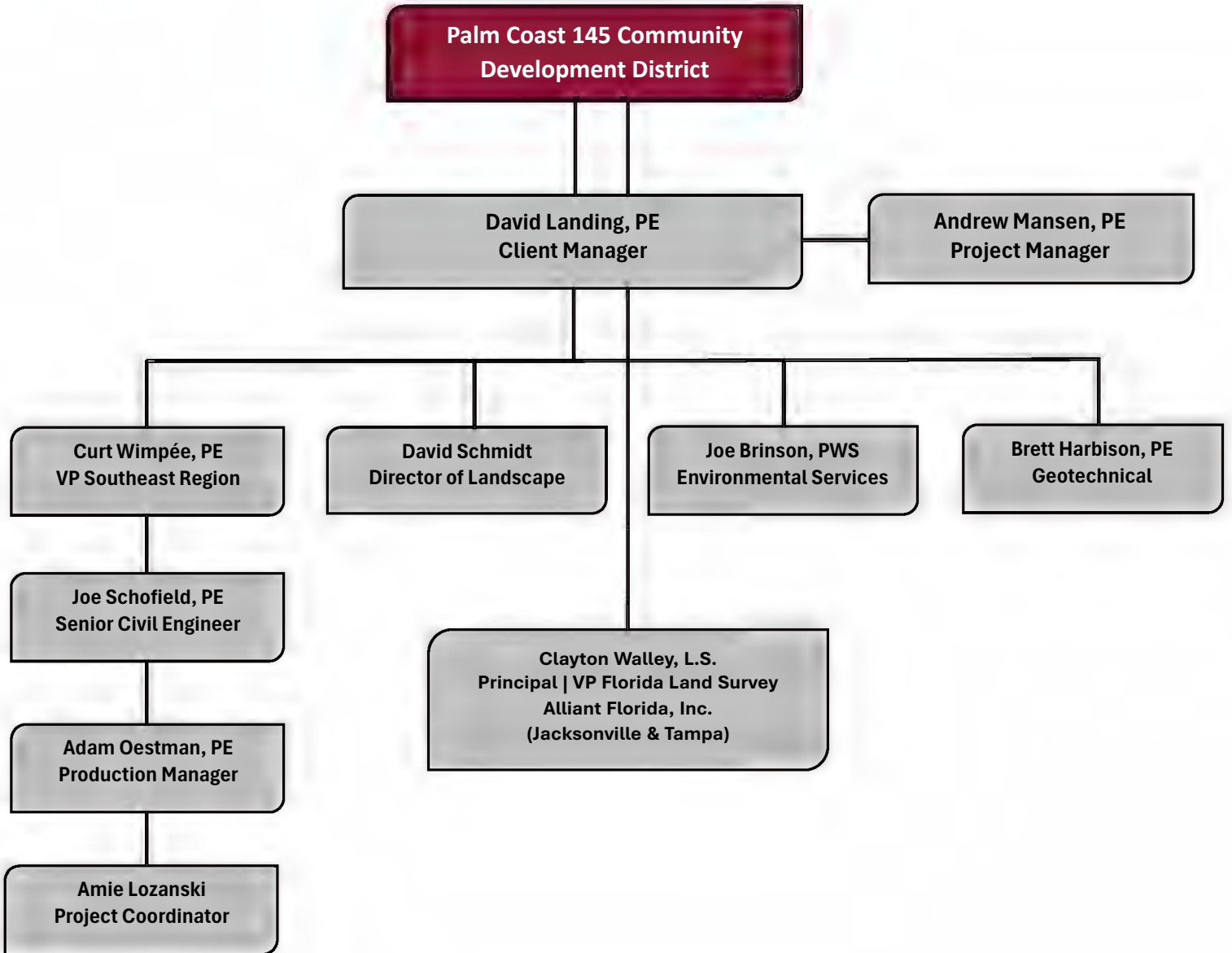
**PROPOSED TEAM**

Check		FIRM NAME	ADDRESS	ROLE IN THIS CONTRACT
Prime	Subcontractor			
X		Alliant Engineering	3901 Coconut Palm Drive, Suite 102 Tampa, Florida 33619	Project Management, Civil Engineering, and Landscape Services
	X	ESC Florida, LLC	4524 N. 56th Street Tampa, Florida 33610	Environmental Services
	X	Meskel & Associates Engineering	2202 N. West Shore Boulevard Suite 200 Tampa, Florida 33607	Geotechnical Services
	X	Alliant Florida, Inc. (A wholly owned subsidiary of Alliant Engineering, Inc.)	3901 Coconut Palm Drive, Suite 102 Tampa, Florida 33619	Land Survey Services





**Exhibit 1. Organizational Chart of Proposed Team**



**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS**

**David R. Landing, PE**  
**Project Manager and Quality Manager**
**SIPS 30-INCH WATER MAIN & RECLAIMED WATER ♦ CITY OF JACKSONVILLE, FLORIDA**

Mr. Landing served as a Staff Engineer for the design, permitting, and construction support services for Phase II of the SIPS Program. This critical infrastructure project focused on transferring partially treated raw water from JEA's North Grid (Main Street Water Treatment Plant) to the South Grids (Deerwood and Greenland Water Treatment Plants). The project included the installation of over 41,000 linear feet of water main, consisting of 26,000 LF of 30-inch ductile iron pipe (DIP) installed via open-cut and 15,000 LF of 36-inch HDPE installed through nine separate horizontal directional drills (HDDs). Additional components included:

- Force Main: 1,150 LF total — 310 LF of 24-inch PVC via open-cut and 840 LF of 30-inch HDPE via HDD
- Reclaimed Water Main: 13,000 LF total — 12,050 LF of 30-inch DIP via open-cut and 840 LF of 30-inch HDPE via HDD

Mr. Landing's responsibilities included supporting design development, coordinating permitting efforts, and providing engineering support throughout construction.

**HASTINGS WTP TO SR 207 12-INCH WATER MAIN ♦ ST. JOHNS COUNTY UTILITY DEPARTMENT ♦ HASTINGS, FLORIDA**

David served as Project Manager, Engineer of Record, and Senior Pipeline Design Engineer for the design and construction of approximately 4,650 linear feet of 12-inch PVC water main installed via open-cut trenching. The project included associated valves, hydrants, fittings, and appurtenances to support system functionality. Additionally, the project incorporated approximately 2,700 linear feet of 15-inch HDPE water main installed through three separate horizontal directional drills (HDDs). Key project challenges included working within narrow roadway corridors shared with an FPL high-voltage transmission line and managing coordination of both proposed and temporary construction easements with adjacent property owners. David was responsible for laying out the project alignment geometry, assisting in the preparation of construction drawings, and coordinating with survey and geotechnical exploration subcontractors.

**SR 207 WATER MAIN EXTENSION – PH. II ♦ ST. JOHNS COUNTY UTILITY DEPARTMENT ♦ ST. JOHNS COUNTY, FLORIDA**

David served as the QA/QC Engineer and Site Construction Inspector for the design and construction of approximately 2,900 linear feet of 24-inch PVC water main, installed within St. Johns County Utility Department (SJCUD) easements and Florida Department of Transportation (FDOT) rights-of-way. The project included a 42-inch steel casing installed via jack-and-auger bore beneath SR 206 and a 30-inch HDPE water main installed via horizontal directional drill (HDD) beneath Interstate 95.

The project required coordination and permitting with both FDOT and the Florida Department of Environmental Protection (FDEP) due to right-of-way and wetland crossings.

David's responsibilities included:

- Reviewing construction drawings at key milestones for constructability and conformance with client expectations
- Reviewing contractor submittals for materials and construction methods
- Performing onsite inspections of the water main installation, wet tapping of the existing line, and the HDD crossing under I-95

Mr. Landing is an accomplished Senior Civil Engineer with over 27 years of expertise in pipeline and trenchless design, specializing in water and wastewater infrastructure. Throughout his career, he has led the development of critical projects across the US, particularly in Northeast Florida. His comprehensive experience spans feasibility studies, design calculations, construction support, and drawing production for large-diameter pipelines, pressure and gravity systems, stormwater management, and civil site designs. Renowned for his ability to navigate complex engineering challenges, he brings innovative solutions to water and wastewater treatment facilities, ensuring sustainable and efficient infrastructure development.

If you have any specific details you'd like to highlight, such as leadership roles, awards, or major projects, I can tailor it further. Let me know how you'd like to refine it!

**YEARS EXPERIENCE**

27 years overall, and 1.5 years with Alliant.

**EDUCATION**

- ♦ BS, Civil Engineering, University of Florida (UNF)
- ♦ AS, Civil Engineering Technology, Savannah Technical College

**PROFESSIONAL REGISTRATIONS**

Professional Engineer in Florida (80483)



**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS**



**Andrew Mansen, PE**  
**Project Manager**

Mr. Andrew Mansen is a Civil Engineer with 14 years of experience in civil design. He holds a Bachelor of Science in Civil Engineering from California State University, earned in 2011. Mr. Mansen has contributed to the design, review, and management of numerous public and private site development projects across California and Florida, bringing a solid foundation of technical knowledge and a collaborative approach to every project.

**YEARS EXPERIENCE**

14 years overall, and 3.5 year with Alliant.

**EDUCATION**

◆ BS, Civil Engineering, California State University, Sacramento, CA

**PROFESSIONAL REGISTRATIONS**

Professional Engineer in Florida (91277)

**BARBER POINTE SUBDIVISION ◆ CITY OF MACCLENNY, FLORIDA**

Mr. Mansen served as the Lead Project Engineer for the Barber Pointe Subdivision, a 367-unit residential development located on a challenging hillside site in Macclenny, Florida. He was responsible for the full scope of civil engineering design and played a central role in managing and coordinating key project components. To address the site's complex topography, Andrew designed a system of 13 cascading stormwater ponds. His infrastructure design included over 16,500 feet of right-of-way improvements, 17,500 feet of potable water mains, 14,500 feet of stormwater piping with 170 structures, and 15,500 feet of sanitary sewer piping with 69 structures. Andrew also led the design of off-site improvements, including turn lane modifications and a 5,300-foot municipal force main extension, providing a critical connection to the City of Macclenny's water treatment facility.

**GROVELAND RETAIL DEVELOPMENT ◆ CITY OF GROVELAND, FLORIDA**

Mr. Mansen led the civil engineering design for the Groveland Retail Development, a 13-acre commercial and light industrial site in the City of Groveland. His responsibilities included full infrastructure design and preparation of FDOT-compliant stormwater calculations, accounting for the 100-year storm event. Andrew's utility design included 2,000 feet of new water main and 1,200 feet of new force main, along with the coordination and relocation of 1,000 feet of existing force main. He also developed plans for off-site roadway improvements, including the addition of turn lanes along US Highway 27 to accommodate increased traffic volumes generated by the development.

**THE HARBOUR ◆ CITY OF JACKSONVILLE, FLORIDA**

Mr. Mansen played a key engineering role in the redevelopment of The Harbour, a 43.8-acre waterfront site along the Intracoastal Waterway in Jacksonville, Florida. The project aimed to transform an aging industrial marina into a vibrant, multi-use waterfront destination. Andrew's contributions included the design of a fully underground stormwater management system, featuring a 42,000-square-foot chamber system and 5,800 feet of chamber underdrain, along with 6,000 feet of stormwater piping. He also designed 3,500 feet of sanitary sewer infrastructure to support a wide range of uses. The site plan included a 136-slip marina, a public boat ramp, boat storage facilities, multiple restaurants, an eight-story apartment building with 560 residential units, a multi-story commercial and hotel structure, and designated recreational and wetland preservation areas.

**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS**

**Joseph Schofield, PE**  
**Senior Civil Engineer**

Mr. Schofield is a Senior Engineer with over 21 years of experience in civil design and construction oversight. He has contributed design, review, and project management expertise to hundreds of public and private roadway and site development projects across the southeastern United States. Throughout his career, Mr. Schofield has collaborated with numerous state agencies and local municipalities to advance diverse infrastructure initiatives aimed at improving transportation systems nationwide. His extensive experience and commitment to delivering high-quality, community-focused solutions make him a valuable leader on any civil engineering project.

**YEARS EXPERIENCE**

21 years overall, and 3 years with Alliant.

**EDUCATION**

- ◆ MBA, St. Leo University
- ◆ BS, Civil Engineering, University of North Florida (UNF)

**SHADOWCREST AT ROLLING HILLS CDD ◆ PHASES 3B & 3D ◆ CITY OF GREEN COVE SPRINGS, FLORIDA**

Mr. Schofield supported the Community Development District (CDD) during Phases 3B and 3D of the Shadow Crest at Rolling Hills development. His responsibilities included assisting with the acquisition of electrical and landscape maintenance easements and conducting thorough reviews of contractor, vendor, and supplier invoices and pay applications to ensure the proper and transparent use of bond funds. In addition, Mr. Schofield developed detailed cost estimates and authored the Engineer's Report for the Shadow Crest phase, supporting the district's full planned build-out with comprehensive technical and financial documentation.

**BEACHVIEW COVE SUBDIVISION ◆ CITY OF ORMOND BEACH, FLORIDA**

Mr. Schofield served as Project Manager for the design and permitting of Beachview Cove, a 28-lot single-family residential subdivision located along A1A and adjacent to the Atlantic Ocean. His responsibilities included securing all project entitlements and overseeing the transition into active construction. The project scope included the design of a private lift station, coordination for the planned relocation of Florida Power & Light (FPL) utility poles and permitting for work within the Coastal Construction Control Line (CCCL). Mr. Schofield also facilitated the integration of turtle-friendly street lighting, ensuring compliance with coastal environmental protection standards.

**PONCE PRESERVE SUBDIVISION ◆ CITY OF PALM COAST, FLORIDA**

David served as Pipelines Engineer for this infrastructure-critical project, which focused on improving redundancy and resilience in the sanitary sewer system. The project involved planning and feasibility analysis for the addition of parallel large-diameter ductile iron (DI) force mains to support an existing network transporting wastewater from ECUA's Main Street Water Treatment Plant, located along Pensacola Bay, to the Chemstrand Treatment Plant in Escambia County. David contributed directly to route planning and constructability evaluations for 3,500 linear feet (LF) of 30-inch, 10,050 LF of 42-inch, 53,500 LF of 48-inch, and 5,200 LF of 54-inch transmission mains. He actively participated in team meetings, assisted in route selection, developed detailed route sketches, and provided recommendations for bypass connections between force main segments to enhance system redundancy and operational flexibility.

**RYAN'S LANDING SUBDIVISION ◆ CITY OF PALM COAST, FLORIDA**

Mr. Schofield is serving as Project Manager for the design and permitting of Ryan's Landing, a 95-lot single-family residential subdivision. His responsibilities include managing all aspects of civil design, regulatory coordination, and entitlement acquisition. All project entitlements have been successfully secured. While the construction start date remains to be determined, the project is fully positioned for execution upon notice to proceed.

**UNIVERSITY OF FLORIDA CLUBHOUSE, CITY OF JACKSONVILLE, FLORIDA**

Mr. Schofield served as both Design Engineer and Project Manager for the development of a proposed recreational flex-space building and pool on a 2.4-acre site located adjacent to Osprey Village and Osprey Cove. His responsibilities included leading the design and coordination of site modifications to existing facilities, utility layout, and drainage systems. He also worked closely with the architectural team to ensure alignment between civil and architectural elements, resulting in a cohesive and constructible final design package.



**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS**



**Adam Oestman, PE**  
**Production Engineer**

**HYMON CIRCLE DRAINAGE IMPROVEMENTS ♦ CITY OF BUNNELL, FLORIDA**

Design Engineer responsible for preparing construction documents for a two-phase drainage improvement project. The scope included approximately 2,000 linear feet of roadside drainage enhancements and 3,000 linear feet of existing drainage ditch improvements, aimed at increasing stormwater capacity and mitigating localized flooding within the City of Bunnell.

**SHADOWCREST AT ROLLING HILLS SUBDIVISION ♦ CITY OF GREEN COVE SPRINGS, FLORIDA**

Lead Design Engineer for a 247-lot single-family residential subdivision. Responsibilities included preparation of comprehensive construction documents and ongoing construction administration services to support project execution and ensure compliance with design specifications and regulatory requirements.

**SAWMILL BRANCH SUBDIVISION ♦ MULTIPHASE SUBDIVISION ♦ CITY OF PALM COAST, FLORIDA**

Lead Design Engineer for a multi-phase single-family residential subdivision totaling over 1,000 lots. Responsibilities included the preparation of detailed construction documents for each phase, ensuring consistency in design, regulatory compliance, and coordination across all development stages.

**PANAMA CITY BEACH HEALTH CAMPUS ♦ CITY OF PANAMA CITY BEACH, FLORIDA**

Lead Design Engineer for a phased medical campus development. Scope of work included the preparation of construction documents for multiple project phases, along with comprehensive construction administration services to support successful delivery and adherence to project specifications and regulatory standards.

**REVERIE AT PALM COAST CDD ♦ MULTIPHASE SUBDIVISION ♦ CITY OF PALM COAST, FLORIDA**

Design Engineer responsible for preparing construction documents, cost estimates, and providing construction administration for a multi-phase single-family residential subdivision totaling 421 lots. Scope of work included coordination across multiple development phases, ensuring design consistency, regulatory compliance, and efficient project delivery.

**EPIC CHURCH ♦ CITY OF PALM COAST, FLORIDA**

Lead Design Engineer responsible for preparing construction documents for a new church facility and associated recreational areas. Responsibilities included site planning, drainage design, utility coordination, and construction administration to ensure compliance with local regulations and successful project execution.

Mr. Oestman brings over six years of experience in the design and construction of private infrastructure projects. His portfolio includes a wide range of commercial, medical, municipal, and residential developments. He has been involved in all phases of project delivery, including land acquisition, contract review, site assessment, land planning, development cost analysis, scheduling, regulatory approvals, preparation of contract documents, and construction administration. His comprehensive expertise ensures efficient and effective project execution from concept to completion.

**YEARS EXPERIENCE**

6 years overall, and 3 years with Alliant.

**EDUCATION**

♦ BS, Civil Engineering, Murray State University

**PROFESSIONAL REGISTRATIONS**

Professional Engineer in Florida (98440)

**CARMEL COURT TOWNHOMES ♦ CLAY COUNTY, FLORIDA**

Lead Design Engineer for a 35-unit townhome development. Responsibilities included preparation of detailed construction documents and oversight of construction administration activities to ensure project compliance, quality control, and timely completion.

**LADY LAKE APARTMENTS ♦ TOWN OF LADY LAKE, FLORIDA**

Lead Design Engineer for a 330-unit multi-family residential development with associated recreational amenities. Responsibilities included preparation of comprehensive construction documents and coordination to support site planning, utility design, stormwater management, and construction administration throughout the project lifecycle.

**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS**

**Curt Wimpée, PE**  
**Vice President Southeast Region**

Mr. Wimpée brings 28 years of experience in municipal engineering, land development, and transportation. His expertise spans a wide range of projects, including localized and regional utility extensions, lift station design, roadway reconstructions for both municipalities and Departments of Transportation, new roadway development, maintenance of traffic (MOT) plans, signage and striping plans, concrete and asphalt pavement design, stormwater management systems, and regional drainage studies. He has also led engineering efforts for residential, mixed-use, and large-scale commercial developments. As Alliant's Principal-in-Charge, Mr. Wimpée is committed to leading project design teams through clear communication, well-defined goals, and ongoing accountability. He also serves as a key liaison between district staff, permitting agencies, and the design team to ensure coordination, efficiency, and successful project delivery.

**YEARS EXPERIENCE**

29 years overall, 10 years with Alliant.

**EDUCATION**

BS, Civil Engineering  
 University of Minnesota

**PROFESSIONAL REGISTRATIONS**

- Professional Engineer in Florida (79764)
- Minnesota (40487)
- Georgia (031340)
- N. Carolina (053415)
- S. Carolina (41355)
- Tennessee (125610)

**PROFESSIONAL AFFILIATIONS**

American Society of Civil Engineers  
 FCARD • NEFBA • NAIOP • ULI

**CITY ENGINEER (CONSULTANT) ♦ CITY OF BUNNELL, FLORIDA**

Engineer of Record for a broad range of municipal infrastructure projects. Responsibilities included roadway paving, condition assessment, rehabilitation, and replacement; stormwater system design and modeling; potable and reclaimed water main extensions, rehabilitation, and replacement; and sanitary sewer design and rehabilitation. Provided detailed cost estimating and authored engineering reports covering all aspects of infrastructure improvements. Additional duties included presenting to City Council, representing the city in public forums, and managing community engagement and public communication efforts.

**CITY ENGINEER (CONSULTANT) ♦ CITY OF FLAGLER BEACH, FLORIDA**

Engineer of Record for a variety of municipal infrastructure projects, including roadway paving, assessment, rehabilitation, and replacement; stormwater system design and modeling; potable and reclaimed water main extensions, rehabilitation, and replacement; and sanitary sewer design and rehabilitation. Responsibilities included detailed cost estimating, preparation of comprehensive engineering reports, and presentation of project updates to the City Council. Also provided public messaging support and engaged with residents to ensure transparency and address community concerns.

**CIVIL ENGINEER (CONSULTANT) ♦ TOWN OF ORANGE PARK, FL**

Serving under an ongoing contract with the Town of Orange Park, with projects managed through a work order system. Responsibilities have included conducting a comprehensive pavement condition assessment to evaluate the Town's roadway infrastructure, identify deficiencies, and recommend targeted maintenance and rehabilitation strategies. Findings were documented in a detailed engineering report to support future capital improvement planning and budget prioritization.

**CITY ENGINEER (CONSULTANT) ♦ CITY OF JACKSONVILLE BEACH, FL**

Engineer of Record for a wide range of municipal infrastructure projects. Responsibilities to include roadway and paving assessments; stormwater system design and modeling; potable and reclaimed water main extensions, rehabilitation, and replacement; and sanitary sewer design and rehabilitation. Provided cost estimating and prepared detailed engineering reports to support project planning and execution. Also represented the City in Council presentations, public forums, and community engagement efforts to ensure transparency and stakeholder coordination.

**CITY ENGINEER (CONSULTANT) ♦ CITY OF ATLANTIC BEACH, FL**

Served as Engineer of Record for a variety of municipal infrastructure projects. Scope of work included roadway paving, stormwater modeling, water main and sanitary sewer design, cost estimating, and preparation of detailed engineering reports. Also responsible for presenting project updates to City Council and supporting public engagement to ensure community awareness and input throughout project development.

**CITY ENGINEER (CONSULTANT) ♦ CITY OF FERNANDINA BEACH, FL**

Serving as Engineer of Record for multiple municipal infrastructure projects. Responsibilities included roadway paving, stormwater system modeling, water main and sanitary sewer design, cost estimating, and the development of comprehensive engineering reports. Also provided regular project presentations to City Council and facilitated public engagement to ensure transparency and community involvement.



**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS**



**David Schmidt**  
**Director of Landscape Architecture**

Mr. Schmidt brings over 16 years of experience in land development planning, landscape architecture, urban design, and project management. As Director of Landscape Architecture at Alliant, he oversees a wide range of projects, from conceptual planning through construction documentation. His core responsibilities include project management, regulatory approvals, site layout and design, regional and community planning, graphic design, and the preparation of detailed construction documents. Mr. Schmidt’s multidisciplinary expertise supports integrated, visually compelling, and technically sound design solutions.

**YEARS EXPERIENCE**

16 years overall, and 2 years with Alliant.

**EDUCATION**

- ◆ BS, Landscape Architecture, University of Arkansas, Minor in Horticulture
- ◆ Currently pursuing licensure as a Landscape Architect in Florida, 2025

**SWEETGRASS ♦ CITY OF ST. MARY’S, GA**

Served as Project Manager and Lead Designer for the landscape architecture and amenity design of the Sweetgrass community. Responsibilities included the design of the neighborhood entry, common areas, pocket parks, beer garden, dog walk, and amenities surrounding the clubhouse. Sweetgrass is a 150-acre, walkable mixed-use development that will include 312 multifamily units, 194 townhomes, 143 single-family homes, and 212,600 square feet of commercial space. Designed to foster a strong sense of community, Sweetgrass will be home to nearly 650 families and will provide opportunities for living, working, shopping, recreation, and civic engagement in a thoughtfully planned environment.

**REVERIE AT TRAILMARK ♦ CITY OF ST. AUGUSTINE, FLORIDA**

Served as Project Manager and Lead Designer for the landscape architecture and amenity design at Reverie at TrailMark, a 55+ active adult community permitted as a Community Development District (CDD). Scope of work included the design of the neighborhood entry, common areas, pocket parks, beer garden, dog park, and the amenity spaces surrounding the 4,600-square-foot clubhouse. The community includes 487 single-family homes and is thoughtfully planned to support an active, social, and connected lifestyle for its residents.

**BRADENTON RIVERWALK ♦ CITY OF BRADENTON, FLORIDA**

David and his team played a key role in the master planning of the 1.5-mile-long Bradenton Riverwalk, contributing to data collection, landscape design, conceptual renderings, and 3D modeling. Working collaboratively with Kimley-Horn, the team supported all phases of the project including grant funding analysis, public involvement, stakeholder coordination, and design development. The comprehensive master plan received unanimous approval from the Bradenton City Council, leading to the preparation of construction documents and permitting drawings for implementation.

**TOM BENNETT PARK ♦ MANATEE COUNTY, FLORIDA**

Provided master plan design and visual renderings to support the public meeting and community engagement process. A central focus of the project was the substantial environmental restoration of the waterfront, which played a critical role in the overall success of the plan. Key design elements included a civic open space, amphitheater, multiple miles of trails and waterfront promenades, active recreation fields, a community building, and interpretive signage to educate visitors about the ecological restoration efforts and the site’s environmental significance.

**EMERALD TRAIL ♦ CITY OF JACKSONVILLE, FLORIDA**

Served as Senior Project Manager for Segment 1 construction and Segment 2 design of the Emerald Trail, a transformative 30-mile multi-modal trail network in the urban core of Jacksonville. The trail system connects 14 historic neighborhoods to downtown, the St. Johns River, area creeks, 16 schools, two colleges, and 21 parks, with access to numerous additional amenities and businesses. An additional 13 schools and 17 parks are located within close proximity, further enhancing connectivity, mobility, and community engagement throughout the city.

**US 41 LANDSCAPING ENHANCEMENTS AND GATEWAY FEATURES ♦ CITY OF NORTH PORT, FLORIDA**

Provided landscape architectural services for corridor enhancements along a nearly three-mile stretch of US 41 through the City of North Port. The design introduced a cohesive streetscape using rhythmic planting patterns, repetition, and integrated lighting elements to establish a strong visual identity and sense of place. The project aimed to enhance aesthetic appeal, improve user experience, and support the city’s long-term vision for community character and gateway presence.



**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS**



**Clayton Walley, L.S., PSM**  
**VP Florida Land Survey**

Mr. Walley brings over 25 years of experience in land surveying across multiple states. His expertise includes large-scale boundary and topographic surveys, construction staking, and as-built surveys. Clayton is highly skilled in project management, GPS mission planning and execution, low-altitude UAV data acquisition, and CAD drafting. With a comprehensive understanding of both field and office operations, he plays a critical role in ensuring the accuracy, efficiency, and success of complex surveying projects.

**YEARS EXPERIENCE**

25 years overall, and 6 years with Alliant.

**EDUCATION**

- ◆ A.A.S. Industrial Engineering Technology, Paul D. Camp Community College
- ◆ BS Business, Project Management, University of Phoenix

**PROFESSIONAL REGISTRATIONS**

Licensed Surveyor in Florida (LS7209)

**STADIUM OF THE FUTURE – AREA C ♦ CITY OF JACKSONVILLE, FLORIDA**

Alliant provided comprehensive surveying services in support of concrete structure construction for the Stadium of the Future project in Jacksonville, FL. Responsibilities included project management, startup data preparation, layout of all concrete structures, and detailed site calculations to ensure construction accuracy. Work commenced within two weeks of receiving approved plans and CAD files, with careful coordination alongside the client to maximize field crew efficiency and minimize downtime. The project was completed with a high-quality layout and precise as-built documentation, supporting timely agency approvals and construction progress.

**RIVER CITY SCIENCE ACADEMY ♦ CITY OF JACKSONVILLE, FLORIDA**

Alliant provided comprehensive construction layout and as-built surveying services for the River City Science Academy project. The scope of work included establishing horizontal and vertical control, staking of utilities and site features such as silt fences, stormwater structures, parking lots, and curb and gutter. As-built data collection and final CAD drafting were completed for submittal. Utilizing advanced field technology, pre-calculated data workflows, and a rigorous internal quality control process, Alliant ensured precise and efficient fieldwork, ultimately reducing project costs. Optional services included building pad layout and storm-tech system staking to support flexible project needs.

**RIVER GLEN SUBDIVISION ♦ NASSAU COUNTY, FLORIDA**

Provided oversight and coordination for the platting of four new phases within the existing River Glen subdivision. Responsibilities included managing the subdivision layout process, ensuring compliance with local regulations, coordinating with design and surveying teams, and facilitating approvals from applicable county agencies.

**TOPOGRAPHIC SURVEY OF BLACK BRANCH CREEK & HYMON CIRCLE ♦ CITY OF BUNNELL, FLORIDA**

Conducted a comprehensive topographic survey using both UAV (drone) technology and traditional surveying methods to support drainage design improvements. The survey data was used to generate accurate surface models and inform engineering decisions aimed at addressing localized flooding issues. This integrated approach ensured high-resolution mapping of the project area, enabling precise analysis and effective stormwater management solutions.

**SR 100 MOODY BOULEVARD ROUTE SURVEY / TOPOGRAPHIC SURVEY ♦ CITY OF BUNNELL, FLORIDA**

Provided oversight for approximately 5,000 linear feet of route and topographic survey along SR 100 (Moody Boulevard) to support utility design efforts. Responsibilities included coordination of field crews, quality control of collected data, and delivery of accurate survey documentation to inform engineering design and permitting.

**PECAN PARK ROAD ♦ CITY OF JACKSONVILLE, FLORIDA**

Served as Survey Manager for a major roadway improvement project involving roadway widening, new infrastructure installation, and elevation adjustments. Responsibilities included quality control of field operations such as construction stakeout, as-built data collection, bridge structure monitoring, and settlement monitoring coordination. Oversaw overall survey workflow to ensure project fluidity and accuracy. Conducted regular field meetings with the CEI team to review and discuss settlement plate monitoring results, supporting timely decision-making and construction progress.





**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS**



Mr. Brinson brings over 26 years of experience in environmental consulting, with expertise in wetland permitting, protected species assessments, timber evaluations, greenbelt determinations, and arborist services. As a Senior Environmental Project Manager at ECS, he oversees all phases of environmental project execution, including proposal development, regulatory compliance (including SPEC/NPDES), budgeting, and reporting. His role involves direct client engagement, coordination of field activities, report preparation and review, as well as invoicing and business development. Mr. Brinson’s broad technical knowledge and leadership ensure efficient, compliant, and client-focused project delivery.

**YEARS EXPERIENCE**

27 years overall, and 3 years with ECS, Florida, LLC.

**EDUCATION**

- ◆ BS, Forest Resource Management / Forest Biometrics, University of Georgia

**PROFESSIONAL REGISTRATIONS**

Professional Wetland Scientist

**Joe Brinson, PWS  
Environmental Senior Project Manager**

**TOWN CENTER BOULEVARD PROPERTY ◆ CITY OF PALM COAST, FLORIDA**

Served as Project Manager for an ecological assessment conducted by ECS to evaluate the presence or potential presence of jurisdictional wetlands and protected wildlife species and their habitats. The study supported regulatory due diligence and informed land use planning and permitting considerations for future site development.

**DIX ELLIS TRAIL ◆ CITY OF JACKSONVILLE, FLORIDA**

As Project Manager, led ECS’s preliminary wetlands delineation study to assess the presence of jurisdictional wetlands and identify any protected wildlife species or associated habitats. The findings provided critical environmental due diligence to support future development planning and regulatory compliance.

**BEAUTYREST AVENUE PROPERTY ◆ CITY OF JACKSONVILLE, FLORIDA**

Served as Project Manager for ECS’s Ecological Due Diligence assessment, which included a Cultural Resource Assessment Survey (CRAS). The field investigation evaluated the site for the presence or potential presence of jurisdictional wetlands, protected wildlife species, and associated habitats. The study supported regulatory compliance and informed land planning and permitting decisions.

**FIRST COAST EXPRESSWAY ◆ MIDDLEBURG, CLAY COUNTY, FLORIDA**

Served as Project Manager for ECS’s preliminary environmental assessment, which included wetlands delineation and a threatened and endangered species survey. The fieldwork was conducted to evaluate the presence or potential presence of jurisdictional wetlands, protected wildlife species, and their habitats. The results supported early-stage environmental due diligence and regulatory planning for the proposed expressway improvements.

**BAINBRIDGE NOCATEE PARKWAY PROJECT ◆ CITY OF JACKSONVILLE, FLORIDA**

As Project Manager, led ECS’s preliminary environmental assessment, including wetlands delineation and a threatened and endangered species survey. The purpose of the field investigation was to evaluate the site and its surrounding area for the presence or potential presence of jurisdictional wetlands, protected wildlife species, and their habitats. The assessment provided essential data to support environmental compliance and inform project planning.

**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS**

**Brett H. Harbison, PE**  
**Director of Transportation & Geotechnical Services and Principal Engineer**
**MONCRIEF PEDESTRIAN BRIDGE REPLACEMENT ♦ CITY OF JACKSONVILLE, FLORIDA**

Served as Senior Engineer responsible for geotechnical exploration, laboratory testing, and engineering analysis for the replacement of an existing pedestrian bridge. The new bridge, approximately 70–75 feet in length, will maintain the existing span and feature extended ramps. Foundation support will be provided by 54-inch non-redundant drilled shafts. The geotechnical investigation informed design parameters and construction recommendations to ensure long-term performance and structural integrity.

**FDOT DISTRICT 2, I-95 NASSAU RIVER BRIDGE IMPROVEMENTS ♦ DUVAL / NASSAU COUNTY LINE, FLORIDA**

Served as Foundation/Geotechnical Engineer of Record and Project Manager for geotechnical services supporting the design and construction of non-redundant drilled shafts for crutch bents on the existing I-95 northbound and southbound bridges. Responsibilities included field coordination, laboratory shear strength and rock core testing, and comprehensive geotechnical analysis. Directed field crews in the execution of 24 Standard Penetration Test (SPT) borings to depths of 125 feet below river mudline in a tidally influenced environment, utilizing amphibious and sound barge platforms. Engineering deliverables included drilled shaft axial capacity estimates, lateral design parameters, and construction recommendations to inform shaft tip elevations and installation procedures.

**CITY OF JACKSONVILLE (COJ) NORTHBANK BULKHEAD REPLACEMENT ♦ CITY OF JACKSONVILLE, FLORIDA**

Geotechnical Engineer responsible for managing the geotechnical exploration to support replacement of the existing bulkhead along the northern bank of the St. Johns River in downtown Jacksonville, spanning from the Fuller Warren Bridge to Liberty Street. The project involved construction of a new bulkhead wall seaward of the existing structure and installation of tie-back anchors through the existing bulkhead. Scope included coordination of land- and waterside Standard Penetration Test (SPT) borings, rock coring, laboratory testing, and engineering analysis to support the design and construction of the bulkhead system and anchor components.

**CITY OF JACKSONVILLE (COJ) SIDEWALKS AND PEDESTRIAN IMPROVEMENTS ♦ CITY OF JACKSONVILLE, FLORIDA**

Geotechnical Project Manager responsible for overseeing geotechnical exploration and engineering analysis under a citywide contract for various infrastructure improvement tasks. These included new sidewalk installations, drainage upgrades, culvert extensions and replacements, and retaining wall designs. Field activities involved mobilizing a truck-mounted drill rig to perform subsurface investigations along city roads and highways. Subsequent laboratory testing and engineering analysis supported the development of detailed geotechnical recommendations for site preparation, including clearing and stripping, temporary groundwater control, excavation protection, structural backfill, and soil parameters for culvert design and compaction.

**LONNIE MILLER SR. REGIONAL PARK STRUCTURES & PEDESTRIAN TRAIL ♦ CITY OF JACKSONVILLE, FLORIDA**

Geotechnical Engineer for a comprehensive park improvement project that included new courts, multi-use fields, playgrounds, pavilions, expanded parking areas, elevated boardwalks, restroom and concession facilities, a two-story concrete scorer's building, and approximately 2,700 linear feet of asphalt-surfaced pedestrian trail. Geotechnical exploration services were conducted, and a detailed report was prepared providing design recommendations for shallow foundations, temporary groundwater control, and underdrain systems in field areas. Recommendations also included construction guidelines for asphalt pavement base and structural courses, along with site preparation and earthwork measures such as clearing and stripping, removal and replacement of deleterious soils, compaction of fill and backfill, and temporary dewatering measures.

With over 18 years of experience in field operations, laboratory testing, and geotechnical analysis across Florida, Brett leads the complete geotechnical process—from drilling and sampling to laboratory testing and engineering analysis. He has managed geotechnical services for a wide range of Florida Department of Transportation (FDOT) projects, utilizing both Design-Bid-Build and Design-Build delivery methods. As a Certified SmartPile EDC system user, Brett has performed dynamic load testing on numerous pre-stressed, pre-cast concrete driven piles for bridge foundation projects throughout the state.

**YEARS EXPERIENCE**

16 years overall, and 5 years with Meskel & Associates Engineering, PLLC

**EDUCATION**

- ♦ BS, Civil Engineering, Florida State University, (FSU)
- ♦ Graduate Courses, University of Central Florida

**PROFESSIONAL REGISTRATIONS**

Professional Engineer in Florida (74679)

Professional Engineer in Georgia (PE37919)



**REPRESENTATIVE PROJECTS-1**

**Shadow Crest at Rolling Hills Community Development District  
Phases 3B and 3C, Green Cove Springs, Florida**



**Project Owner’s Information**

**Project Owner**

Rolling Hills Community Development District

**Point of Contact**

Marilee Giles

**Contact No.**

(904) 940-5850 x 412

Mr. Schofield served as the District Engineer and Engineer of Record for a CDD infrastructure project supporting a 247-lot single-family platted phase. The project was funded through a bond issuance and required seamless coordination with the primary CDD Engineer responsible for the adjacent Shadow Crest phase, which was under concurrent construction. Monthly board meetings were attended jointly to provide updates on each respective phase.

Shadow Crest included construction of a lift station designed to receive effluent from both developments. Mr. Schofield facilitated the acquisition of electrical and landscape maintenance easements and conducted detailed reviews of contractor, vendor, and supplier invoices and pay requests to ensure the proper use of bond proceeds. His responsibilities also included cost estimating and preparation of the Engineer’s Report for the full planned build-out of the Shadow Crest phase.



**REPRESENTATIVE PROJECTS-2**

**Reverie at Palm Cost Subdivision**  
Palm Coast, Florida



**Project Owner’s Information**

**Project Owner**

Sunbelt Land Management

**Point of Contact**

Ken Belshe

**Contact No.**

(386) 986-2411

Alliant serves as the Engineer of Record for the full design and permitting of a 421-home residential subdivision developed under a Community Development District (CDD). The scope includes comprehensive oversight and execution of all engineering design elements, from initial planning through final construction documentation. Alliant also prepared and submitted the Certified Engineer’s Report, which included detailed cost estimating to support the CDD bond issuance process.



**REPRESENTATIVE PROJECTS-3**

**Westside Sewer Improvements, Phase 1**  
City of Bunnell, Florida



**Project Owner's Information**

**Project Owner**

City of Bunnell

**Point of Contact**

Dustin Vost, Infrastructure Director

**Contact No.**

(386) 437-7515

Alliant prepared and submitted a St. Johns River Water Management District (SJRWMD) Rural Economic Development Initiative (REDI) Grant Application on behalf of the City of Bunnell. The application was ranked #1 by SJRWMD. The proposed project includes cured-in-place pipe (CIPP) lining of existing sanitary sewer infrastructure, lift station upgrades, and regional storm sewer and swale improvements aimed at mitigating chronic flooding in the Dean Road neighborhood.

**REPRESENTATIVE PROJECTS-4**
**City of Bunnell Slip Lining Rehabilitation**
**City of Bunnell, Florida**

Alliant completed and submitted a St. Johns River Water Management District (SJRWMD) REDI Grant Application on behalf of the City of Bunnell. The project was funded through SJRWMD and City contributions. Alliant performed a 1.1-mile route survey along SR 100 (Moody Boulevard) from Grand Reserve Parkway to North Palmetto Street. Scope included deed research for all adjacent properties and FDOT right-of-way. In addition, Alliant provided full design services and prepared bid documents for the installation of a reclaimed water main.


**Project Owner's Information**
**Project Owner**

City of Bunnell

**Point of Contact**

Dustin Vost, Infrastructure Director

**Contact No.**

(386) 437-7515

**Firms Involved with This Project**
**Firm Name**

Alliant Engineering, Inc.

Alliant Florida, Inc.

**Firm Location**

Jacksonville, Florida

Jacksonville, Florida

**Role**

Project Engineer

Land Surveyor

**REPRESENTATIVE PROJECTS-5**
**Sweetgrass Apartments, Phase 1, Enhanced Landscape**  
 St. Mary's, Georgia

**Project Owner's Information**

<b>Project Owner</b>	<b>Point of Contact</b>	<b>Contact No.</b>
Sweetgrass Acquisition, LLC	Ron Buckley	(904) 247-5334

Sweetgrass is a 150-acre master planned development located in St. Mary's, Georgia, for Tierra Linda Development, LLC. The community will include 312 Class A multifamily units, 194 townhomes, 143 single-family homes, and 212,600 SF of commercial space. Designed as a walkable, mixed-use neighborhood, Sweetgrass will ultimately be home to approximately 650 families and feature integrated opportunities for housing, employment, shopping, recreation, and civic life.

Alliant's team provided comprehensive project management services in collaboration with the client, architect, and interior designer. Scope of work included enhanced landscape architecture and irrigation design, neighborhood entry monument and security gate, site civil design and permitting, and site electrical engineering (managed subconsultant). The amenity package included the clubhouse and pool deck, outdoor kitchen, shade structures, dog park, mail kiosk, and associated hardscape elements, contributing to a vibrant and functional community environment.

**Firms Involved with This Project**

<b>Firm Name</b>	<b>Firm Location</b>	<b>Role</b>
Alliant Engineering, Inc.	Jacksonville, Florida	Project Engineer
Alliant Florida, Inc.	Jacksonville, Florida	Land Surveyor



**REPRESENTATIVE PROJECTS-6**

**Trout Creek Community Development District  
St. Johns County, Florida**



**Project Owner’s Information**

**Project Owner**

Trout Creek Community Development District

**Point of Contact**

Melissa Dobbins

**Contact No.**

(904) 436-6240

ECS Florida, LLC completed an Arboriculture Assessment for the landscape and tree decline predominantly live oaks with a few magnolias. ECS understood the trees started to decline approximately two years after they were planted. The scope of work included assessing the current condition of landscaping trees along Shearwater Parkway to determine whether conditions required removal and recommend an appropriate course of action for remediation. Investigative methods used were visual inspection of roots and tree, soil pH and nutrient analysis, root excavation, general leaf density analysis, irrigation water pH testing and bulk density testing of the soil.

**Firms Involved with This Project**

**Firm Name**

ECS Florida, LLC

**Firm Location**

Jacksonville, Florida

**Role**

Environmental





**REPRESENTATIVE PROJECTS-7**

**Tapestry Westland Village**  
Jacksonville, Florida



**Project Owner's Information**

**Project Owner**

Arlington Properties

**Point of Contact**

Trey Barnes

**Contact No.**

(205) 397-6834

The subject property comprises a 28-acre luxury multifamily residential development located in Jacksonville, Florida, at the intersection of Collins Road and Plantation Bay Drive. Our scope of services encompassed a comprehensive geotechnical investigation, including subsurface exploration, laboratory testing, and engineering analysis. These efforts were undertaken to support the design and development of twelve three-story residential buildings, a single-story clubhouse, a lift station, a swimming pool, and a dog park. Based on the results of our analysis, we provided detailed geotechnical recommendations for the construction of shallow foundation systems and a wet well structure.

Borings: 16 SPT, 16 Hand Augers

Total Feet: 533 LF (9 SPT to 30 feet, 4 SPT to 20 feet, 1 SPT to 25 feet, 5' sampling intervals) (16, 6-foot hand augers, 1 foot sampling intervals).

Samples: 223

**Firms Involved with This Project**

**Firm Name**

ECS Florida, LLC

**Firm Location**

Jacksonville, Florida

**Role**

Environmental



**KEY PERSONNEL PARTICIPATION ON PROJECT**

Names of Key Personnel	Role in This Contract	Involvement in Example Projects						
		1	2	3	4	5	6	7
David Landing, PE	Client Manager	X		X	X		X	
Andrew Mansen, PE	Project Manager	X		X	X		X	
Joseph Schofield, PE	Senior Civil Engineer	X		X	X			
Adam Oestman, PE	Production Manager		X					
David Schmidt	Director of Landscape Architecture					X		
Joe Brinson, PWS	Professional Wetland Scientist						X	
Brett Harbison, PE	Director of Transportation & Geotechnical Services							X

**Example Project Key**

Number	Title of Project	Number	Title of Project
1	Shadow Crest at Rolling Hills CDD (Ph. 3B & C)	6	Trout Creek Community Development District
2	Spring Lake Subdivision	7	Tapestry Westland Village
3	Bunnell Westside Sewer Improvements	8	
4	Bunnell Slip Lining Rehabilitation	9	
5	Sweetgrass Apartments, Ph. I Enhanced LS	10	



**SERVICES OFFERED**

**CIVIL ENGINEERING:**

At Alliant, our team provides expert guidance to help clients navigate the multifaceted challenges inherent in project development. Through the strong, collaborative relationships we've established with both private and sector clients and public agency representatives, we ensure that our clients' objectives are consistently achieved.

Alliant's Civil Engineering and Land Development Services Include:

- ◆ Comprehensive due diligence assessments
- ◆ Site analysis, feasibility studies, and planning
- ◆ Design development and budget forecasting
- ◆ Entitlement processing
- ◆ Preparation of construction documentation
- ◆ Stormwater management system design
- ◆ Grading, drainage, NPDES/SWPPP design and inspection
- ◆ Permitting and coordination with regulatory agencies
- ◆ Construction administration and oversight
- ◆ Project closeout and certification services

We engage closely with clients and stakeholders throughout every phase of the project lifecycle, delivering responsive, detail-oriented, and value-driven oversight from initial planning through final completion.

**INTELLIGENT TRANSPORTATION SYSTEMS (ITS):**

Alliant is devoted to providing solutions that will increase the safe and convenience of travel. Our experience with ITS systems date back to our very first project, and we have continued to grow our services and expertise in this area. Building on a history of success Alliant is committed to introducing new technological solutions address the challenges facing modern transportation systems.

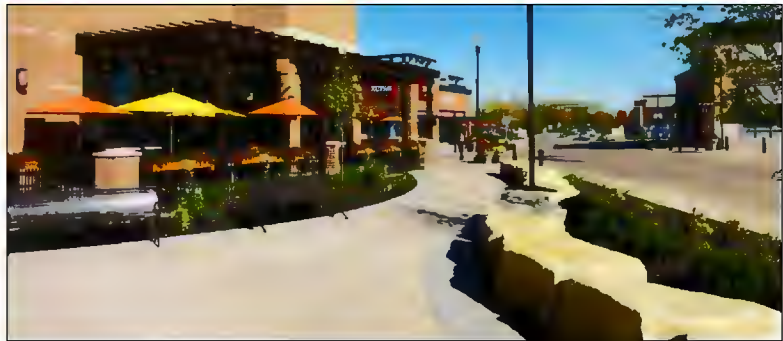
The scope of Alliant's intelligent transportation service capabilities includes:

- ◆ ITS planning
- ◆ Systems engineering
- ◆ Communications and design
- ◆ Systems implementation and integration
- ◆ System evaluation
- ◆ System architecture

Our history of ITS success dictates our strategy of always looking forward to new solutions.



**LANDSCAPE ARCHITECTURE:**



Growing New Landscape Solutions: Through extensive planning and design, we help clients enhance their communities through landscape architecture. Whether it's a garden or streetscape, our team has the creative and analytical skills to map out an area and design features that will enhance its value, function, and enjoyment by the community. Our team guides clients from start to finish through submitting proper documents with agencies and developing construction plans so the project can be completed without delays or added costs.

Alliant's landscape architecture services include:

- ◆ Master planning
- ◆ Site analysis and planning
- ◆ Visualization and public presentation
- ◆ Agency coordination and submittals
- ◆ Construction drawings
- ◆ Construction administration

We work with public and private clients nationwide to build functional, well-designed spaces that meet every project's objectives on time and budget.

**ROADWAY DESIGN:**

Creating safe and efficient roads for our community has been a major focus since the inception of Alliant. From planning and preliminary design to traffic control and work zone safety, our team will make sure clients' roadway projects are delivered with high-quality work, on schedule, and within budget.

Alliant's roadway design services span:

- ◆ Preliminary design
- ◆ Final design
- ◆ Highway engineering
- ◆ Maintenance of Traffic (MOT)
- ◆ Municipal engineering
- ◆ Local road design (city, county, and state aid)
- ◆ Utilities
- ◆ Construction and cost estimating
- ◆ Public involvement

As leading roadway design and transportation planning specialists, we have built, planned, designed, and administered an incredible variety of public streets, highways, and more.

**SERVICES OFFERED**
**CONSTRUCTION ADMINISTRATION:**

Alliant offers Construction Administration services to developers and municipalities through the construction phase of projects we design. During this phase, our team will coordinate with contractors and consultants to monitor and review the progress of construction.

Alliant's construction administration services include:

- ◆ Coordination with consultants and overall project management
- ◆ Representation of client interests throughout the construction process
- ◆ Review and management of submittal packages
- ◆ Oversight of construction-phase permitting requirements
- ◆ Evaluation and approval of change orders

**LAND SURVEY:**

Alliant is dedicated to delivering accurate and timely surveying services to support the successful execution of our clients' projects. Whether providing next-day service, construction staking, or preparing a final plat for public approval, our team ensures precision and responsiveness at every state. We offer a comprehensive suite of surveying services to clients in both the public and private sectors. As one of the first disciplines engaged at the outset of a project – and often one of the last to ensure proper closeout – surveying plays a critical role in the overall project lifecycle.

Alliant's land survey services go beyond expectations:

- ◆ Boundary surveys
  - ALTA/NSPS land title surveys
  - Certificate of survey
- ◆ Topographic surveys
  - Design location/existing conditions survey
  - Hydrographic survey
  - Underground survey (utilities, areaways)
- ◆ Record surveys
  - Subdivision (plat, RLS, CIC, right-of-way plat)
  - Memorial plat
- ◆ Construction surveys
  - Establish horizontal and vertical site control
  - Staking horizontal and vertical site control
  - Volume measurements

We provide dependable, accurate land surveying services that adapt to your project's timeline and unique needs.

**Whiteview Subdivision, Palm Coast, Florida**

**MAINTENANCE OF TRAFFIC (MOT):**


The Alliant Maintenance of Traffic (MOT) team works hand-in-hand with contractors and owners to develop innovative construction staging plans for complex projects throughout the Midwest and Western United States. Our expertise in construction staging, traffic control, temporary pedestrian facilities, public outreach, stakeholder engagement, and plan implementation allows our clients to rest easy knowing their project has the safest and most cost-effective construction phasing possible.

Alliant's Maintenance of Traffic (MOT) specialty services include:

- ◆ Construction staging
- ◆ Traffic control
- ◆ Traffic Management Plans (TMP)
- ◆ Incident Management Plans (IMP)
- ◆ Temporary pedestrian and multimodal facilities
- ◆ Temporary roadways and geometrics
- ◆ Temporary traffic modeling
- ◆ Detour route signal timing
- ◆ Temporary lighting and signal systems
- ◆ Public engagement
- ◆ Work zone traffic control review and refinement

**Briarcroft of Woodbury, Woodbury, MN**


To the traveling public, MOT is the most visible aspect of a construction project. Alliant develops a thorough and efficient approach to construction phasing which increases a project's traffic capacity, minimizes driver confusion, maintains access to the surrounding community, and promotes safety for both the public and construction crews.

**SERVICES OFFERED****TRAFFIC ENGINEERING:**

As populations grow, public agencies face increasing pressure to manage rising traffic volumes with solutions that prioritize both safety and efficiency. At Alliant, we understand the critical importance of developing, designing, and implementing infrastructure projects that not only address these challenges but also reflect the unique needs of the communities they serve.

Alliant's traffic engineering and traffic design services include:

- ◆ Traffic, parking, and specialty studies
- ◆ Bicycle and pedestrian facilities planning and design
- ◆ Traffic signal operations and signal timing
- ◆ Traffic modeling
- ◆ Intersection and roadway safety studies
- ◆ Intersection control evaluations
- ◆ Corridor studies
- ◆ Traffic final design
- ◆ Project management

Our traffic engineering services and designs are trusted nationwide to deliver safe, reliable, and community-focused infrastructure that supports sustainable growth.

**WATER RESOURCES:**

Stormwater Solutions that Exceed Expectations: Transportation and land development projects often require effective drainage system design. Our water resources team collaborates seamlessly with our environmental experts to deliver practical stormwater solutions that meet water quality requirements and support project success. Leveraging strong relationships with permitting agencies, we also ensure compliance with local and regulatory floodplain standards.

Alliant's water resources and stormwater services include:

- ◆ Hydrologic and hydraulic modeling
- ◆ Stormwater design
- ◆ Culvert design
- ◆ Bridge hydraulics
- ◆ Stream restoration
- ◆ Detention design
- ◆ Water quality management best practices
- ◆ Floodplain analysis and permitting

Our water resources team collaborates closely with Alliant's environmental experts to deliver exceptional stormwater planning and design—ensuring compliance with the highest regulatory standards.

### Anabelle Island, Clay County, Florida



Located in Clay County, Florida, Anabelle Island is an exciting new community that will feature 369 single-family homes, a community pool and recreation center, and access to local trails upon completion. Alliant worked closely with the developer during the construction of Phases 1A and 1B, and designed Phase 2, which is currently under construction.

**ADDITIONAL INFORMATION**

In 2018 Alliant was selected to provide city-wide engineering services for the City of Flagler Beach, FL. Our team played a key role in securing \$1 million in grant funding for cured-in-place pipe (CIPP) lining of over seven miles of gravity sewer infrastructure. We continue to serve the City with the same dedication and commitment to excellence.

In 2020, Alliant was selected to provide professional engineering services to the City of Atlantic Beach, FL. We collaborated with the Public Works Director to assess the condition of the City's existing maintenance building and presented the Commission with repair and replacement options, including cost estimates.

Tison's Landing CDD – In 2023, Alliant began providing general engineering services to support infrastructure planning and development within this growing Community Development District.

In 2024, Alliant was selected for the Ridgewood Trails, Oakleaf Town Center, Bartram Park, and the Trails Community Development Districts.

In 2024 Alliant expanded its footprint by being selected to provide engineering services to these additional CDDs, Ridgewood Trails, Oakleaf Town Center, Bartram Park, and The Trails CDDs, reinforcing our role as a trusted partner in community development districts.

In 2025, Continuing our growth, Alliant was selected to support three more CDDs, CrossCreek, Glen St. Johns, and Eagle Landing. We are excited to help guide the expansion of these communities through sound engineering and collaborative planning.

Through each of these partnerships, alliant has demonstrated our commitment to exceeding client expectations with innovative, cost-effective, and sustainable engineering solutions.

**VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT:** Alliant Engineering, Inc. has not previously performed work for this district.

At Alliant, relationships aren't just part of the job—they're the reason we're chosen time and time again. For over 30 years, we've built lasting partnerships across the public and private sectors, knowing that strong connections lead to smoother projects, stronger outcomes, and greater opportunities for our clients. We protect what we build—because when our clients succeed, so do we.

**Public Sector Solutions Built on Experience and Trust**

In public projects, the right team makes all the difference. At Alliant, we deliver exactly that. Each project is led by a seasoned professional and backed by a team of dedicated experts who bring a pragmatic, results-driven approach. We prioritize respect, accountability, and quality—ensuring your project's success while making your job easier from start to finish.

**Private Sector Support that Goes Beyond the Blueprint**

In the private sector, where every decision counts and time is money, having a team you can trust is everything. At Alliant, we're with you from start to finish—handling the design, navigating entitlements, and clearing the path forward. We don't just solve problems—we anticipate them, helping you move faster, smarter, and with confidence.

**Balancing Vision, Value and Viability**

At Alliant, we understand that maximizing value, meeting market-driven goals, and creating sustainable developments are top priorities. That's why we take a thoughtful approach—vetting design options that align with your vision while addressing community needs and regulatory requirements. The result: smart, balanced solutions tailored to your project site and long-term success.



**ADDITIONAL INFORMATION**

**FIRM LICENSURE AND PREQUALIFICATIONS**

Alliant is fully licensed to provide professional engineering services in the State of Florida and is registered with the Florida Department of State as an S-Corporation. Copies of the firm’s licensure, as well as licenses for key personnel, are included in Appendix A.

Alliant maintains a strong record of professional integrity. No judicial or administrative agency, nor any qualification board, has ever investigated Alliant or any of its employees. Furthermore, neither the firm nor its staff—including licensed engineers—has ever been subject to an adverse decision or settlement related to a violation of ethical standards.

**OTHER TECHNICAL SKILLS REFERENCE**

- ▶ 6.1 – Traffic Engineering Studies
- ▶ 6.2 – Traffic Signal Timing
- ▶ 6.3.1 – Intelligent Transportation Systems Analysis and Design
- ▶ 6.3.2 – Intelligent Transportation Systems Implementation
- ▶ 6.3.3 – Intelligent Transportation Traffic Engineering Systems Communications
- ▶ 7.3 – Signalization
- ▶ 8.1 – Control Survey
- ▶ 8.2 – Design, Right-of-Way, and Construction Surveying
- ▶ 8.4 – Right-of-Way Mapping

**AUTHORIZED REPRESENTATIVE**

SIGNATURE

DATE

June 12, 2025

NAME AND TITLE

Curt Wimpee, PE / VP Southeast Region

**ADDITIONAL INFORMATION**

To fully address the criteria outlined in the RFQ, we offer the following additional information. This supplemental content further demonstrates Alliant Engineering’s qualifications, expertise, and capacity to successfully perform all anticipated work under contract in the role of District Engineer.

**COMPREHENSIVE EXPERTISE AND PROVEN COMMITMENT**

Alliant Engineering, Inc. delivers professional design and project management services across a broad spectrum of disciplines, including municipal infrastructure, land development, transportation, traffic engineering, landscape architecture, and surveying. Our foundation is a diverse, multidisciplinary team of talented professionals dedicated to delivering high-quality design, management, and construction services.

Founded in 1995, Alliant brings over 30 years of experience serving both public and private clients. Our collaborative, integrated management approach enables us to efficiently execute projects while maintaining an exceptional level of quality. We consistently add value by pairing unmatched civil engineering expertise with innovated, forward-thinking solutions.

In addition to our technical qualifications, we possess a deep understanding of the infrastructure challenges faced by smaller communities. The key staff proposed for this project are recognized experts in their fields and are well equipped to provide the ongoing engineering services required of a District Engineer.

Key Program – Level Roles: To ensure the successful delivery of services, Alliant provides structured program leadership supported by the following critical roles:

- ▶ **Client Manager / Project Lead:** Responsible for assembling tailored project teams, providing overall project insight, and serving as the primary point of contact for the District. David Landing, PE has been selected as Client Manger due to his 27 years of experience and deep understanding of Community Development District (CDD) project dynamics. David will attend district meetings (when necessary) and oversee both construction and engineering services.
- ▶ **Quality Management Oversight:** David will also ensure all team members are fully trained in Alliant’s Quality Management Process and that these protocols are rigorously applied across all individual projects.
- ▶ **Project Manager:** Tasked with assigning appropriate team members to individual work orders and ensuring consistency in formatting, deliverables, and technical standards across all projects. This role also serves as a key technical resource for the entire project team.

*Our team is structured for agility and accountability, enabling us to execute work orders efficiently while ensuring high-quality, on-time delivery.*



**Client Manager**

**David R. Landing, PE**



**Project Manager**

**Andrew Mansen, PE**





**ADDITIONAL INFORMATION**

**CERTIFIED MBE**

Alliant’s teaming partner **Meskel & Associates Engineering (MAE)** is a certified Women owned DBE and JSEB firm based in Jacksonville, FL with additional office in Lake City and Tampa. MEA specializes in geotechnical engineering, drilling, and laboratory testing services and brings strong local knowledge and technical expertise to the team. MAE’s certifications are included at the end of this RFQ.

**WILLINGNESS AND ABILITY TO MEET TIME AND BUDGET REQUIREMENTS**

Alliant is fully committed to delivering projects on time and within budget. We facilitate all formal reviews in an organized and timely manner to maintain project momentum. Regular progress meetings are conducted to provide clear updates and proactively address design issues that are critical to the project schedule—for both the District and the broader project team.

To support this commitment, we implement our Quality Management Plan (QMP), which is tailored for each individual project and followed rigorously throughout the design process to ensure consistency, accuracy, and efficiency. Efficient project execution goes beyond sound engineering and project management—it also requires a deep understanding of the permitting landscape. Alliant has successfully completed a wide range of projects and brings extensive experience working with regulatory agencies across Florida. Our long-standing relationships with permitting authorities enable us to navigate approvals smoothly and avoid unnecessary delays.

Additionally, our strong network of subconsultants and contractors allows us to anticipate construction needs and align design decisions with real-world implementation. By leveraging our knowledge of construction methods and building systems, we can optimize designs for constructability and cost efficiency. Communicating early and often with contractors during the design phase is a cornerstone of our approach to driving cost savings and project success.

**COMMUNICATION WITH THE DISTRICT**

Fast-tracked projects demand continuous, proactive communication and close collaboration with the District and its oversight team. At Alliant, we prioritize transparency and responsiveness to ensure all stakeholders remain aligned throughout the project lifecycle. To support this, we will propose a draft meeting schedule for review and refinement during the project kickoff meeting. We envision three key levels of communication touchpoints:

- ◆ **Design Review Meetings** – Structured sessions to review major design milestones, gather feedback, and ensure alignment with District goals.
- ◆ **Over-the-Shoulder Reviews** – Informal, real-time check-ins with District staff to discuss design elements as they are developed, allowing for early input and course correction.

- ◆ **Progress Meetings** – Regularly scheduled updates to review timelines, track deliverables, and address any emerging issues promptly.

This multi-tiered communication strategy helps foster accountability, accelerates decision-making, and supports timely delivery of high-quality work.

**DESIGN REVIEW**

Alliant implements a structured, collaborative design review process to ensure quality, consistency, and alignment with project goals. Out reviews are conducted at key milestones and are supported by a clear schedule developed during project kickoff.

**OTSR**

To promote transparency and real-time collaboration, OTSRs will be scheduled between major project milestones. These informal working sessions provide the District with visibility into the evolving design and create opportunities to offer input throughout the process. The primary purpose of OTSRs is to present “in-progress” design plans, address specific issues as they arise, and facilitate timely decisions that could affect the project schedule or scope. As appropriate, key stakeholders may also be included to ensure alignment and gather multidisciplinary feedback. Whenever possible OTSRs will be conducted face-to-face to support more productive discussions, faster resolutions, and stronger communication among team members.

**PROGRESS MEETINGS**

Alliant utilizes regular progress meetings to ensure the District remains fully informed and actively involved in all aspects of the project. These meetings serve as a vital platform to discuss current issues, address “hot topics”, track key decisions, and outline upcoming action items.

In many cases, progress meetings also function as informal “mini” OTSRs, allowing us to present specific portions of the design for real-time feedback. This dynamic approach encourages “collaboration on the fly”, enabling the District to weight in on design elements early and often – minimizing surprises and significantly reducing the risk of rework.

To support clear communication and accountability, most meetings will include:

- ◆ A pre-distributed agenda
- ◆ Meeting minutes
- ◆ An action item log

These materials will be shared with both Alliant’s internal team and District staff, ensuring everyone – regardless of attendance – is informed of key decisions and next steps. Additionally, alliant will establish streamlined systems and protocols for electronic file sharing, supporting collaborative design review and real-time input across all stakeholders.



ADDITIONAL INFORMATION

RECENT, CURRENT, AND PROJECTED WORKLOADS

At Alliant, client satisfaction is directly tied to our ability to meet schedule commitments—without compromising on quality. To support this, we proactively manage our workload and maintain staffing levels that exceed immediate needs. This intentional buffer allows us to remain highly responsive while consistently delivering exceptional results.

David Landing, PE, will serve as the primary point of contact and is fully empowered to allocate support staff and resources as needed to meet project demands. Upon receipt of a work assignment from the District, a detailed project schedule will be developed in collaboration with key stakeholders. Responsibilities and deadlines will then be assigned to appropriate Alliant team members to ensure timely delivery of all project deliverables.

To further support workload management:

- ◆ Alliant project managers meet weekly to review current and upcoming projects, assess staff capacity, and align resources accordingly.
◆ We maintain a high-level project design schedule that forecasts anticipated project commitments against available staffing on a monthly basis.
◆ This process allows us to identify potential constraints early and adjust staffing or schedules proactively – helping us remain agile and reliable even during peak periods.

By combining resource planning with transparent communication and early stakeholder engagement, Alliant is well-positioned to consistently meet or exceed the District’s expectations on every project.

Exhibit 2 – Below illustrates the estimated time allocation for each of the key team members that would be assigned to the project. While these percentages may fluctuate from week to week based on external factors, Alliant is committed to allocating the necessary resources when and where they are needed most.

CONSULTANT’S PAST EXPERIENCE AND PERFORMANCE

The Alliant team brings extensive experience and a strong track record of delivering high-quality professional services to municipalities and special districts across Florida. We are honored by the opportunity to support your future initiatives, just as we have done with numerous public agencies throughout the state. Alliant has proudly served the Southeast region from our Jacksonville, Florida office since 2015. Throughout this time, we have developed long-standing partnerships with local governments, delivering reliable civil engineering services under ongoing contracts. Curt Wimpée, PE, Alliant’s Southeast Regional Manager, leads our efforts in the region with more than 26 years of experience in municipal engineering and infrastructure development.

In 2017, Alliant was selected to provide city-wide civil engineering services for the City of Bunnell, FL. From the beginning, our team worked closely with city leadership to secure over \$2.5 million in grant funding for infrastructure improvements. These projects included the development of reclaimed watermain systems, stormwater mitigation in flood-prone areas, and CIPP lining for aging gravity sewer infrastructure.

We’ve provided full design and construction administration services, consistently earning the City’s trust through our responsiveness, technical expertise, and collaborative approach. As a result, Alliant was officially appointed City Engineer and City Surveyor—a testament to the strength of our relationship and the quality of our work. We continue to support the City on a daily and weekly basis, helping them manage and advance their infrastructure needs.

Also in 2017, Alliant was selected to provide Professional Engineering Services for St. Johns County, FL. Our team remains actively engaged with County staff to identify and address key project priorities, offering targeted solutions based on their evolving infrastructure goals.

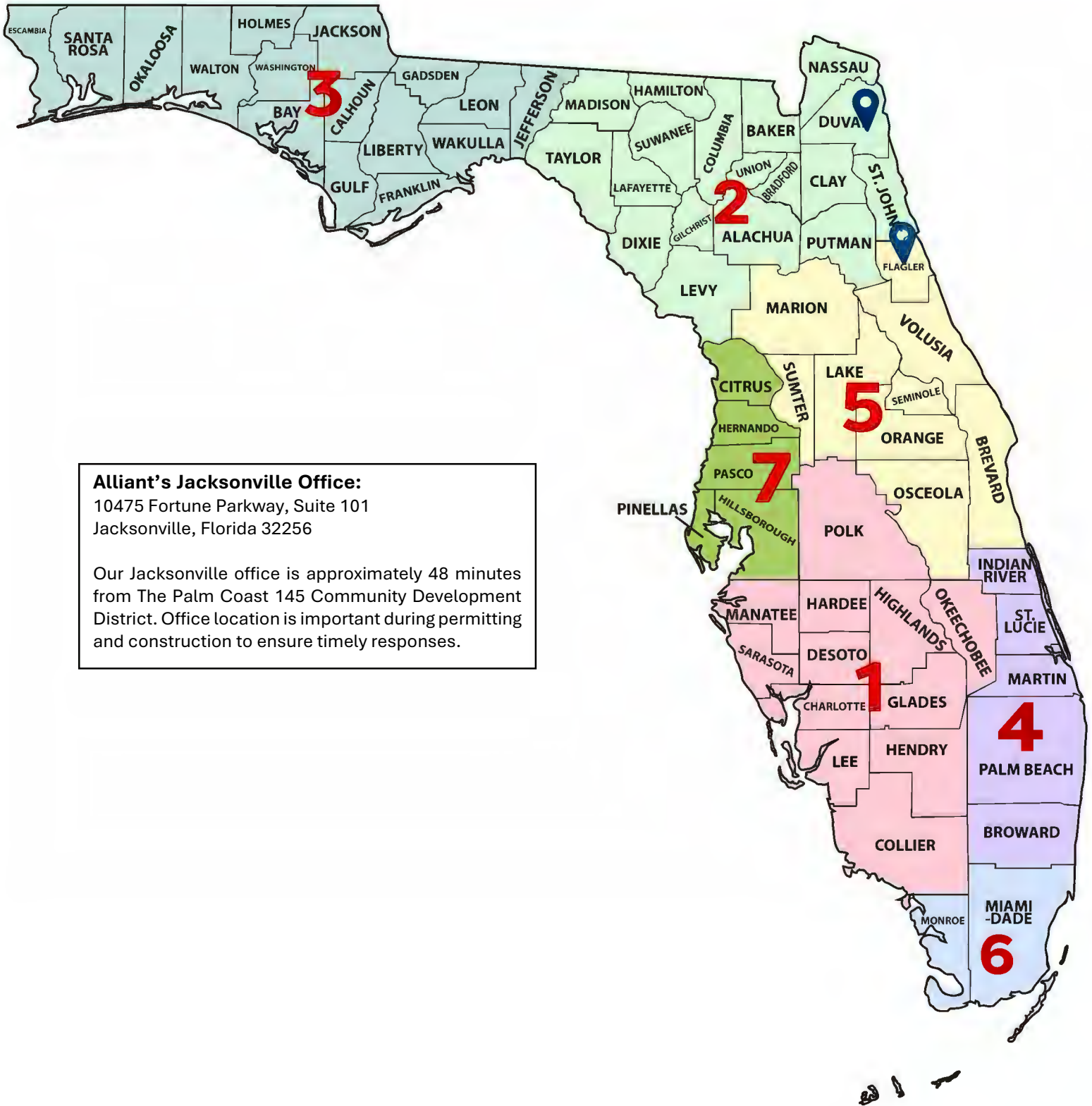
Exhibit 2 – Projected Schedule

Table with 7 rows (Staff, Client Manager, Project Manager, Water Resources, Professional Land Surveyor, Roadway Design, Construction and Inspection, Contract Administration) and 12 columns representing time allocation percentages from 20% to 100%.

Legend: Dark red square = Percent Committed, Grey square = CDD, White square = Excess Availability



LOCATION MAP



**Alliant’s Jacksonville Office:**  
 10475 Fortune Parkway, Suite 101  
 Jacksonville, Florida 32256

Our Jacksonville office is approximately 48 minutes from The Palm Coast 145 Community Development District. Office location is important during permitting and construction to ensure timely responses.

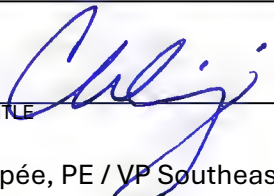


**GENERAL QUALIFICATIONS**

Alliant Engineering, Inc.		YEAR ESTABLISHED 1995	YEAR ESTABLISHED 41-1818046
10475 Fortune Parkway, Suite 101		<b>OWNERSHIP</b>	
Jacksonville, Florida 32256		TYPE Corporation	
David Landing, PE, Client Manager		SMALL BUSINESS STATUS N/A	
(904) 513-3218	dlanding@alliant-inc.com	NAME OF FIRM Alliant Engineering, Inc.	

EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branch			
02	Administrative	18	3	E10	Environmental & Natural Resource Map	4
08	CAD Technician	7	1	H07	Highways	8
12	Civil Engineer	55	9	H11	Housing	7
15	Construction Inspection	5	0	104	ITS	4
16	Construction Manager	1	0	L03	Landscape Architecture	6
23	Environmental Scientist	2	0	P05	Planning	5
38	Land Surveyor	13	0	S09	Structural Design	4
39	Landscape Architect	6	2	S10	Surveying	7
47	Planner	2	0	T03	Traffic & Transportation Engineering	7
57	Structural Engineer	2	0			
60	Transportation Engineer	61	1			
62	Water Resources Engineer	3	0			
<b>TOTAL:</b>		<b>175</b>	<b>16</b>			

ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million		
b. Non-Federal Work	9	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million		
<b>c. Total Work</b>	<b>9</b>	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million	10. \$50 million or greater		

<b>AUTHORIZED REPRESENTATIVE</b>	
SIGNATURE 	DATE June 12, 2025
NAME AND TITLE Curt Wimpée, PE / VP Southeast Region	



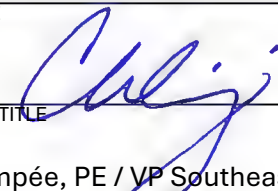
GENERAL QUALIFICATIONS

Alliant Florida, Inc.		YEAR ESTABLISHED 2019	YEAR ESTABLISHED 83-2802440
10475 Fortune Parkway, Suite 101		OWNERSHIP	
Jacksonville, Florida 32256		TYPE	
Clayton Walley, Vice President Florida Land Survey		SMALL BUSINESS STATUS N/A	
(904) 900-3507	cwalley@alliant-inc.com	NAME OF FIRM	

EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branch			
08	CAD Technician	5	S10	S10	Surveying	6
38	Land Surveyor	21				
<b>TOTAL:</b>		<b>26</b>				

ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million		
b. Non-Federal Work	6	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million		
<b>c. Total Work</b>	<b>6</b>	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million	10. \$50 million or greater		

**AUTHORIZED REPRESENTATIVE**

SIGNATURE 	DATE June 12, 2025
NAME AND TITLE Curt Wimpée, PE / VP Southeast Region	



GENERAL QUALIFICATIONS

Meskel & Associates Engineering, PLLC				YEAR ESTABLISHED 2008		YEAR ESTABLISHED DVZYP4E9Q3L8	
2202 N. West Shore Blvd., Suite 200				OWNERSHIP			
Tampa, Florida 33607				TYPE S-Corporation			
Antoinette D. Meskel, PE, President, Principal Engineer				SMALL BUSINESS STATUS WOSB, SB, DBE: NAICS 541330, 541380, 541920			
(904) 519-6990		tina@meskelengineering.com		NAME OF FIRM			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
02	Administrative	6		E02	Education Facilities, Classrooms	0.5	
08	CAD Technician	1		E09	Environmental Impact Studies & Assessments	0.5	
15	Construction Inspector	5		E12	Environmental Remediation	0.5	
27/55	Foundation/Geotechnical Engineer	7		E13	Environmental Testing & Analysis	0.5	
30	Geologist	1		H07	Highways, Streets, Airfield Paving, & Parking Lots	3	
48	Project Engineers	5		O01	Office Buildings & Industrial Parks	0.5	
58	Technician/Analyst	6		P12	Power Generation, Transmission, & Distribution	0.5	
	Engineering Intern	2		R04	Recreation Facilities (Parks, Marinas, Etc.)	1.5	
	Drillers	8		S04	Sewage Collection, Treatment & Disposal	1	
				S05	Soils, Geotechnical Studies, & Foundations	4	
				S07	Solid Wastes, Incineration, Landfill	1	
				T02	Testing & Inspection Services	3	
				W02	Water Resources, Hydrology, Ground Water	1	
				W03	Water Supply, Treatment & Distribution	2	
<b>TOTAL: 41</b>							
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	4	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	7	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	7	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
<b>AUTHORIZED REPRESENTATIVE</b>							
SIGNATURE 						DATE June 12, 2025	
NAME AND TITLE Antoinette D. Meskel, PE, President, Principal Engineer							



GENERAL QUALIFICATIONS

ECS Florida, LLC	YEAR ESTABLISHED 2017	YEAR ESTABLISHED MNVJKQ85HFG3
4524 N. 56th Street	<b>OWNERSHIP</b>	
Tampa, Florida 33610	TYPE Limited Liability Company	
Rey Ruiz, PE, SI – Branch Manager	SMALL BUSINESS STATUS N/A	
(904) 519-6990	tina@meskelengineering.com	NAME OF FIRM ECS Florida, LLC
<b>EMPLOYEES BY DISCIPLINE</b>		<b>PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS</b>

Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branch			
02	Administrative	33	6	H11	Housing (Residential, Multi-Family, Apts., Condos)	8
06	Architect	2		H07	Highways, Streets, Airfield Paving, Parking Lots	7
08	CAD Technician	1		E09	Environmental Impact Studies, Assessments	7
	Construction Materials Manager	10	3	T02	Testing & Inspection Services	6
	Drillers	29	10	C10	Commercial Buildings (low rise), Shopping Centers	6
24	Environmental Scientist	19	4	W01	Warehouses & Depots	5
	Environmental Technician	2		S05	Soils & Geologic Studies, Foundations	4
	Field Technicians	94	17	H10	Hotels, Motels	4
30	Geologist	6	2	O01	Office Buildings, Industrial Parks	4
	Hydrologist			101	Industrial Buildings, Manufacturing Plants	4
36	Industrial Hygiene			E02	Schools & Universities	4
	Lab Technician	14	4	A06	Airports, Terminals & Hangers, Freight Handling	4
	Professional Engineer	25	6	H09	Hospitals & Medical Facilities	4
48	Project Manager	59	25	P02	Petroleum & Fuel (Storage & Distribution)	3
	Soils Engineer			R02	Recreation Facilities (Parks, Marinas, Etc.)	3
				D07	Dining Halls, Clubs, Restaurants	3
				E12	Environmental Remediation	3
				S13	Stormwater Handling & Facilities	3
				H06	Highrise, Air-Rights-Type Buildings	3
				W03	Water Supply, Treatment & Distribution	3
<b>TOTAL:</b>		<b>294</b>	<b>77</b>			

<b>ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)</b>		<b>PROFESSIONAL SERVICES REVENUE INDEX NUMBER</b>			
a. Federal Work	3	1. Less than \$100,000	6. \$2 million to less than \$5 million		
b. Non-Federal Work	9	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million		
<b>c. Total Work</b>	<b>9</b>	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million	10. \$50 million or greater		

<b>AUTHORIZED REPRESENTATIVE</b>	
SIGNATURE 	DATE June 12, 2025
NAME AND TITLE Joey Broussard, PE – Subsidiary Regional Vice President	

# **APPENDIX A**

# **CERTIFICATIONS AND LICENSES**

**ALLIANT ENGINEERING, INC.**

**June 12, 2025**



**ALLIANT**





CERTIFICATIONS AND LICENSES

# State of Florida

## Woman Business Certification

Meskel Associates and Engineering

Is certified under the provisions of  
287 and 295.187, Florida Statutes, for a period from:

04/29/2025

04/29/2027

Pedro Allende

Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES  
● ● SUPPLIER DEVELOPMENT





Office of Supplier Development  
4050 Esplanade Way, Suite 380,  
Tallahassee, Florida 32399  
850-487-0915  
[www.dms.myflorida.com/osd](http://www.dms.myflorida.com/osd)



CERTIFICATIONS AND LICENSES

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary





STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES


**SPROUSE, WAYNET**  
4810 GUMMERSALL ROAD  
PLANT CITY, FLORIDA 34686

LICENSE NUMBER: PE10621  
EXPIRATION DATE: FEBRUARY 28, 2027  
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Melanie S. Griffin, Secretary





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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF PROFESSIONAL ENGINEERS

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**MANSÉN, ANDREW MORGAN**  
4575 GOLF BROOK ROAD  
ORANGE PARK, FLORIDA 32067

LICENSE NUMBER: PE11277  
EXPIRATION DATE: FEBRUARY 28, 2027  
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BOARD OF PROFESSIONAL ENGINEERS

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**WIMPEL, CURTIS MARCEL**  
15418 WILD CROFT PLACE  
JACKSONVILLE, FLORIDA 32218

LICENSE NUMBER: PE17764  
EXPIRATION DATE: FEBRUARY 28, 2027  
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**OESTMAN, ADAM VIKTOR**  
12844 BEAUBIEN RD  
JACKSONVILLE, FLORIDA 32256

LICENSE NUMBER: PE14440  
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BOARD OF PROFESSIONAL ENGINEERS

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**SCHOFIELD, JOSEPH RYAN**  
10015 FORTNE AVENUE  
SUITE 300  
JACKSONVILLE, FLORIDA 32218

LICENSE NUMBER: PE19219  
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BOARD OF PROFESSIONAL ENGINEERS

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**LANDING, DAVID REED**  
2017 GOLDEN POND RD  
ORANGE PARK, FLORIDA 32067

LICENSE NUMBER: PE10483  
EXPIRATION DATE: FEBRUARY 28, 2027  
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**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5 C II**



a **PAPE-DAWSON** company

Palm Coast 145  
Community Development District

Request for Qualifications for  
Engineering Services

**Prepared For:**

District Manager's Office

Boca Raton, Florida

**Date**

June 12, 2025

June 12, 2025



District Manager's Office  
Palm Coast 145  
Community Development District, Florida

RE: Request for Qualifications for Engineering Services Community Development District

Thank you for the opportunity to present our qualifications to provide engineering services for the Palm Coast 145 Community Development District (Palm Coast 145 CDD). Poulos & Bennett will bring incomparable attention to detail regarding the CDD's water distribution system, sanitary sewer facilities, reuse water system, stormwater system, conservation mitigation, on-site public roadway improvements retaining walls, landscaping and hardscaping, and other public improvements with a highly dedicated team of experienced professionals who will meet all your civil engineering, and related needs. In addition, we pride ourselves on the quality and extent of our client customer service and are committed to continuing that reputation in support of the Palm Coast 145 CDD.

To best serve the Palm Coast CDD for engineering services, Poulos & Bennett has teamed up with Ragan Smith, LLC (landscaping and hardscaping consultant). Poulos & Bennett has successfully worked with Ragan Smith on multiple projects. We are confident they will provide a highly experienced and efficient team for the services required by the Palm Coast 145 CDD. Poulos & Bennett and our dedicated team members have a history of close collaboration. Our strategic location enables us to deliver prompt and efficient services to the CDD.

The Poulos & Bennett team is the best fit for carrying out this project expeditiously and efficiently based on our significant experience with Community Development Districts. Our Orlando office location and our thorough understanding of St. Johns River Water Management District (SJRWMD) and City of Palm Coast criteria and permitting, as well as our long-standing relationships with SJRWMD staff, uniquely position our team of professionals to facilitate the requirements of the Palm Coast 145 CDD. We pride ourselves on being consummate professionals, excelling in civil engineering, surveying, and planning. We are dedicated advocates for our clients, ensuring their needs are met with the highest expertise and commitment.

We appreciate the opportunity to present our qualifications to Palm Coast 145 CDD for engineering services. We are excited about the chance to deliver high-quality and cost-effective engineering services that meet your needs. Our engineering experience, along with the talent and expertise of our overall team, will exceed the expectations of Palm Coast 145 CDD. Please feel free to contact us if you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jamie Poulos".

Jamie Poulos  
Principal-In-Charge



# ARCHITECT - ENGINEER QUALIFICATIONS

## PART I - CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i>	
<b>Palm Coast 145 Community Development District, City of Palm Coast, FL</b>	
2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER
<b>N/A</b>	<b>N/A</b>

### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE		
<b>Jamie Poulos, P.E., Principal-in-Charge</b>		
5. NAME OF FIRM		
<b>Poulos &amp; Bennett, LLC</b>		
6. TELEPHONE NUMBER	7. FAX NUMBER	8. E-MAIL ADDRESS
<b>407-487-2594</b>	<b>407-289-5280</b>	<b>jpoulos@poulosandbennett.com</b>

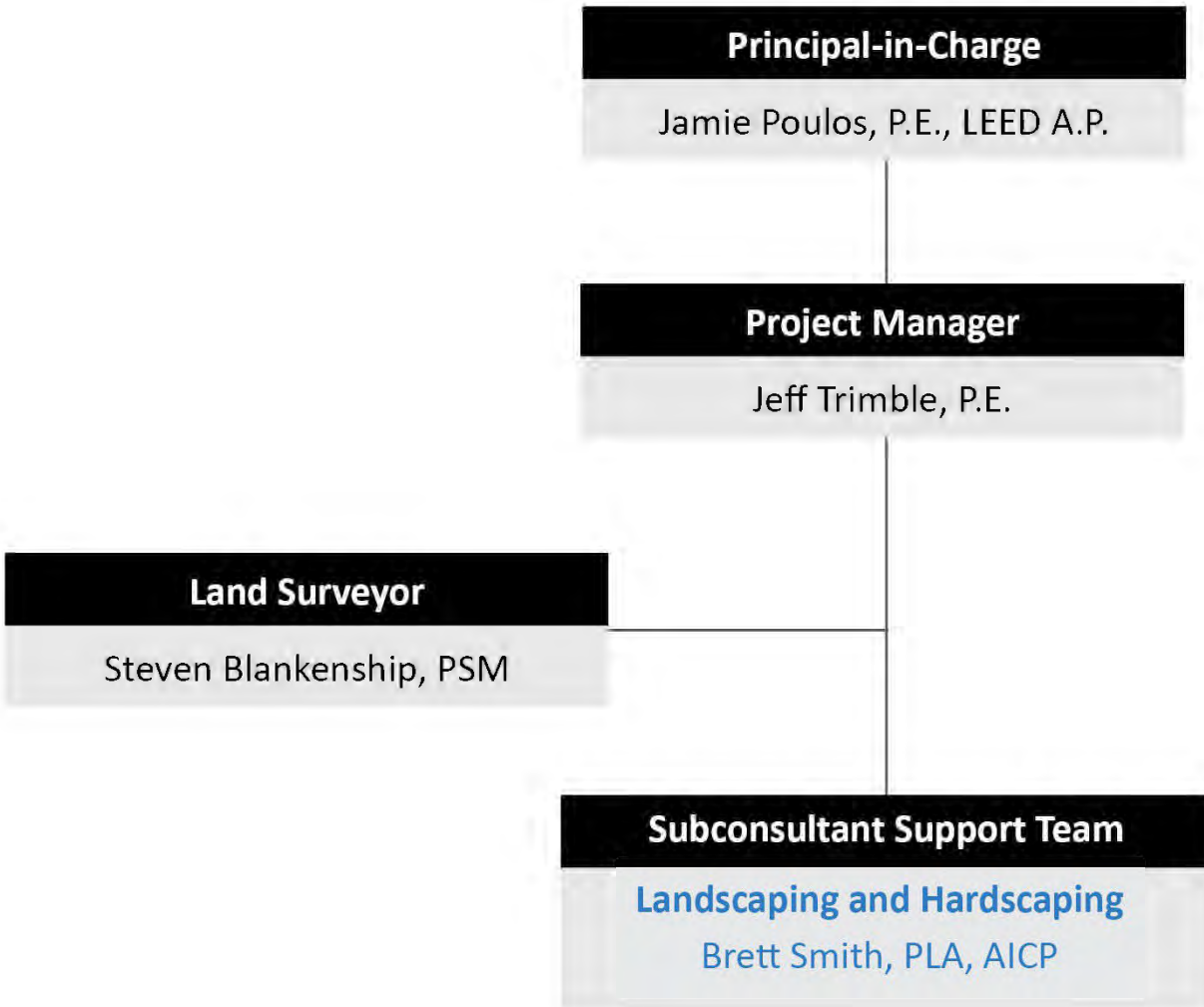
### C. PROPOSED TEAM

*(Complete this section for the prime contractor and all key subcontractors.)*

	<i>(Check)</i>			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER-SUBCONTRACTOR			
<b>a.</b>	<input checked="" type="checkbox"/>			<b>Poulos &amp; Bennett, LLC</b> <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	<b>2602 E. Livingston Street Orlando., FL 32803</b>	<b>Civil Engineer</b>
<b>b.</b>	<input checked="" type="checkbox"/>			<b>Poulos &amp; Bennett, LLC</b> <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	<b>2602 E. Livingston Street Orlando., FL 32803</b>	<b>Land Surveyor</b>
<b>c.</b>			<input checked="" type="checkbox"/>	<b>Ragan-Smith-Associates, LLC</b> <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	<b>315 Woodland Street Nashville, TN 37206</b>	<b>Landscaping and Hardscaping</b>
<b>d.</b>				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
<b>e.</b>				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

### D. ORGANIZATIONAL CHART OF PROPOSED TEAM

*(Attached)*



## LEGEND

■ Poulos & Bennett, LLC

■ RaganSmith, LLC

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Jamie Poulos, P.E. LEED A.P.</b>	13. ROLE IN THIS CONTRACT <b>Principal-in-Charge</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>27</b>	b. WITH CURRENT FIRM <b>16</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Poulos &amp; Bennett, LLC, Orlando, FL</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>MS Civil Engineering, University of Central Florida BS Environmental Engineering, University of Central Florida</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Professional Engineer Florida No. 0057568 FDEP Certified Erosion and Sediment Control Inspector No. 2359 LEED® Accredited Professional Professional Engineer Florida Alabama Registered No. 34136</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> <b>LEED Accredited Professional, American Society of Civil Engineers, Adjunct Professor for University of Central Florida</b>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<b>LPGA Project, Daytona Beach, FL</b>	<b>2019</b>	<b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
a. Jamie served as project manager for the Integrated LPGA single-family residential development within the City of Daytona Beach consisting of approximately 87.12 acres with proposed development of 195 single family homes. Poulos & Bennett provided the professional engineering services including the final master plan, stormwater master plan, master utility plan, master earthworks plan as well as construction phase services.		
<b>Storey Drive Community District Development, Orange County, FL</b>	<b>2013-Current</b>	<b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
b. Jamie serves as Principal-In-Charge. Jamie oversaw the preparation and processing of a Preliminary Subdivision Plan for 67.84 acres for 510 units in a residential subdivision. Project includes the design and modeling of the master stormwater management system and Master Utility Plan, FEMA Letter of Map, Revision of Master Utility Plan, off-site Utility extension and construction services.		
<b>Sunbridge Stewardship District Engineers, Osceola County, FL</b>	<b>2018-Current</b>	<b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
c. Jamie serves as Principal-In-Charge for this 19,140-acre mixed use residential and commercial development. Professional engineering services are provided on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. Cost \$200k professional (estimated)		
<b>Tapestry Community Development District, Kissimmee, FL</b>	<b>2013-2017</b>	<b>N/A</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
d. Jamie served as Principal-in-Charge Tapestry Parcel 8 - 243-acres, 1037 unit residential single and multi-family-project. Providing civil engineering design, permitting, and construction management for roadway, utility and stormwater infrastructure design. Cost: \$19.5M construction cost (estimated)		
<b>Lake Pickett Project, Orange County, FL</b>	<b>2019</b>	<b>2021</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
e. Jamie served as project manager for the Lake Pickett property located within east Orange County which consists of 292.79 acres and is located on the north side of Lake Pickett Road. Poulos & Bennett provided professional civil engineering services including the Preliminary Subdivision Plan, master utility plan, mass grading plans, and Final Engineering Plans and Permitting through SJRWMD, as well as construction phase services.		



**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Jeffrey M. Trimble, P.E.</b>	13. ROLE IN THIS CONTRACT <b>Project Manager</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>13</b>	b. WITH CURRENT FIRM <b>11</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Poulos &amp; Bennett, LLC, Jacksonville, FL</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>DBS Civil Engineering, University of Central Florida</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Professional Engineer Florida No. 0082417</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Northeast Florida Builders Association (NEFBA)			

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	<b>Harmony West Community District Development, Osceola County, FL</b>	PROFESSIONAL SERVICES <b>2018-2020</b>	CONSTRUCTION <i>(If applicable)</i> <b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span>		
a.	Jeffrey served as Senior Engineer for this 287-acre tract that consists of 631 single family homes and three supporting recreational amenity centers. Professional engineering services are provided on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. Cost: \$31.7M construction (estimated)		
	<b>Center Lake Ranch West Community District Development, Osceola County, FL</b>	PROFESSIONAL SERVICES <b>2018-Current</b>	CONSTRUCTION <i>(If applicable)</i> <b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span>		
b.	Jeffrey served as Project Manager for this 385-acre tract that consists of 1,161 single family homes, 2-miles of framework roadway, and three supporting recreational amenity centers. Professional engineering services are provided on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. Cost: \$55.3M construction (estimated)		
	<b>Cameron Heights PD - Village B, Sanford, FL</b>	PROFESSIONAL SERVICES <b>2018-2019</b>	CONSTRUCTION <i>(If applicable)</i> <b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span>		
c.	Jeffrey acted as Senior Engineer providing civil engineering design, permitting, and construction administration services for the development of a 27.23-acre, 102-unit single family residential development. The project includes the design and modeling of the stormwater and utility systems to serve the development as well as the design of offsite roadway improvements.		
	<b>Riverside Oaks, Sanford, FL</b>	PROFESSIONAL SERVICES <b>2018-2020</b>	CONSTRUCTION <i>(If applicable)</i> <b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span>		
d.	Jeffrey acted as Senior Engineer providing civil engineering design, permitting, and construction administration services for the development of a 64.58-acre, 125-unit single family residential development. The project includes the design and modeling of the stormwater and utility systems to serve the development as well as the design of offsite roadway improvements.		
	<b>The Villages at Harmony – Cyrene Townhomes, Osceola County, FL</b>	PROFESSIONAL SERVICES <b>2021-2022</b>	CONSTRUCTION <i>(If applicable)</i> <b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span>		
e.	Jeffrey acted as Senior Engineer providing civil engineering design, permitting, and construction administration services for the development of an 18.74-acre, 141-unit single family residential development. The project includes the design and modeling of the stormwater and utility systems to serve the development as well as the design of an offsite multi-use trail.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Steve Blakenship, PSM</b>	13. ROLE IN THIS CONTRACT <b>Land Surveyor</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>40</b>	b. WITH CURRENT FIRM <b>1.5</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Poulos &amp; Bennett, LLC, Orlando, FL</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>Valencia College, 1986 Land Surveying Certificates in Florida Plat law, Boundary Principles, GPS and Water Boundaries</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Florida Professional Surveyor and Mapper #LS5361</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Florida Surveying and Mapping Society - Central Florida Chapter National Society of Professional Surveyors			

19. RELEVANT PROJECTS			
a.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
	<b>City of Winter Garden Public Services Complex, Winter Garden, FL</b>	<b>2018</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span>		
	Boundary, Topographic & Utility Survey of an existing 14-acre complex for design of new utilities. Steve served as Principal-in-Charge for all surveying services. Cost: \$58K survey		
	<b>City of Winter Garden – State Road 535 Water Main Project, Winter Garden, FL</b>	<b>2018</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span>		
	Boundary, Topographic, utility and right of way surveys. Create Sketch and Legal descriptions for new right of way and easements. Steve served as Principal-in-Charge for all surveying services. Cost: \$35k survey		
	<b>City of Edgewood – City Hall/Gatlin Avenue, Edgewood, FL</b>	<b>2018</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span>		
	Boundary, Topographic, utility mappings and utility route surveys. Steve served as Principal-in-Charge for all surveying services. Cost - \$25k survey		
	<b>Galvin-Harris Land Services – Villages of Pasadena, Pasco County, FL</b>	<b>2020</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span>		
	Boundary, Topographic, utility route survey. Create Sketch and Legal descriptions for utility easements for the 553.13 acre single family residential development for 2688 units. Steve served as Principal-in-Charge for all surveying services.		
	<b>Tohopekaliga Water Authority – West Side Wastewater and Reuse, Kissimmee, FL</b>	<b>2019</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span>		
	Construction layout and As-Built for entry into the Authority’s GIS model. Steve served as Principal-in-Charge for all surveying services. Cost \$22k survey.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Brett Smith, PLA, AICP</b>	13. ROLE IN THIS CONTRACT <b>Landscape Architect</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>34</b>	b. WITH CURRENT FIRM <b>31</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Ragan-Smith-Associates, LLC , Nashville, TN</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>Bachelor of Landscape Architecture, Auburn University, 1991</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Professional Landscape Architect: FL #6666753, TN #500, AL #410, SC #873, GA #1400, NC #1361; AICP #011764</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> American Society of Landscape Architects, Tennessee Urban Forestry Council, American Planning Association			

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
	<b>Owl's Head, Freeport, FL</b>	<b>2004-Present</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
a.	Landscape Architecture and Engineering project management for a new 1,700-acre DPZ designed town with Arnold Palmer golf course. Owl's Head is a large-scale proposed community of 4,000 residential units, town center, golf course, and commercial areas. Project includes extensive coordination between land planners, golf course architects, local surveyors, land use attorneys, and in-house engineers and landscape architects.		
	<b>Owl's Head Farms, Freeport, FL</b>	<b>2020-Present</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
b.	RaganSmith provided land planning and landscape architecture for multi-phased, single-family neighborhood, adjacent to Walton County High School, with central amenities and extensively planted buffers and common open spaces. Pedestrian connections were created while at the same time screening high intensity, campus uses (bus parking, ball fields, etc.) with a diverse range of plant materials locally adopted and native.		
	<b>Shelby Dog Park, Davidson County, TN</b>	<b>2004</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
c.	Shelby Dog Park was one of Metro Nashville's first facilities designed as a canine-friendly play and exercise area. Ample space was fenced to limit and contain dogs while RaganSmith designed seating areas to provide a resting and conversation area for dog owners. The design also required the creation of signage graphics to explain the park usage guidelines and accessories unique to dog parks.		
	<b>Spring Park, Tuscumbia, AL</b>	<b>2003</b>	<b>2003</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
d.	Project Manager for development of a master plan for the renovation and enhancement of historic Spring Park, an important destination on the planned Spring Park/Keller walk. The master plan provided better park organization, improving the aesthetics and vehicle and pedestrian circulation. The design enhanced existing features including a large spring fed lake, parking areas, an open lawn, and a more functional use of existing historic structures. Added features included an amphitheater, concession area, playground, areas for display of public art, waterfall, water feature in the lake, and a pedestrian promenade.		
	<b>Centennial Park, Nashville, TN</b>	<b>2004</b>	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
e.	Project Manager for developing a schematic master plan for the park which included meetings with city officials and park staff, re-design pedestrian flow and vehicular flow, realign view access to the Parthenon, redesign the parking around the lake, design of a 1-mile inner loop for traffic control, and new playground facilities. Ragan-Smith contributed these services to the Metropolitan Government as a public service to the community.		

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

**01**

21. TITLE AND LOCATION *(City and State)*

**Ormond Crossings West Community Development District, Volusia County, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

**2025-Current**

CONSTRUCTION (if applicable)

**N/A**

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Ormond Crossing West, LLC**

b. POINT OF CONTACT NAME

**Bob Sewell**

c. POINT OF CONTACT TELEPHONE NUMBER

**(204) 888-5622**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Ormond Crossings West Community Development District (CDD) is a 1,847.32 +/- acre tract that consists of 2,550 single-family homes and supporting recreation areas. Poulos & Bennett serves as the CDD Engineer. Professional engineering services are required on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. Estimated CDD construction cost of \$205,719,609.00.

RELEVANT PROJECT SERVICES
<ul style="list-style-type: none"> <li>Community Development District engineering services</li> <li>Master drainage plan</li> <li>Master utility plan</li> <li>Stormwater management</li> <li>Buffer walls</li> </ul>
PROJECT SIZE & COST
<ul style="list-style-type: none"> <li>1,847 Acre tract</li> <li>2,550 Single-family homes</li> <li>\$205.7M CDD construction cost</li> </ul>

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. <b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Prime</b>
b. <b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Survey</b>

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

**02**

21. TITLE AND LOCATION *(City and State)*

**Harmony West Community Development District, Osceola County, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

**2018-Current**

CONSTRUCTION (If applicable)

**N/A**

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Sunterra Communities**

b. POINT OF CONTACT NAME

**Denver Marlow**

c. POINT OF CONTACT TELEPHONE NUMBER

**(407) 543-4909**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Harmony West Community Development District (CDD) is a 287 acre tract that consists of 631 single family homes and three supporting recreational amenity centers. Poulos & Bennett serves as the CDD Engineer. Professional engineering services are required on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. Estimated CDD construction cost of \$31,750,000.

**RELEVANT PROJECT SERVICES**

- Community Development District engineering services
- Master drainage plan
- Master utility plan
- Stormwater management
- Buffer walls

**PROJECT SIZE & COST**

- 287 Acre tract
- 631 Single family homes
- \$31.7M CDD construction cost

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	<b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Prime</b>
b.			

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

**03**

21. TITLE AND LOCATION *(City and State)*

**Tohoqua Community Development District, Osceola County, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

**2018-Current**

CONSTRUCTION (if applicable)

**N/A**

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Tohoqua Development Group, LLC**

b. POINT OF CONTACT NAME

**Robert L. Secrist**

c. POINT OF CONTACT TELEPHONE NUMBER

**(407) 509-4292**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Tohoqua Community Development District is a 784 acre mixed use development that consists of 3,220 residential units, 200 hotel rooms, and 443,720 square feet of commercial space. Poulos & Bennett serves as the CDD Engineer for the Tohoqua CDD. Professional engineering services are provided on a continuing basis for the District's capital improvements. The engineering services are related to drainage and surface water management system, waterline and accessories, sewer system, landscape/irrigation lines, roadways, and amenity facilities. Estimated CDD construction cost of \$72,000,000.

RELEVANT PROJECT SERVICES
<ul style="list-style-type: none"> <li>Community Development District engineering services</li> <li>Master drainage plan</li> <li>Master utility plan</li> <li>Stormwater management</li> <li>Buffer walls</li> </ul>
PROJECT SIZE & COST
<ul style="list-style-type: none"> <li>784 Acre tract</li> <li>3,220 Residential units</li> <li>200 Room hotel</li> <li>443,720 Sq Ft commercial</li> <li>\$72.M CDD construction cost (estimated)</li> </ul>

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. <b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Prime</b>

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

**04**

21. TITLE AND LOCATION *(City and State)*

**Windward Community Development District, Osceola County, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

**2017-Current**

CONSTRUCTION (if applicable)

**N/A**

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**K Hovnanian at Mystic Dunes, LLC**

b. POINT OF CONTACT NAME

**Ed Kassik**

c. POINT OF CONTACT TELEPHONE NUMBER

**(407) 452-7871**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Four Seasons at Orlando is a 127 acre residential development that consists of 469 residential units established as Windward CDD. Professional engineering services are required on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. This totals an estimated construction cost of over \$22,700,000. Poulos & Bennett serves as the CDD engineer for the Windward CDD.

RELEVANT PROJECT SERVICES
<ul style="list-style-type: none"> <li>Community Development District engineering services</li> <li>Master drainage plan</li> <li>Master utility plan</li> <li>Stormwater management</li> <li>Buffer walls</li> </ul>
PROJECT SIZE & COST
<ul style="list-style-type: none"> <li>127 Acre</li> <li>469 Residential units</li> <li>\$27M CDD cost</li> </ul>

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. <b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Prime</b>
b. <b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Survey</b>

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

**05**

21. TITLE AND LOCATION *(City and State)*

**Storey Park Community Development District, Orlando, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

**2013-Current**

CONSTRUCTION (if applicable)

**N/A**

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Lennar Homes**

b. POINT OF CONTACT NAME

**Brack Nicholas**

c. POINT OF CONTACT TELEPHONE NUMBER

**(407) 287-2547**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Storey Park Community Development District is a 1261 acre mixed-use residential and commercial development. Poulos & Bennett serves as the CDD engineer for the Storey Park CDD. Professional engineering services are required on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. Estimated CDD construction cost of \$35,000,000.

RELEVANT PROJECT SERVICES
<ul style="list-style-type: none"> <li>Community Development District engineering services</li> <li>Contract administration services</li> <li>Construction oversight</li> <li>Stormwater management</li> <li>Master Drainage plan</li> <li>Master utility plan</li> <li>Buffer walls</li> </ul>
PROJECT SIZE & COST
<ul style="list-style-type: none"> <li>1261 Acre mixed use</li> <li>\$35M CDD construction cost (estimated)</li> </ul>

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	<b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Prime</b>
b.			



**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

**05**

21. TITLE AND LOCATION *(City and State)*

**Tapestry Community Development District, Kissimmee, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
**2013-2017**

CONSTRUCTION (if applicable)  
**N/A**

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Mattany Homes**

b. POINT OF CONTACT NAME

**Denver Hulme**

c. POINT OF CONTACT TELEPHONE NUMBER

**(407) 215-6282**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Tapestry Community Development District is a 243 acre residential development. This project consists of 1037 units of single and multi-family homes. Poulos & Bennett served as the interim CDD engineer for the Tapestry CDD. Professional engineering services are required on a continuing basis for civil engineering design, permitting, and construction management for roadway, utility and stormwater infrastructure design with an estimated construction cost of \$19,500,000.

**RELEVANT PROJECT SERVICES**

- Interim Community Development District engineering services
- Master drainage plan
- Master utility plan
- Buffer walls
- Stormwater management

**PROJECT SIZE & COST**

- 243 Acre
- 1037 Single and multi-family homes
- \$19.5M CDD construction cost (estimated)

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	<b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Prime</b>
b.			

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

**07**

21. TITLE AND LOCATION *(City and State)*

**Sunbridge Stewardship District Engineers, Osceola County, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

**2018**

CONSTRUCTION (If applicable)

**N/A**

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Tavistock Development**

b. POINT OF CONTACT NAME

**Clint Beaty**

c. POINT OF CONTACT TELEPHONE NUMBER

**(407) 909-9917**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Sunbridge Stewardship District (SSD) is a 19,140-acre mixed use residential and commercial development located in Osceola County, Florida. Poulos & Bennett serves as stewardship district engineer for the Sunbridge Stewardship District. Professional engineering services are required on a continuing basis for planning, preparing reports/plans, providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities, meeting attendance, review and execution of documents under the SSD's Trust Indentures and monitors SSD projects. Poulos & Bennett also provides general services related to the construction of SSD projects including contract administration services and construction oversight, such as site visits and full-time construction management of SSD projects. Estimated professional services cost of \$200,000.

RELEVANT PROJECT SERVICES
<ul style="list-style-type: none"> <li>Community Development District engineering services</li> <li>General services related to construction</li> <li>Master Drainage plan</li> <li>Master utility plan</li> <li>Stormwater management</li> <li>Buffer walls</li> </ul>
PROJECT SIZE & COST
<ul style="list-style-type: none"> <li>19,140 Acre mixed use</li> <li>\$200K professional cost</li> </ul>

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	<b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Prime</b>
b.	<b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Survey</b>

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

**08**

21. TITLE AND LOCATION *(City and State)*

**Sunbridge Northeast District, Osceola County, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

**2017**

CONSTRUCTION (if applicable)

**N/A**

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Sunterra Communities**

b. POINT OF CONTACT NAME

**Denver Marlow**

c. POINT OF CONTACT TELEPHONE NUMBER

**(407) 543-4909**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Storey Park Community Development District is a 1261 acre mixed-use residential and commercial development. Poulos & Bennett serves as the CDD engineer for the Storey Park CDD. Professional engineering services are required on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. Estimated CDD construction cost of \$35,000,000.

RELEVANT PROJECT SERVICES
<ul style="list-style-type: none"> <li>Community Development District engineering services</li> <li>Stormwater management</li> <li>Master drainage plan</li> <li>Master utility plan</li> <li>Buffer walls</li> </ul>
PROJECT SIZE & COST
<ul style="list-style-type: none"> <li>1261 Acre mixed use</li> <li>\$35M CDD construction cost (estimated)</li> </ul>

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	<b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Prime</b>
b.	<b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Survey</b>

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

**09**

21. TITLE AND LOCATION *(City and State)*

**Kelly Park Community Development District, Orlando, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

**2022-Ongoing**

CONSTRUCTION (if applicable)

**N/A**

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Glavin-Harris Land Services, LLC**

b. POINT OF CONTACT NAME

**Seth Bennett**

c. POINT OF CONTACT TELEPHONE NUMBER

**(321) 360-6647**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Poulos & Bennett provided professional services for the Kelly Park Community Development District, a residential subdivision within the approximate 200-acre development. Services for the project included the design and modeling of the master stormwater management system as well as master utility design, and preparation of construction plans for the development.

This project required coordination with St. John's River Water Management District, City of Apopka, and Orange County, and had an estimated construction cost over \$17M.

**RELEVANT PROJECT SERVICES**

- Community Development District engineering services
- Stormwater management
- Master utility plan
- Master drainage plan
- Buffer walls

**PROJECT SIZE & COST**

- 200 Acre development
- \$17M construction cost (estimated)

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	<b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Prime</b>
b.	<b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Survey</b>

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

**10**

21. TITLE AND LOCATION *(City and State)*

**Hills of Minneola Community Development District, Lake County, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

**2020-Ongoing**

CONSTRUCTION (If applicable)

**Ongoing**

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Sunterra Communities**

b. POINT OF CONTACT NAME

**Dan Edwards**

c. POINT OF CONTACT TELEPHONE NUMBER

**(813) 484-7665**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Poulos & Bennett provided professional services for Hills of Minneola CDD. Poulos & Bennett prepared construction plans and provided permitting services for over 2,000 residential lots in multiple phases.

Poulos & Bennett also prepared the Master Drainage Plan which included pre and post development conditions, offsite drainage basins/contributing flows, floodplain compensating storage calculations, nutrient loading calculations, and design of multiple conspan bridge structures.

Additionally, Poulos & Bennett prepared the Master Utility Plan which included potable water, reclaimed water, and wastewater system designs to serve the future mixed-use development. The wastewater system included design of 4 pump stations (duplex configurations), the associated manifold force main systems, and also provided for 3 different phased conditions.

RELEVANT PROJECT SERVICES
<ul style="list-style-type: none"> <li>Community Development District engineering services</li> <li>Master drainage plan</li> <li>Master utility plan</li> <li>Stormwater management</li> <li>Buffer walls</li> </ul>
PROJECT SIZE & COST
<ul style="list-style-type: none"> <li>2,000 Residential lots</li> <li>\$31.7M CDD construction cost</li> </ul>

These projects required coordination with St. Johns River Water Management District, City of Minneola, and Lake County Utilities.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	<b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Prime</b>
b.	<b>Poulos &amp; Bennett, LLC</b>	<b>2602 E. Livingston Street Orlando, Florida, 32803</b>	<b>Survey</b>

**G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS**

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Jamie Poulos, P.E.	Principal-in-Charge	X	X	X	X	X	X	X	X	X	X
Jeff Trimble, P.E.	Project Manager	X	X								
Steve Blakenship, PSM	Land Surveyor							X	X	X	X
Brett Smith, L.A.	Landscaping and Hardscaping										

**29. EXAMPLE PROJECTS KEY**

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	<b>Ormond Crossings West Community Development District</b>	6	<b>Tapestry Community Development District</b>
2	<b>Harmony West Community Development District</b>	7	<b>Sunbridge Stewardship District Engineers</b>
3	<b>Tohoqua Community Development District</b>	8	<b>Sunbridge Northeast District</b>
4	<b>Windward Community Development District</b>	9	<b>Kelly Park Community Development District</b>
5	<b>Storey Park Community Development District</b>	10	<b>Hills of Minneola Community Development District</b>

## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

### **ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL**



The Poulos & Bennett team has the experience and capacity to immediately begin providing the engineering services necessary to support the continued success of the Palm Coast 145 Community Development District (CDD). Our highly responsive staff of 74 professionals—including 30 engineers, 6 planners, 9 CAD designers, 9 development services personnel, 4 permit coordinators, and 8 dedicated support staff—are ready to serve the CDD. Our firm’s size and proximity position us to operate as an extension of District staff, providing seamless coordination and being readily available as needed.

Poulos & Bennett was founded on three core pillars: exceptional client service, rigorous quality control of deliverables, and high-level technical expertise. Our team takes great pride in serving our clients with professionalism and dedication. By upholding these principles, we are committed to maintaining a high standard of client service through long-term relationships, proactive project management, and a strong sense of ownership over every assignment.

### **CONSULTANT’S PAST PERFORMANCE**

Poulos & Bennett is currently serving—and has previously served—as CDD engineer for multiple projects throughout Central Florida. Our team brings extensive, proven expertise in all aspects of water distribution systems, sanitary sewer facilities, reclaimed water systems, stormwater systems, electrical service infrastructure, conservation mitigation, on-site public roadway improvements, and other public infrastructure that will be undertaken within the District.

We understand the importance of representing and addressing the concerns of various stakeholders, particularly District staff. Our team has built a strong reputation for our proactive approach, responsiveness, and commitment to client needs.

Poulos & Bennett team members have been serving clients in Flagler County since 1989. We bring not only decades of experience, but also strong relationships with local agency staff. We are proud of our reputation as consummate professionals in our interactions, skilled civil engineers and planners in our practice, and dedicated advocates for our clients.

### **GEOGRAPHIC LOCATION**

Poulos & Bennett is located at 2602 E. Livingston Street, Orlando, FL 32803, and our local office is at 7563 Phillips Highway, Suite 303, Jacksonville, FL 32256.

### **WILLINGNESS TO MEET TIME AND BUDGET REQUIREMENTS**

A key to the successful execution of complex projects is a thorough understanding of the regulatory process, the development of a strategic and comprehensive project schedule, and the effective management of tasks to meet that schedule. Poulos & Bennett takes a schedule-driven approach to every project, creating detailed project schedules that outline regulatory steps, critical milestones, and key paths necessary to achieve project goals.

These schedules serve as a roadmap to actively guide the design, permitting, and development of engineering services for Palm Coast 145 CDD. This approach supports a structured project management system from start to finish. A well-managed and regularly updated schedule enables the design and permitting processes to proceed more efficiently and effectively.

Poulos & Bennett prides itself on developing, implementing, and managing complex project schedules to directly benefit our clients. Our extensive work in the private sector has made us especially sensitive to costs, budgets, and the importance of adhering to clearly defined schedules.

To enhance our services, we have established a dedicated Development Services group whose primary function includes preparing cost estimates for our clients. These estimates are developed throughout the project lifecycle—from early-stage planning and due diligence to final bid and award. We bring our proven project management expertise to the District, ensuring the effective coordination of timelines, deliverables, stakeholder communication, and project budgets.

**CERTIFIED MINORITY BUSINESS ENTERPRISE**

Poulos & Bennett, LLC is not a certified Minority Business.

**RECENT, CURRENT, AND PROJECTED WORKLOADS**

As previously noted, the Poulos & Bennett team has the experience and capacity to immediately begin providing the engineering services essential to the success of Palm Coast 145 CDD. Our highly skilled local staff is prepared to take full ownership of this effort and is committed to the District’s long-term success.

Below is a current project matrix highlighting the relevant experience of our designated principal-in-charge and project manager for the District.

Project Lead	RECENT, CURRENT, AND PROJECTED WORKLOADS
Jamie Poulos, P.E., LEED AP Principal-in-Charge	Advent Health, Ormond Crossings West CDD, and Palm Coast CDD 145
Jeff Trimble, P.E. Project Manager	Center Lake Ranch West CDD, Ormond Crossings West CDD, and Palm Coast CDD 145

**VOLUME OF WORK PREVIOUSLY AWARDED TO CONSULTANT BY DISTRICT**

Poulos & Bennett, LLC has no prior work awarded by the district.

**Teammates:**



Poulos & Bennett will perform detailed design surveys, as-built surveys, and route corridor surveys for utilities, delivering precise and comprehensive data to ensure accuracy throughout the project’s design and construction phases.



RaganSmith Associates, LLC will lead all landscaping and hardscaping efforts, enhancing the community’s aesthetics while mitigating stormwater impacts during construction and long-term operation. These features will support stormwater management using permeable surfaces, strategic vegetation placement, and bio-retention areas, facilitating natural drainage, reducing runoff, and improving water quality. Collectively, these elements will strengthen the District’s sustainability and resilience.

**I. AUTHORIZED REPRESENTATIVE**  
*The foregoing is a statement of facts.*

31. SIGNATURE

32. DATE

6/12/2025

33. NAME AND TITLE

Jamie Poulos, P.E., LEED AP, Principal-in-Charge



# ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

## PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (or Branch Office) NAME <b>Ragan-Smith-Associates, LLC</b>			3. YEAR ESTABLISHED <b>2024</b>	4. UNIQUE ENTITY IDENTIFIER <b>N/A</b>
2b. STREET <b>315 Woodland Street</b>			5. OWNERSHIP	
2c. CITY <b>Nashville</b>	2d. STATE <b>TN</b>	2e. ZIP CODE <b>37206</b>	a. TYPE <b>LLC</b>	
6a. POINT OF CONTACT NAME AND TITLE <b>Scott Niesen, PE, Vice President</b>			b. SMALL BUSINESS STATUS <b>No</b>	
6b. TELEPHONE NUMBER <b>615-244-8591</b>		6c. EMAIL ADDRESS <b>sniesen@ragansmith.com</b>		

8a. FORMER FIRM NAME(S) (If any)	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
<b>Ragan-Smith-Associates, Inc.</b>	<b>1966</b>	

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Nbr (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	19	16	H07	Highways; Streets; Airfield Paving; Parking Lots	6
03	Aerial Photographer	2		P06	Planning (Site, Installation and Project)	6
08	CADD Technician (Design)	10	9	R13	Roadway Design; General	6
08	CADD Technician (Survey)	14	9	C15	Construction Management; CEI	6
12	Civil Engineer	34	25	L02	Land Surveying	6
15	Construction Inspector	17	9	U04	Utilities Design/Coord/Inspec: Electrical Power; Commun; Gas/Oil; Water; Sewer/Sanitary Systems	5
16	Construction Manager	3	1	Z01	Zoning; Land Use Studies	5
18	Cost Engineer/Estimator	1	1	D05	Digital Elevation and Terrain Model Development	4
23	Environmental Engineer	2	2	T03	Trfc & Transportation Eng; Signal Design, Trfc Counts	4
24	Environmental Scientist	2	2	E14	Erosion Prevention and Sediment Control	4
29	GIS Specialist	2		I06	Irrigation; Drainage	4
34	Hydrologist	2	2	C08	Codes; Standards; Ordinances; ADA Compliance	3
38	Land Surveyor	22	18	C18	Cost Estimating; Cost Engineering and Analysis; Parametric Costing; Forecasting	3
39	Landscape Architect	16	9	G03	Geodetic Surveying: Ground and Airborne	3
47	Planner: Urban/Regional	5	3	I04	Intelligent Transportation Systems	3
60	Transportation Engineer	12	10	T02	Testing and Inspection Services	3
62	Water Resources Engineer	2	1	P05	Planning (Community, Regional, Areawide and State)	3
				S13	Storm Water Management	3
				W02	Water Resources; Hydrology; Ground Water	3
				L03	Landscape Architecture	3
				S10	Surveying; Platting; Mapping; Flood Plain Studies	3
				M02	Mobile Scanning/Lidar	3
				U03	Utilities; Subsurface Utility Engineering (SUE)	3
<b>Total</b>		<b>165</b>	<b>117</b>	B02	Bridges	2

<p>11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)</p> <table style="width: 100%;"> <tr><td>a. Federal Work</td><td style="text-align: center;">3</td></tr> <tr><td>b. Non-Federal Work</td><td style="text-align: center;">9</td></tr> <tr><td><b>c. Total Work</b></td><td style="text-align: center;"><b>9</b></td></tr> </table>	a. Federal Work	3	b. Non-Federal Work	9	<b>c. Total Work</b>	<b>9</b>	<p style="text-align: center;">PROFESSIONAL SERVICES REVENUE INDEX NUMBER</p> <table style="width: 100%;"> <tr> <td>1. Less than \$100,000</td> <td>6. \$2 million to less than \$5 million</td> </tr> <tr> <td>2. \$100,000 to less than \$250,000</td> <td>7. \$5 million to less than \$10 million</td> </tr> <tr> <td>3. \$250,000 to less than \$500,000</td> <td>8. \$10 million to less than \$25 million</td> </tr> <tr> <td>4. \$500,000 to less than \$1 million</td> <td>9. \$25 million to less than \$50 million</td> </tr> <tr> <td>5. \$1 million to less than \$2 million</td> <td>10. \$50 million or greater</td> </tr> </table>	1. Less than \$100,000	6. \$2 million to less than \$5 million	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million	4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million	5. \$1 million to less than \$2 million	10. \$50 million or greater
a. Federal Work	3																
b. Non-Federal Work	9																
<b>c. Total Work</b>	<b>9</b>																
1. Less than \$100,000	6. \$2 million to less than \$5 million																
2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million																
3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million																
4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million																
5. \$1 million to less than \$2 million	10. \$50 million or greater																

### 12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE <b>January 1, 2025</b>
c. NAME AND TITLE <b>Scott Niesen, PE, Vice President</b>	

# ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

## PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (or Branch Office) NAME

**Poulos & Bennett, LLC**

3. YEAR ESTABLISHED

**2011**

4. UNIQUE ENTITY IDENTIFIER

**XFE1JKEAC4E5**

2b. STREET

**2602 E Livingston Street**

5. OWNERSHIP

a. TYPE

**Limited Liability Corporation**

2c. CITY

**Orlando**

2d. STATE

**FL**

2e. ZIP CODE

**32803**

b. SMALL BUSINESS STATUS

**N/A**

6a. POINT OF CONTACT NAME AND TITLE

**Jamie Poulos, PE – Principal-In-Charge**

7. NAME OF FIRM (If Block 2a is a Branch Office)

**N/A**

6b. TELEPHONE NUMBER

**407-487-2594**

6c. EMAIL ADDRESS

**jpoulos@poulosandbennett.com**

8a. FORMER FIRM NAME(S) (If any)

**PoulosBrown, LLC**

8b. YEAR ESTABLISHED

**2009**

8c. UNIQUE ENTITY IDENTIFIER

**944868202 (DUNS)**

### 9. EMPLOYEES BY DISCIPLINE

### 10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administration	17		C05	Childcare/Development Facilities	1
08	CADD Technician	9		C06	Churches; Chapels	1
12	Civil Engineer	30		C10	Commercial Building; Shopping Centers	3
16	Construction Manager	9		C15	Construction Management	5
47	Planner: Urban/Regional	1		E02	Educational Facilities; Classrooms	1
29	Geographic Information System Specialist	1		E12	Environmental Remediation	1
38	Land Survey	7		G04	Geographic Information; Development Analysis	1
				H07	Highways; Streets; Parking Lots	4
				H09	Hospital & Medical Facilities	2
				H10	Hotels; Motels	2
				H11	Housing (Residential, Multi, Apartments)	7
				P05	Planning (Community, Regional, Area Wide, & State)	2
				P12	Power Generation, Transmission	3
				R04	Recreation Facilities (Park, Etc.)	1
				S04	Sewage Collection, Treatment, and Disposal	1
				S10	Surveying; Platting; Mapping; Flood Plain Studies	1
				S13	Stormwater Handling and Facilities	1
				W03	Water Supply; Treatment and Distribution	1
				Z01	Zoning; Land Studies	1
<b>Total</b>		<b>74</b>				

### 11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	N/A
b. Non-Federal Work	8
<b>c. Total Work</b>	<b>8</b>

### PROFESSIONAL SERVICES REVENUE INDEX NUMBER

- |   |   |
|---|---|
| 1. Less than \$100,000                  | 6. \$2 million to less than \$5 million   |
| 2. \$100,000 to less than \$250,000     | 7. \$5 million to less than \$10 million  |
| 3. \$250,000 to less than \$500,000     | 8. \$10 million to less than \$25 million |
| 4. \$500,000 to less than \$1 million   | 9. \$25 million to less than \$50 million |
| 5. \$1 million to less than \$2 million | 10. \$50 million or greater               |

### 12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE

b. DATE

**06/11/2025**

c. NAME AND TITLE

**Jamie Poulos, P.E. – Principal-In-Charge**

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5D**

**Palm Coast 145 Community Development District  
Request for Qualifications – District Engineering Services**

**Competitive Selection Criteria**

	Ability and Adequacy of Professional Personnel	Consultant’s Past Performance	Geographic Location	Willingness to Meet Time and Budget Requirements	Certified Minority Business Enterprise	Recent, Current and Projected Workloads	Volume of Work Previously Awarded to Consultant by District	TOTAL SCORE
<i>weight factor</i>	<b>25</b>	<b>25</b>	<b>20</b>	<b>15</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>100</b>
NAME OF RESPONDENT								
1 <b>Alliant Engineering, Inc.</b>								
2 <b>Poulos &amp; Bennett, LLC</b>								

\_\_\_\_\_  
Board Member’s Signature

\_\_\_\_\_  
Date

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2025-02**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Palm Coast 145 Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Palm Coast, Flagler County, Florida; and

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The District’s local records office shall be located at: \_\_\_\_\_

\_\_\_\_\_

**SECTION 2.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

**PALM COAST 145 COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**PALM COAST 145  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MAY 31, 2025**



**PALM COAST 145  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MAY 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 7,176	\$ -	\$ -	\$ 7,176
Due from Landowner	1,139	-	-	1,139
Total assets	<u>\$ 8,315</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,315</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 2,394	\$ -	\$ -	\$ 2,394
Due to Landowner	-	14,630	1,232	15,862
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>8,394</u>	<u>14,630</u>	<u>1,232</u>	<u>24,256</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	1,139	-	-	1,139
Total deferred inflows of resources	<u>1,139</u>	<u>-</u>	<u>-</u>	<u>1,139</u>
Fund balances:				
Restricted for:				
Debt service	-	(14,630)	-	(14,630)
Unassigned	(1,218)	-	-	(1,218)
Total fund balances	<u>(1,218)</u>	<u>(14,630)</u>	<u>(1,232)</u>	<u>(17,080)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 8,315</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,315</u>

**PALM COAST 145  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MAY 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 1,417	\$ 22,489	\$ 108,219	21%
Total revenues	<u>1,417</u>	<u>22,489</u>	<u>108,219</u>	21%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	1,722	6,459	27%
Management/accounting/recording	1,000	8,000	48,000	17%
Legal	-	2,648	25,000	11%
Engineering	-	-	5,000	0%
Audit	-	-	4,000	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	5,500	0%
Telephone	17	133	200	67%
Postage	-	11	500	2%
Printing & binding	42	333	500	67%
Legal advertising	-	4,150	2,000	208%
Annual special district fee	-	175	175	100%
Insurance	-	5,408	5,720	95%
Contingencies/bank charges	80	418	500	84%
Website hosting & maintenance	-	705	705	100%
Meeting room	-	-	2,000	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>1,139</u>	<u>23,703</u>	<u>108,219</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	278	(1,214)	-	
Fund balances - beginning	(1,496)	(4)	-	
Fund balances - ending	<u>\$ (1,218)</u>	<u>\$ (1,218)</u>	<u>\$ -</u>	

\*These items will be realized when bonds are issued

**PALM COAST 145  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED MAY 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
<b>Debt service</b>	<u>-</u>	<u>-</u>
Total debt service	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 <u>(14,630)</u>	 <u>(14,630)</u>
Fund balances - ending	<u><u>\$ (14,630)</u></u>	<u><u>\$ (14,630)</u></u>

**PALM COAST 145  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
Capital outlay	-	1,232
Total expenditures	<u>-</u>	<u>1,232</u>
 Excess/(deficiency) of revenues over/(under) expenditures	-	(1,232)
 Fund balances - beginning	(1,232)	-
Fund balances - ending	<u>\$ (1,232)</u>	<u>\$ (1,232)</u>

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
PALM COAST 145  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Palm Coast 145 Community Development District held a Regular Meeting on April 22, 2025 at 2:00 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110.

**Present:**

David Hansen	Chair
Michael Beebe	Vice Chair
Greg Ulmer	Assistant Secretary
Robert Atack	Assistant Secretary

**Also present:**

Andrew Kantarzhi	District Manager
Johnathan Johnson (via telephone)	District Counsel
Momtaz Barq (via telephone)	District Engineer
Clint Smith	_____
CJ Alcindor	SE Cline Construction
Scott Sowers	SE Cline Construction
Austin Schatz	JW Site Development

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 2:00 p.m.

Supervisors Hansen, Beebe, Atack and Ulmer were present. Supervisor Green was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Review of Proposals for Mass Grading Project**

**A. Respondents**

41 Mr. Kantarzhi discussed the recent bid opening for the Request for Proposals (RFP) for  
42 Construction Services #2 for the Mass Grading Project. Sealed bids were received from four  
43 respondents. Staff distributed hard copies and previously emailed electronic copies to the  
44 Board.

45 Mr. Kantarzhi noted that, upon further review of the RFP response, JW Site  
46 Development, Inc. (JW), did not include a schedule portion of the bid in their project manual. As  
47 such and according to the Evaluation Criteria, the contractor will receive zero points for that  
48 category.

49 Mr. Johnson suggested the Board proceed with evaluating, ranking and eventually  
50 adopting a score for each respondent and, at the point of award, he recommended the Board  
51 reject JW's response due to the missing required schedule. He did not believe the omission to  
52 be a minor irregularity that can be waived.

53 **B. Ranking/Evaluation**

54 **I. Halifax Paving, Inc.**

55 **II. JW Site Development, Inc.**

56 **III. S.E. Cline Construction, Inc.**

57 **IV. Wal Rose Site Development**

58 Mr. Barq pointed out that JW's pricing is approximately \$1 million less than the next  
59 lowest bidder. Asked if the contract price can be reduced in the negotiation process, Mr.  
60 Johnson stated the contract will be awarded based upon the price that was bid; however, value  
61 engineering or other changes in the scope might result in change orders that reduce the price.

62 Each Board Member considered and completed the Proposal Ranking Sheet.

63 Mr. Kantarzhi tabulated and presented the overall scores and rankings, as follows:

64	#1	Halifax Paving, Inc.	97.04 points
65	#2	S.E. Cline Construction, Inc.	95.14 points
66	#3	Wal Rose Site Development	90.48 points
67	#4	JW Site Development, Inc.	85.00 points

68 Mr. Kantarzhi asked for a motion to approve and adopt the rankings as stated.

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**On MOTION by Mr. Atack and seconded by Mr. Hansen, with all in favor, the individual scores and rankings; ranking Halifax Paving, Inc., as the #1 ranked respondent to the Request for Proposals for Construction Services, with a score of 97.04; S.E. Cline Construction Inc., as the #2 ranked respondent, with a score of 95.14; Wal Rose Site Development as the #3 ranked respondent, with a score of 90.48; and JW Site Development, Inc. as the #4 ranked respondent, with a score of 85, was approved.**

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**On MOTION by Mr. Beebe and seconded by Mr. Atack, with all in favor, awarding the Mass Grading Project Construction Services contract to the #1 ranked respondent, Halifax Paving Inc., with a score of 97.04, was approved.**

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**C. Authorization to Negotiate and Finalize Contract(s)**

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**On MOTION by Mr. Ulmer and seconded by Mr. Hansen, with all in favor, authorizing Staff to negotiate a form of agreement with Halifax Paving Inc., and finalize the contract, was approved.**

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**On MOTION by Mr. Hansen and seconded by Mr. Beebe, with all in favor, rejecting the JW Site Development, Inc. proposal for failure to include a required schedule, was approved.**

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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

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Mr. Kantarzhi presented Resolution 2025-05. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

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**On MOTION by Mr. Atack and seconded by Mr. Ulmer, with all in favor, Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for June 24, 2025 at 2:00 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110;**



113 **Addressing Transmittal, Posting and Publication Requirements; Addressing**  
114 **Severability; and Providing an Effective Date, was adopted.**

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**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

124 Mr. Kantarzhi presented Resolution 2025-06. The following changes were made to the  
125 Fiscal Year 2026 Meeting Schedule:

126 DATES: Delete November and December 2025

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128 **On MOTION by Mr. Atack and seconded by Mr. Ulmer, with all in favor,**  
129 **Resolution 2025-06, Designating Dates, Times and Locations for Regular**  
130 **Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026m**  
131 **as amended, and Providing for an Effective Date, was adopted.**

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**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

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139 **On MOTION by Mr. Atack and seconded by Mr. Hansen, with all in favor,**  
140 **Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement;**  
141 **Providing for Severability; and Providing for an Effective Date, was adopted.**

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02, Designating the Location of the Local District Records Office and Providing an Effective Date**

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149 This item was deferred.

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**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2025**

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**On MOTION by Mr. Beebe and seconded by Mr. Atack, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.**

**NINTH ORDER OF BUSINESS**

**Approval of January 28, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Ulmer and seconded by Mr. Hansen, with all in favor, the January 28, 2025 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

**B. District Engineer: Terra-Max Engineering, Inc.**

District Counsel and the District Engineer had nothing further to report.

**C. District Manager: Wrathell, Hunt and Associates, LLC**

- **0 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: May 27, 2025 at 2:00 PM**
  - **QUORUM CHECK**

The May 27, 2025 meeting will likely be canceled; if so, the next meeting will be held on June 24, 2025.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

Mr. Scott Sowers asked for a copy of the bid tabulation results.

Mr. Kantarzhi will email the bid tabulation results to Mr. Alton of S.E. Cline Construction.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Atack and seconded by Mr. Ulmer, with all in favor, the meeting adjourned at 2:30 p.m.**

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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**PALM COAST 145**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE**

**LOCATION**

*Flagler County Government Services Building  
1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 22, 2024 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>October 29, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>November 5, 2024</b>	<b>Landowners' Meeting</b>	<b>1:30 PM</b>
<b>December 12, 2024</b>	<b>Bid Opening</b> Comprehensive Site Development: Earthwork, Roadway Construction, Stormwater Management, and Utility Infrastructure Systems	<b>2:00 PM</b>
<b>December 17, 2024</b>	<b>Special Meeting</b>	<b>2:00 PM</b>
<b>January 28, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>February 25, 2025 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>March 25, 2025 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 17, 2025</b>	<b>Bid Opening: Mass Grading</b>	<b>3:00 PM</b>
<b>April 22, 2025</b>	<b>Regular Meeting</b> <i>Presentation of FY2026 Proposed Budget</i>	<b>2:00 PM</b>
<b>May 27, 2025 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>June 24, 2025</b>	<b>Public Hearing &amp; Regular Meeting</b> <i>Adoption of FY2026 Proposed Budget</i>	<b>2:00 PM</b>
<b>July 22, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>August 26, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>September 23, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>